LAKEWOOD CITY COUNCIL AGENDA
Monday, October 19, 2026
6:00 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.

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. For those participating by calling in by telephone, 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.

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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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.

PROCLAMATIONS AND PRESENTATIONS

(4) 1. Proclamation recognizing Connie Coleman Lacadie for her outstanding service, leadership and dedication as President of the Lakewood Sister Cities Association.

2. Business Showcase. – *Bloom Thai Cuisine*

PUBLIC COMMENTS

C O N S E N T A G E N D A

(5) A. Approval of the minutes of the City Council meeting of October 5, 2026.

(11) B. Approval of the minutes of the City Council meeting of October 7, 2026.

(13) C. Approval of the minutes of the City Council meeting of October 12, 2026.

(16) D. Motion No. 2026-74

Accepting funding contributed through sponsorship of community events, totaling $54,900, from local businesses and agencies.

(18) E. Motion No. 2026-75

Authorizing the execution of an agreement with Pacific Point Defense for public defense services for the period of January 1, 2027 through December 31, 2030.

(36) F. Items filed in the Office of the City Clerk:
1. Arts Commission meeting minutes of August 3, 2026.
2. Public Safety Advisory Committee meeting minutes of August 5, 2026.
3. Lakewood's Promise Advisory Board meeting minutes of August 6, 2026.
4. Parks and Recreation Advisory Board meeting minutes of August 25, 2026.

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.

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

RESOLUTION

(50) Resolution No. 2026-08

Setting November 16, 2026 as the date for a public hearing to consider the partial vacation of 6926 100th Street SW Lakewood, WA 98499.

UNFINISHED BUSINESS

NEW BUSINESS

(156) Motion No. 2026-76

Approving the 2027 Human Services Funding Allocations.

ITEMS FOR DISCUSSION

(158) Review of Public Art Recommendations for Eagle Scout Project at Harry Todd Park.

(160) Review of 2027 Federal Legislative Priorities, State Legislative Agenda, Policy Manual and Pierce County Policy Manual.

(204) Legacy Plan Update.

(513) Review of 2027 Property Tax Levy.

(521) Review of 2026 Year-End Budget Adjustment.

(532) Review of 2027 Comprehensive Plan Amendment Docket.

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.

CITY OF LAKEWOOD

PROCLAMATION

WHEREAS, Connie Coleman-Lacadie has demonstrated exceptional dedication to strengthening the community through service and a commitment to fostering meaningful connections among people and cultures; and

WHEREAS, as President of the Lakewood Sister Cities Association, Connie Coleman-Lacadie has provided distinguished leadership in advancing and promoting friendship, understanding, and cooperation between Lakewood and its sister cities around the world; and

WHEREAS, through her leadership, she has helped create opportunities for cultural exchange, educational engagement, community participation, and international understanding, enriching the lives of residents and strengthening the bonds between communities; and

WHEREAS, Connie Coleman-Lacadie has generously given her time in service to others, exemplifying the spirit of volunteerism and civic engagement that makes our community stronger; and

WHEREAS, her commitment to bringing people together across cultural and geographic boundaries reflects the mission of promoting peace through mutual respect, understanding, and cooperation, and shared community that is at the heart of the Sister Cities movement.

NOW, THEREFORE, BE IT RESOLVED, that the Lakewood City Council hereby recognizes and honors

CONNIE COLEMAN-LACADIE

for her outstanding service, leadership and dedication as President of the Lakewood Sister Cities Association and extends sincere appreciation for her many contributions and for demonstrating through service the enduring value of friendship, cultural understanding, and community partnership.

PROCLAIMED this 19th day of October, 2026.

Paul Bocchi, Mayor

Patti Belle, Deputy Mayor

Ryan Pearson, Councilmember

Michael D. Brandstetter, Councilmember

Philip Lindholm, Councilmember

J. Trestin Lauricella, Councilmember

Ellen Talbo, Councilmember

LAKEWOOD CITY COUNCIL MINUTES
Monday, October 5, 2026
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

CALL TO ORDER

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

ROLL CALL

Councilmembers Present: 7 – Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Michael Brandstetter, Philip Lindholm, Ryan Pearson and J. Trestin Lauricella.

PLEDGE OF ALLEGIANCE

Mayor Bocchi led the Pledge of Allegiance.

PROCLAMATIONS AND PRESENTATION

Proclamation recognizing October, 2026 as Filipino American History Month.

Councilmember Talbo presented a Proclamation recognizing October, 2026 as Filipino American History Month to Phoebe Isip, Student President, Clover Park High School Bayanihan Cultural Society.

Proclamation recognizing October, 2026 as Domestic Violence Awareness Month.

Deputy Mayor Belle presented a Proclamation recognizing October, 2026 as Domestic Violence Awareness month to Nadia Van Atter, Director, Crystal Judson Family Justice Center who was joined by representatives from Korean Women's Association, Tacomaprobono, Mi Centro, YWCA Pierce County, Oasis Youth Center, Rebuilding Hope, Our Sisters' House and Puyallup Tribe Community Domestic Violence Advocacy Program.

Proclamation recognizing October 4 – October 10, 2026 as Fire Prevention Week.

Councilmember Pearson presented a Proclamation recognizing October 4-10, 2026 as Fire Prevention Week to Steve Hibbs, on behalf of the Fort Steilacoom Park Scotchbroom Slayers and the Katie Lauschman, Department of Fish & Wildlife and Hallie McCurdy, Clover Park Rotary on behalf of the South Puget Sound Wildlife Refuge volunteer group.

Recognition of the 2026 Lakewood Youth Academy Participants. Return to Agenda

Mayor Bocchi recognized the 2026 Lakewood Youth Municipal Youth Academy participants with Certificates of Recognition.

Youth Council Report.

Youth Councilmember Angela Sanchez shared that students welcomed new members in August at a kickoff event, they were assigned as liaisons to various advisory boards, and she shared that students will be volunteering at Truck and Tractor Day. Youth Councilmember Axel Cabiles shared that students participated in the Seahawks Leadership Beyond the Field event.

PUBLIC COMMENTS

The City Council received written comments in advance from John Arbeeny, Hayden Campbell, Sandy and Rich Wall.

Anest Peters, Lakewood community, spoke in support of retail cannabis.

Paul Brice, Lakewood resident, spoke in support of retail cannabis.

Ebrahim Mirjalili, Lakewood resident, spoke about issuing a Proclamation that condemns all types of violence, ending discrimination and a seize fire.

Jordan Michaelson, Lakewood resident, spoke in support of cannabis, the tax revenue generated by allowing regulated cannabis business and regulations around access to cannabis.

Orin McCullough, Lakewood resident, spoke in support of retail cannabis.

Christina Manetti, Lakewood resident, spoke about the lack of locations to recycle glass in the City and in support of glass recycling drop off options in Lakewood.

Christina Manetti, Garry Oak Coalition, spoke in opposition to Motion No. 2026-71 due to the lack of environmental protection and attention in the goals and priorities.

James Dunlop, Lakewood resident, spoke about marijuana regulations and in support of removing scotch broom.

C O N S E N T A G E N D A

A. Approval of the minutes of the City Council meeting of September 14, 2026.

B. Approval of the minutes of the City Council meeting of September 21, 2026.

C. Approval of claims vouchers, in the amount of $5,928,272.46, for the period of August 15, 2026 through September 15, 2026.

Return to Agenda

D. Approval of payroll checks, in the amount of $3,072,854.54, for the period of August 16, 2026 through September 15, 2026.

E. Motion No. 2026-72

Appointing Lincoln Estrada to serve as the Youth Councilmember on the Lakewood's Promise Advisory Board for the 2026-2027 school year.

F. Motion No. 2026-73

Reappointing Shauna Alexandra, Sylviann Estrella, Faaluaina Pritchard and Lani Neil to serve on the Lakewood Arts Commission through October 15, 2029.

G. Items filed in the Office of the City Clerk:
1. Lodging Tax Advisory Committee meeting minutes of May 8, 2025.
2. Lodging Tax Advisory Committee meeting minutes of September 5, 2025.
3. Community Services Advisory Board meeting minutes of May 21, 2026.
4. Community Services Advisory Board meeting minutes of August 20, 2026.
5. Planning Commission meeting minutes of September 2, 2026.

COUNCILMEMBER PEARSON MOVED TO ADOPT THE CONSENT AGENDA. SECONDED BY DEPUTY MAYOR BELLE. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

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

ORDINANCE

Ordinance No. 854 Adopting amendments to Lakewood Municipal Code Titles 1, 5, 8, 17, and 18, the 2026 Annual Development Regulations.

COUNCILMEMBER PEARSON MOVED TO ADOPT ORDINANCE NO. 854. SECONDED BY COUNCILMEMBER LAURICELLA. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

Ordinance No. 855 Relating to cannabis businesses; amending LMC 18A.10.180, Definitions; LMC 18A.20.080, Review and approval authorities; LMC 18A.40.027, Zoning Use Table Summary; LMC 18A.40.030, Zoning Use Table Air Corridor and Clear Zone; and LMC 18A.80.030, Zoning district parking requirements; adding a new section LMC 18A.40.113, Cannabis businesses; repealing LMC 18A.40.160, Marijuana prohibited, and replacing it with a new LMC 18A.40.160, Cannabis businesses; and adding a new Chapter 5.65 to Title 5 of the Lakewood Municipal Code establishing a cannabis specialty business license.

Return to Agenda

COUNCILMEMBER PEARSON MOVED TO ADOPT ORDINANCE NO. 855. SECONDED BY DEPUTY MAYOR BELLE.

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COUNCILMEMBER BRANDSTETTER MOVED TO AMEND ORDINANCE NO. 855, SECTION 7. TO READ AS FOLLOWS: SECTION 7 RELATIONSHIP TO STATE LAW. NOTHING IN THIS ORDINANCE AUTHORIZES CONDUCT THAT IS UNLAWFUL UNDER STATE LAW. IN THE EVENT OF A CONFLICT BETWEEN THE PROVISIONS ADOPTED BY THIS ORDINANCE AND CHAPTER 69.50 REVISED CODE WASHINGTON, CHAPTER 69.51A RCW, OR CHAPTER 314-55 WASHINGTON ADMINISTRATIVE CODE, STATE LAW AND THE RULES OF WASHINGTON STATE LIQUOR AND CANNABIS CONTROL BOARD. SECONDED BY COUNCILMEMBER LAURICELLA. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

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ROLL CALL VOTE WAS TAKEN ON ORDINANCE NO. 855 AS AMENDED AND FAILED WITH COUNCILMEMBERS PEARSON, BRANDSTETTER, LINDHOLM AND MAYOR BOCCHI VOTING IN OPPOSITION.

RESOLUTION

Resolution No. 2026-07 Expressing support for Pierce Transit, Proposition No.1 Maintaining and Expanding Local Transit Service Sales, coming before the voters on November 3, 2026.

DEPUTY MAYOR BELLE MOVED TO ADOPT RESOLUTION NO. 2026-07. SECONDED BY COUNCILMEMBER BRANDSTETTER. VOICE VOTE WAS TAKEN AND CARRIED WITH COUNCILMEMBERS PEARSON AND LINDHOLM VOTING IN OPPOSITION.

UNFINISHED BUSINESS

Motion No. 2026-71 Approving the 2027-2028 City Council Goals and Priorities.

COUNCILMEMBER PEARSON MOVED ADOPT MOTION NO. 2026-71. SECONDED BY COUNCILMEMBER LINDHOLM.

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COUNCILMEMBER LAURICELLA MOVED TO AMEND MOTION NO. 2026-71 TO INCLUDE THE ADDITION OF GOAL 5: EQUITABLE HUMAN SERVICES AND CRISIS SUPPORT. SECONDED BY DEPUTY MAYOR BELLE. VOICE VOTE WAS TAKEN AND CARRIED WITH COUNCILMEMBER PEARSON, BRANDSTETTER AND MAYOR BOCCHI VOTING IN OPPOSITION.

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COUNCILMEMBER LINDHOLM MOVED TO AMEND THE AMENDMENT TO REMOVE EQUITABLE FROM GOAL 5. SECONDED BY COUNCILMEMBER

LAURICELLA. VOICE VOTE WAS TAKEN AND CARREID WITH DEPUTY MAYOR BELLE AND COUNCIL MEMBER TALBO VOTING IN OPPOSITION.

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VOICE VOTE WAS TAKEN ON MOTION NO. 2026-71 AS AMENDED AND CARRIED UNANIMOUSLY.

NEW BUSINESS

None.

REPORTS BY THE CITY MANAGER

Review of the 2027-2028 Proposed Biennial Budget.

City Manager Russell provided a high-level overview of the proposed 2027-2028 Biennial Budget.

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City Manager Russell reported that the Lake City Neighborhood Association meeting will be held on October 8th and the Grave Concerns Association event will be held on October 10th.

CITY COUNCIL COMMENTS

Councilmember Lauricella shared that he attended Fiesta de la Familia and this week he will attend the Public Safety Advisory Committee meeting.

Councilmember Pearson shared that he attended the Parks and Recreation Advisory Board meeting.

Councilmember Talbo thanked those who attended the meeting to accept Proclamations this evening and responded to public comments in support of locations for glass recycling.

Councilmember Brandstetter shared that he will be attending the Unified Regional Approach to Homelessness meeting.

Councilmember Lindholm shared that he was unable to attend Fiesta de la Familia and thanked those who attended this evening's meeting.

Deputy Mayor Belle thanked her fellow Councilmembers for their support, and shared that she attended the Lakewood Arts Commission meeting and the Mukja Korean BBQ Blue Ribbon Cutting Ceremony.

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Return to Agenda

At 9:50 p.m., Mayor Bocchi announced that the City Council will recess into Executive Session for approximately 15 minutes pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency. The City Council is not expected to take action following the Executive Session other than to adjourn the meeting. Attending the Executive Session was Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Michael Brandstetter, Philip Lindholm, Ryan Pearson and J. Trestin Lauricella, City Manager Doug Russell and City Attorney Heidi Ann Wachter.

The City Council recessed at 9:50 p.m. At 10:05 p.m., Mayor Bocchi announced that the Executive Session will be extended for an additional 5 minutes. The City Council reconvened at 10:10 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:10 p.m.

_____
PAUL BOCCHI, MAYOR

ATTEST:

_____
BRIANA SCHUMACHER
CITY CLERK

LAKEWOOD CITY COUNCIL
SPECIAL MEETING MINUTES

Wednesday, October 7, 2026
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

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CALL TO ORDER

Mayor Bocchi called the meeting to order at 6:00 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Michael Brandstetter, Philip Lindholm, Ryan Pearson and J. Trestin Lauricella.

ITEMS FOR DISCUSSION

Department Presentations of the 2027-2028 Proposed Biennial Budget.

City Manager Russell reviewed the 2027-2028 Proposed Biennial Budget. He spoke about a $1.7 Million funding deficient and recommended options to address the shortage. He spoke about redirecting opioid abatement funds to the behavioral health co-responder program, using public safety sales tax for technology, deferring maintenance on police vehicles and reducing parks development programs. Discussion ensued.

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City Manager Russell presented the City Council budget. Discussion ensued.

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City Manager Russell presented the City Manager budget. Discussion ensued.

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Parks, Recreation and Community Services Director Roxanne Miles presented the Parks, Recreation & Community Services budget. Discussion ensued.

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At 8:25 p.m., Mayor Bocchi announced that the City Council will recess for approximately five minutes. The City Council reconvened at 8:35 p.m.

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Interim Police Chief David Claridge presented the Police Department budget. Discussion ensued.

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City Attorney Heidi Wachter presented the Legal Department budget. Discussion ensued.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:43 p.m.

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PAUL BOCCHI, MAYOR

ATTEST:

_____

BRIANA SCHUMACHER
CITY CLERK

LAKEWOOD CITY COUNCIL
STUDY SESSION MINUTES
Monday, October 12, 2026
City of Lakewood
Council Chambers
6000 Main Street SW
Lakewood, WA 98499
https://www.youtube.com/user/cityoflakewoodwa
Telephone via Zoom: Dial +1(253) 215-8782
Meeting ID: 868 7263 2373

CALL TO ORDER

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

ROLL CALL

Councilmembers Present: 7 – Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Philip Lindholm, Mike Brandstetter, Ryan Pearson and J. Trestin Lauricella.

Community Services Advisory Board Members Present: 3 – Darrin Lowry, Chair and Denise Nicole Johnson, Vice Chair and Michael Lacadie.

ITEMS FOR DISCUSSION:

Tacoma Public Utilities Rate Adjustment Presentation.

Rosa McLeod, Regional Relations Manager was joined by Public Utility Board Members John O'Loughlin and William Bridges, Hayley Falk, Tacoma Water and David Schumer, Rates Analyst, Tacoma Power. McLeod highlighted Tacoma Public Utilities vision and mission noting that there are 1,584 business and16,305 residential customers in Lakewood. She shared that the proposed power rates for 2027 are 6.3% or $7.76 monthly, for 2028 are 6.3% or about $8.35 monthly and the proposed water rates for 2027 total 5.6% or about $2.99 monthly and in 2028 5.6% or about $3.17 monthly. She shared that the Public Utility Board will take action on the budget and rate proposals in November-December. Discussion ensued.

Joint Community Services Advisory Board Meeting.

Community Services Advisory Board (CSAB) members introduced themselves. Vice Chair Denise Johnson highlighted significant accomplishments and work plan items. Discussion ensued.

Review of 2027 Human Services Funding Recommendations.

Shannon Bennett, Human Services Coordinator was joined by CSAB Chair Darrin Lowry. Lowry reviewed the 2027 Human Services funding cycle timeline, strategies and recommendations. He shared that 37 programs are recommended for funding and this item is scheduled to come forward for Council approval on October 19th. Discussion ensued.

Economic Development Strategy and Economic Conditions Update.

Becky Newton, Economic Development Manager was joined by Jeff Rimack, Director and Angie Silva, Assistant Director, Planning and Public Works. Newton provided a high-level overview of the phases of the economic development framework and strategic process. She shared that it is recommended that the City Council to adopt a Resolution adopting the framework. Discussion ensued and this Resolution will come forward for consideration at a future meeting.

ITEMS TENTATIVELY SCHEDULED FOR THE MONDAY, OCTOBER 19, 2026 REGULAR CITY COUNCIL MEETING AND STUDY SESSION:

1. Proclamation recognizing Connie Coleman-Lacadie, President, Lakewood Sister Cities Association.

2. Business Showcase. – *Bloom Thai*

3. Authorizing the execution of an agreement with Sound Transit to amend contract GA 0100-23 Lakewood Station Access Improvement to add the scope of the City constructing the modifications of the 47th Avenue Bridge over Interstate 5. – (Motion – Consent Agenda)

4. Approving the 2027 Human Services Funding Recommendations. – (Motion – Consent Agenda)

5. Authorizing the execution of an amendment to the agreement with Pacific Point Defense for public defense services. – (Motion – Consent Agenda)

6. Authorizing the execution of an interlocal agreement between Pierce County and the City of Lakewood regarding surface water management surface charges and for surface water management billing services. – (Motion – Consent Agenda)

7. Setting November 16, 2026 as the date for a public hearing to consider the partial vacation of 6926 100th Street SW Lakewood, WA 98499. – (Resolution – Consent Agenda)

8. Review of Public Art Recommendations for Scout Project at Harry Todd Park. – (Items for Discussion – Regular Agenda)

9. Legacy Plan Update. – (Items for Discussion – Regular Agenda)

10. Review of 2027 Property Tax Levy. – (Items for Discussion – Regular Agenda)

11. Review of 2026 Year-End Budget Adjustment. – (Items for Discussion – Regular Agenda)

12. Review of 2027 Comprehensive Plan Amendment Docket. – (Items for Discussion – Regular Agenda)

13. Review of 2027 Federal Legislative Priorities, State Legislative Agenda, Policy Manual and Pierce County Manual. – (Items for Discussion – Regular Agenda)

REPORTS BY THE CITY MANAGER

City Manager Russell shared that the City Council will hold a Budget Workshop on October 14th, the Tillicum Neighborhood Association meeting is scheduled for October 13th and Truck and Tractor Day is October 17th.

CITY COUNCIL COMMENTS

Councilmember Lindholm shared that he looks forward to the budget discussion this week.

Councilmember Talbo shared that she attended the Clover Creek Watershed Alliance Festival. She shared that she plans to attend the Artist Reception and Neighborhood Association meetings.

Councilmember Pearson thanked Tacoma Public Utilities for their presentation this evening.

Councilmember Lauricella thanked those who presented this evening.

Deputy Mayor Belle thanked those who presented this evening and spoke about Oakbrook Pro Shop.

Mayor Bocchi spoke about statewide increases in utility costs and shared that he attended the Grave Concerns Association Commemoration and spoke about activities taking place in the park last weekend. He shared that this weekend he will attend Truck and Tractor Day.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:18 p.m.

_____
PAUL BOCCHI, MAYOR

_____
BRIANA SCHUMACHER
CITY CLERK

Return to Agenda

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: October 19, 2026	**TITLE:** Acceptance of financial contributions to community events through sponsorship.	**TYPE OF ACTION:** __ ORDINANCE NO. __ RESOLUTION NO. _X_ MOTION NO. 2026-74 __ OTHER
REVIEW: October 12, 2026	**ATTACHMENTS:** None.	

SUBMITTED BY: Roxanne Miles, Parks, Recreation & Community Services Director

RECOMMENDATION: It is recommended that the City Council accept funding contributed through sponsorship of community events, totaling $54,900 from 12 local businesses and agencies.

DISCUSSION: The City of Lakewood provides a robust array of community events to build community identity and cohesion. Many businesses, public agencies and non-profits find it advantageous to attend and support these events to connect with Lakewood residents and attendees from the greater Puget Sound region. Sponsorship fees offset the cost of producing events, provide positive exposure to sponsors and bring valuable information and services to attendees. Two sponsors, Pierce Transit and CHI-Virginia Mason Franciscan Health, community sponsors of several events, made financial contributions above $10,000; Just Call Janelle, Washington State Employee's Credit Union, and Peak Credit Union all contributed over $5,000 each; the other 7 sponsors collectively contributed $16,500 to Lakewood events. See list.

ALTERNATIVE(S): Council could reject these sponsors and sponsorship funding to offset production costs of community events in 2026, resulting in a loss of revenue.

FISCAL IMPACT: The fiscal impact is acceptance of $54,900 in revenue that meets and exceeds the budgetary expectation of $39,000 in event sponsorships for 2026.

Roxanne Miles Prepared by	Doug Russell City Manager Review
Roxanne Miles Department Director	

TOTAL: $54,900

Sponsorships 2026	Amount	Event
American Lake Credit Union	**$2,000**	Fiesta de la Familia
Peak Credit Union	**$5,000**	
	$3,000	SummerFEST
	$2,000	Fiesta de la Familia
CHI, Virgina Mason Franciscan Health	**$10,400**	
	$3,500	SummerFEST
	$3,400	Farmers Market
	$3,500	Fiesta de la Familia
Just Call Janelle	**$6,000**	
	$3,000	SummerFEST
	$3,000	Farmers Market
Pierce Transit	**$11,500**	
	$3,000	Farmers Market
	$3,000	Fiesta de la Familia
	$3,000	SummerFEST
	$2,500	Street Festival
WSECU	**$5,500**	
	$3,000	Farmers Market
	$2,500	Truck and Tractor Day
Harborstone Credit Union	**$2,500**	Truck and Tractor Day
BECU	**$4,500**	
	$3,000	SummerFEST
	$1,500	Street Festival
Renewal By Anderson	**$2,000**	Farmers Market
Tucci & Sons	**$2,500**	Truck and Tractor Day
K. Properties Northwest	**$2,500**	Holiday Parade of Lights
Senior Helpers	**$500**	Holiday Parade of Lights
TOTAL	**$54,900**	

Return to Agenda

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:	TITLE: Authorizing the execution of an agreement with Pacific Point Defense for public defense services for the period of January 1, 2027 through December 31, 2030.	TYPE OF ACTION:	
October 19, 2026		_	ORDINANCE NO.
REVIEW:		_	RESOLUTION NO.
		X	MOTION NO. 2026-75
	ATTACHMENTS: Agreement	_	OTHER

SUBMITTED BY: Michael Vargas, Assistant to the City Manager/Policy Analyst

RECOMMENDATION: It is recommended the City Council authorize the execution of the agreement.

DISCUSSION: Pacific Point Defense is the City's primary public defense firm. The current contract ends this year. The new contract has a term of 1/1/2027 through 12/31/2030, a total of four years. The contract is similar to the current contract, with an updated compensation section (Exhibit B) that captures increasing the number of total attorneys by one each year to keep up with new public defense standards. The section also includes a clause that realizes savings for the City if a new attorney is not hired in a given year.

ALTERNATIVE(S): The City Council may choose note to authorize the contract. Negotiations would conitune based on Council feedback.

FISCAL IMPACT: $1,400,000 in 2027, $1,600,000 in 2028, $1,800,000 in 2029, and $2,032,500 in 2030.

Michael Vargas Prepared by	Doug Russell City Manager Review
Doug Russell Department Director	

PROFESSIONAL SERVICES AGREEMENT FOR PUBLIC DEFENSE SERVICES – PRIMARY

This Professional Services Agreement ("Agreement"), made and entered into this 1st day of January, 2027, by and between the City of Lakewood, a Washington municipal corporation ("City"), and Horwath Law PLLC ("Contractor"). The City and Contractor (together "Parties") are located and do business at the below addresses which shall be valid for any notice required under this Agreement:

Pacific Point Defense PLLC:	**CITY OF LAKEWOOD:**
Angela Horwath 1117 Tacoma Ave South Tacoma, WA 98402 253.507.4706 (telephone) 253.507.4196 (facsimile) horwathlaw@gmail.com (email)	Michael Vargas Analyst 6000 Main Street SW Lakewood, WA 98499 (253) 983-7717(telephone) mvargas@cityotlakewood.us

The Parties agree as follows:

1. DEFINITIONS.

A. Attorney. Attorney shall mean attorneys working for Horwath Law PLLC, and where appropriate shall include Rule 9 interns.
B. Case. A Case shall mean the filing of a document with the court naming a person as defendant or respondent, to which an Attorney is appointed in order to provide representation. In courts of limited jurisdiction multiple citations from the same incident shall be counted as one case. Cases reassigned to a conflict public defender or cases in which a defendant hires a private attorney for representation shall not be counted as a case.
C. Contractor. Contractor shall mean Horwath Law PLLC, and shall mean each attorney working for the Contractor.
D. Defendant. Defendant shall mean a person charged with a misdemeanor or gross misdemeanor offense that is filed into the Lakewood Municipal Court, and for whom the Contractor must provide services pursuant to Section III of this Agreement.

2. TERM. The term of this agreement shall be from the date of execution for the period January I, 2027 through December 31, 2030, unless sooner terminated as provided herein.

3. SERVICES. The Contractor shall perform the services more specifically described in Exhibit "A", attached hereto and incorporated by this reference ("Services"), in a manner consistent with the accepted professional practices for other similar services within Washington State in effect at the time those services are performed, performed to the

City's satisfaction. The Contractor warrants that it has the requisite training, skill, and experience necessary to provide the Services and is appropriately accredited and licensed by all applicable agencies and governmental entities. Services shall begin immediately upon the effective date of this Agreement. Services shall be subject, at all times, to inspection by and approval of the City, but the making (or failure or delay in making) such inspection or approval shall not relieve Contractor of responsibility for performance of the Services in accordance with this Agreement, notwithstanding the City's knowledge of defective or non-complying performance, its substantiality or the ease of its discovery.

4. TERMINATION. The City may terminate this Agreement immediately if the Contractor fails to maintain required insurance policies, breaches confidentiality, or materially violates Section 13; and such may result in ineligibility for further City agreements.

4.1 For Cause. This agreement may be terminated for good cause for violation of any material term of this agreement. "Material term" shall include any violation indicating a failure to provide representation in accordance with the rules of court, the ethical obligations established by the Washington State Bar Association, the willful disregard of the rights and best interests of the client, a willful violation of the Standards for Indigent Defense as adopted by the Washington State Supreme Court (hereinafter the "Standards") or the Wilbur, et al v. Mt. Vernon, et al (hereinafter the "Decision"), the provisions of Section 7 relating to insurance, conviction of a criminal charge, and/or a finding that the license of the Attorney or any Contractor providing service under this agreement has been suspended or revoked. Any violation of the other provisions of this Contract shall be subject to cure. Written notice of contract violation shall be provided to the Contractor who shall have thirty (30) business days to cure the violation. Failure to correct the violation will give rise to termination for cause at the City's discretion. In lieu of terminating this contract, the City may agree in writing to alternative corrective measures.

4.2 Without Cause. Either party may terminate this Agreement at any time without cause upon giving the non-terminating party not less than one hundred twenty (120) days prior written notice. The parties may agree in writing to terminate this contract at any time. Unless otherwise agreed to in writing, termination or expiration of this contract does not affect any existing obligation or liability of either party.

4.3 Obligations survive Termination. In the event of termination of this agreement, the following obligations shall survive and continue:

4.3.1 Representation. The compensation established in this agreement compensates the Contractor for services relating to each and every assigned case.

Therefore, in the event this agreement is terminated, the Contractor will continue to represent clients on previously assigned cases until a case is concluded at the trial court level or the defendant fails to appear and a warrant issues. For the purposes of this contract the term "concluded" is defined as "the Court has accepted a proposed resolution, including the entry of a plea, diversion agreement (PDA), stipulated order of continuance (SOC), veteran's court, deferred prosecution, and specifically excluding post-resolution status."

4.3.1.1 For those matters set for trial within sixty (60) calendar days of the final Agreement date, through trial of the failure or the defendant to appear (FTA) for trial, or

4.3.1.2 For all other matters, for a period of thirty (30) days, provided, however, that if the defendant fails to appear (FTA) for a court appearance, the Contractor may seek to withdraw following the FTA.

4.3.2 The provisions of Exhibit "A" and sections 6 and 7 below, as well as this subsection 4.3 (Obligations survive Termination) survive termination as to the Contractor. The City shall remain bound by the provisions of section 3 of Exhibit "B" with respect to additional costs incurred with respect to cases concluded after the termination of this contract.

5. COMPENSATION.

5.1 Amount. The total compensation to be paid to the Contractor shall be detailed in Exhibit B. These fees include all labor, materials and expenses required for the completion of these services. Except as otherwise provided in Exhibit "B", the Contractor shall be solely responsible for the payment of any taxes imposed by any lawful jurisdiction as a result of the performance and payment of this Agreement.

5.2 Payment. Payment to the Contractor by the City in accordance with the above shall be the total compensation for all work performed under this agreement and supporting documents hereto as well as all subcontractor's fees and expenses, supervision, labor supplies, materials, equipment or the use thereof, reimbursable expenses, and other necessary incidentals. If the Services do not meet the requirements of this Agreement, the Contractor will correct or modify the work to comply with the Agreement. The City may withhold payment for such work until the work meets the requirements of the Agreement. The Contractor shall be paid based on the proposed compensation. Unless otherwise specified in this Agreement, any payment shall be considered timely if a check is mailed or is available within 30 days of the date of actual receipt by the City of an invoice conforming in all respects to the terms of this agreement.

6. INDEMNIFICATION.

6.1 Contractor Indemnification. Contractor shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Contractor in performance of this Agreement, except for injuries and damages caused by the sole negligence of the Public Entity.

6.2 Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the Public Entity, its officers, officials, employees, and volunteers, the Contractor's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

6.3 Survival. The provisions of this Section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

7. INSURANCE.

Contractor shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees.

7.1. No Limitation. Contractor's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the Public Entity's recourse to any remedy available at law or in equity.

7.2. Minimum Scope of Insurance. Contractor shall obtain insurance of the types and coverage described below:

a. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.

b. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-

gap independent contractors and personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO CG 20 26.

c. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

d. Professional Liability insurance appropriate to the Contractor's profession.

7.3. Minimum Amounts of Insurance. Contractor shall maintain the following insurance limit:

a. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of $1,000,000 per accident.

b. Commercial General Liability insurance shall be written with limits no less than $2,000,000 each occurrence, $2,000,000 general aggregate.

c. Professional Liability insurance shall be written with limits no less than $2,000,000 per claim and $2,000,000 policy aggregate limit.

7.4 Other Insurance Provision. The Contractor's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect the Public Entity. Any Insurance, self-insurance, or self-insured pool coverage maintained by the Public Entity shall be excess of the Contractor's insurance and shall not contribute with it.

7.5 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

7.6 Verification of Coverage. Contractor shall furnish the Public Entity with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Contractor before commencement of the work.

7.7 Notice of Cancellation. The Contractor shall provide the Public Entity with written notice of any policy cancellation within two business days of their receipt of such notice.

7.8 Failure to Maintain Insurance. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the Public Entity may, after giving five business days' notice to the Contractor to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be

repaid to the Public Entity on demand, or at the sole discretion of the Public Entity, offset against funds due the Contractor from the Public Entity.

7.9 Public Entity Full Availability of Contractor Limits. If the Contractor maintains higher insurance limits than the minimums shown above, the Public Entity shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this contract or whether any certificate of insurance furnished to the Public Entity evidences limits of liability lower than those maintained by the Contractor.

7.10 Survival. The provisions of this Section shall survive the expiration or termination of this Agreement.

8. CONFIDENTIALITY. All records submitted by the City to the Contractor will be appropriately safeguarded by the Contractor. Client documents, work product, and other client confidences and communications shall be maintained by the Contractor in accordance with the Attorney Client Privilege. The Contractor will fully cooperate with the City in identifying, assembling, and providing records in case of any public records disclosure request to the extent permitted by the Attorney Client Privilege.

9. INDEPENDENT CONTRACTOR. The Parties intend that the Contractor shall be an independent contractor and that the Contractor has the ability to control and direct the performance and details of its work, the City being interested only in the results obtained under this Agreement. The City shall be neither liable nor obligated to pay Contractor sick leave, vacation pay or any other benefit of employment, nor to pay any social security or other tax which may arise as an incident of employment. Contractor shall take all necessary precautions and shall be responsible for the safety of its employees, agents, and subcontractors in the performance of the contract work and shall utilize all protection necessary for that purpose. All work shall be done at Contractor's own risk, and Contractor shall be responsible for any loss of or damage to materials, tools, or other articles used or held for use in connection with the work. The Contractor shall pay all income and other taxes due except as specifically provided in Section 5. Industrial or any other insurance that is purchased for the benefit of the City, regardless of whether such may provide a secondary or incidental benefit to the Contractor, shall not be deemed to convert this Agreement to an employment contract. If the Contractor is a sole proprietorship or if this Agreement is with an individual, the Contractor agrees to notify the City and complete any required form if the Contractor retired under a State of Washington retirement system and agrees to indemnify any losses the City may sustain through the Contractor's failure to do so.

10. CONFLICT OF INTEREST. It is recognized that Contractor may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict with or interfere with Contractor's ability to perform the Services. Contractor agrees to resolve any such conflicts of interest in favor of the City. Contractor confirms that Contractor does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Contractor's selection, negotiation, drafting, signing, administration, or evaluating the Contractor's performance

11. EQUAL OPPORTUNITY EMPLOYER. In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Contractor or its subcontractors of any level, or any of those entities' employees, agents, subcontractors, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Contractor shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.

12. GENERAL PROVISIONS.

12.1 Interpretation and Modification. This Agreement, together with any attached Exhibits, contains all of the agreements of the Parties with respect to any matter covered or mentioned in this Agreement and no prior statements or agreements, whether oral or written, shall be effective for any purpose. Should any language in any Exhibits to this Agreement conflict with any language in this Agreement, the terms of this Agreement shall prevail. The respective captions of the Sections of this Agreement are inserted for convenience of reference only and shall not be deemed to modify or otherwise affect any of the provisions of this Agreement. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision hereof and such other provisions shall remain in full force and effect. Any act done by either Party prior to the effective date of the Agreement that is consistent with the authority of the Agreement and compliant with the terms of the Agreement, is hereby ratified as having been performed under the Agreement. No provision of this Agreement,

including this provision, may be amended, waived, or modified except by written agreement signed by duly authorized representatives of the Parties.

12.2 Assignment and Beneficiaries. Neither the Contractor nor the City shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other Party. If the non-assigning party gives its consent to any assignment, the terms of this Agreement shall continue in full force and effect and no further assignment shall be made without additional written consent. Subject to the foregoing, the rights and obligations of the Parties shall inure to the benefit of and be binding upon their respective successors in interest, heirs and assigns. This Agreement is made and entered into for the sole protection and benefit of the Parties hereto. No other person or entity shall have any right of action or interest in this Agreement based on any provision set forth herein.

12.3 Compliance with Laws. The Contractor shall comply with and perform the Services in accordance with all applicable federal, state, local, and city laws including, without limitation, all City codes, ordinances, resolutions, regulations, rules, standards and policies, as now existing or hereafter amended, adopted, or made effective.

12.4 Contractor's Employees - Employment Eligibility Requirements. The Contractor and any subcontractors shall comply with E-Verify as set forth in Lakewood Municipal Code Chapter 1.42. E-Verify is an Internet-based system operated by United States Citizenship and Immigration Services in partnership with the Social Security Administration. E-Verify is free to employers and is available in all 50 states. E-Verify provides an automated link to federal databases to help employers determine employment eligibility of new hires and the validity of their Social Security numbers. The Contractor shall enroll in, participate in and document use of E-Verify as a condition of the award of this contract. The Contractor shall continue participation in E-Verify throughout the course of the Contractor's contractual relationship with the City. If the Contractor uses or employs any subcontractor in the performance of work under this contract, or any subsequent renewals, modifications or extension of this contract, the subcontractor shall register in and participate in E-Verify and certify such participation to the Contractor. The Contractor shall show proof of compliance with this section, and/or proof of subcontractor compliance with this section, within three (3) working days of the date of the City's request for such proof.

12.5 Enforcement. Time is of the essence of this Agreement and each and all of its provisions in which performance is a factor. Adherence to completion dates set forth in the description of the Services is essential to the Contractor's performance of this Agreement. Any notices required to be given by the Parties shall be delivered at the addresses set forth at the beginning of this Agreement. Any notices may be delivered personally to the

addressee of the notice or may be deposited in the United States mail, postage prepaid, to the address set forth above. Any notice so posted in the United States mail shall be deemed received three (3) days after the date of mailing. Any remedies provided for under the terms of this Agreement are not intended to be exclusive, but shall be cumulative with all other remedies available to the City at law, in equity or by statute. The failure of the City to insist upon strict performance of any of the covenants and agreements contained in this Agreement, or to exercise any option conferred by this Agreement in one or more instances shall not be construed to be a waiver or relinquishment of those covenants, agreements or options, and the same shall be and remain in full force and effect. Failure or delay of the City to declare any breach or default immediately upon occurrence shall not waive such breach or default. Failure of the City to declare one breach or default does not act as a waiver of the City's right to declare another breach or default. This Agreement shall be made in, governed by, and interpreted in accordance with the laws of the State of Washington. If the Parties are unable to settle any dispute, difference or claim arising from this Agreement, the exclusive means of resolving that dispute, difference, or claim, shall be by filing suit under the venue, rules and jurisdiction of the Pierce County Superior Court, Pierce County, Washington, unless the parties agree in writing to an alternative process. If the Pierce County Superior Court does not have jurisdiction over such a suit, then suit may be filed in any other appropriate court in Pierce County, Washington. Each party consents to the personal jurisdiction of the state and federal courts in Pierce County, Washington and waives any objection that such courts are an inconvenient forum. If either Party brings any claim or lawsuit arising from this Agreement, each Party shall pay all its legal costs and attorney's fees and expenses incurred in defending or bringing such claim or lawsuit, including all appeals, in addition to any other recovery or award provided by law; provided, however, nothing in this paragraph shall be construed to limit the Parties' rights to indemnification under Section 6 of this Agreement. Any complaint regarding any violation of the Standards or which relate in any manner whatsoever to trial strategy or an ongoing case, shall be referred to the Judge of the City's Municipal Court or to the Washington State Bar Association as appropriate. Nothing herein shall be construed to obligate, require or permit the City, its officers, agents, or employees to inquire into any privileged communication between the Contractor and any assigned client.

12.6 Execution. In consideration of the mutual benefits to be derived and the promises contained herein, the City of Lakewood, Washington, a municipal corporation ("City") and the individual Public Defender(s) who will perform services under this contract (the "Contractor") have entered into this Agreement. Each individual executing this Agreement on behalf of the City and Contractor represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any

number of counterparts, each of which shall be deemed an original and with the same effect as if all Parties hereto had signed the same document. All such counterparts shall be construed together and shall constitute one instrument, but in making proof hereof it shall only be necessary to produce one such counterpart. The signature and acknowledgment pages from such counterparts may be assembled together to form a single instrument comprised of all pages of this Agreement and a complete set of all signature and acknowledgment pages. The date upon which the last of all of the Parties have executed a counterpart of this Agreement shall be the "date of mutual execution" hereof.

[Signature page follows]

EXHIBIT "A"

SERVICES

Scope of Services, Standards and Warranties. The Contractor will provide indigent defense services in misdemeanor cases in accordance with the Washington State Supreme Court Standards for Indigent Defense as adopted by the City in Resolution 2014-20 as the same exists or is hereafter amended (hereinafter "Standards") and the Wilbur, et al v. Mt. Vernon, et al (hereinafter the "Decision"). The Public Defender individually warrants that he/she has read and is fully familiar with the provisions of the Standards adopted by the City and the Decision. Compliance with these Standards and the Decision goes to the essence of this Agreement.

1.1 The Contractor shall certify compliance with the Supreme Court Rule governing case load quarterly with the Lakewood Municipal Court on the fonn established for that purpose by court rule. A copy of each and every such certification shall be provided to the City contemporaneously with filing. The Contractor warrants that he/she shall confonn to the case load limitations not only with respect to services under this Agreement but also with respect to his/her practice as a whole, including other contracts for public defense and/or private practice.

1.2 Contractor will maintain contemporaneous records on a daily basis documenting all work performed on each assigned case. The Contractor will maintain and provide to the City monthly reports detailing:

1.2.1 the number of cases assigned during the period, to include the number of cases assigned to each attorney, the monthly total and year-to-date total for cases per attorney, the monthly total and year-to-date total of calendar hours assigned to each attorney, the charge(s) filed against each defendant, the total number of cases by each jurisdiction represented within the Lakewood Municipal Court, and the total number of cases reassigned to a conflict public defender and/or cases in which a defendant hires a private attorney for representation;

1.2.2 the disposition of cases assigned indicating the number of cases dismissed, the number of cases in which charges were reduced, the number of cases tried, and the number of cases disposed of by plea;

1.2.3 the number of cases in which a motion was brought with the Court as well as cases in which a motion was filed with the prosecutor and a reduced sentence or dismissal was negotiated;

1.2.4 the number of cases in which an investigator was utilized;

1.2.5 the number of cases which were set for trial including cases in which the defendant failed to appear;

1.2.6 the number and type of criminal cases handled outside of this contract (including cases assigned by another public entity); and

1.2.7 the percentage of the Contractor's practice spent on civil or non-criminal matters, and the year-to-date number of cases outside of this agreement. Each Attorney's caseload limit shall be reduced by the time the Attorney spends representing private clients or defendants that have not been formally appointed pursuant to a finding of indigence pursuant to Office of Public Defender guidelines.

1.2.8 On a quarterly basis, the supervising attorney employed by the Contractor shall randomly select ten (10) files assigned to each attorney providing services under this contract during the preceding three months. For each of these ten files the Contractor will provide evidence to the Finance & Administrative Services Department that the Contractor is in compliance with its duties in compliance with the Decision and/or the Standards.

1.3 The Contractor further warrants that the payment reflected in Exhibit "B", Compensation, reflects all infrastructure, support, administrative services, to include training, and systems necessary to comply with the Decision and Standards except as provided in Section 2.5 of Exhibit "B". In addition, the City shall pay the sum of thirteen thousand two hundred dollars ($13,200) for investigator services beyond the Base Compensation per year.

1.4 The Contractor promises that he/she will promptly notify the City if any circumstance, including change in rule or law, renders it difficult or impossible to provide service in compliance with the Decision and/or the Standards.

1.5 Screening to determine eligibility for legal representation at public expense will be provided by the Court. Contractor shall be provided written notice of the name, address and phone number of each Defendant to whom the Contractor has been appointed as Attorney, together with the charge and cause number within a reasonable time after determination of eligibility. Receipt of written notice shall constitute appointment as Attorney to provide legal service to such appointed Defendants. In addition, The Lakewood Municipal Court Judge may offer direct appointments of defendants in open court.

1.6 The Contractor will make Attorneys available to talk and meet with appointed clients in the Pierce County Jail, the Nisqually Jail, or other facility used by the City within thirty (30) miles of the City of Lakewood when it is deemed appropriate by the contractor in the furtherance of the attorney/client relationship.

1.7 Staffing. The Contractor shall employ a sufficient number of Attorneys to comply with caseloads. The Contractor shall provide a sufficient number of attorneys to adequately staff calendars at the Lakewood Municipal Court.

1.7.1 The Contract shall notify the City of any Attorney or intern employed or contracted with by the Contractor. All such Attorneys or interns shall agree to abide by the standards and terms of this Agreement. Any Attorney employed by the Contractor shall have the authority to perform the Services. The Contractor may employ outside associated council to assist at the Contractor's expense, which shall include the requirement to follow the standards and terms contained in this agreement.

1.8 Legal counsel and services. Legal Counsel provided by the contract shall include:

1.8.1 Representation of indigent clients at arraignment based on the schedule determined by the Municipal Court;

1.8.1.1The Contract shall provide counsel to defendants at arraignments and status calendars regardless of whether they have been screened.

1.8.2 Representation of all appointed indigent clients at all Municipal Court proceeding after appointment;

1.8.3 Arrival to all Municipal Court calendars on time and appropriately prepared;

1.8.4 Initiate contact with new indigent clients in a confidential setting whether by phone or in-person within 72 hours of assignment and maintaining the attorney-client relationship which includes appropriate response to client contact, legal research, investigation, case preparation, witness interviews, legal advisement, preliminary hearings and motions, plea negotiations, trial preparation, and trial or disposition without trial, sentencing recommendations, the filing of a notice of appeal with specific errors noted, designation of record to be transmitted to Superior Court, and motion and orders for finding of indigence and appointment of counsel on appeal, and preparation of all legal documents, all as necessary to ensure competent legal representation of those determined to be indigent. The Public Defender will return client phone calls or other attempts to contact the Public

Defender in a prompt and appropriate manner. The Public Defender shall provide the prosecutor and City police department with contact information assuring twenty-four (24) hour a day access for the limited purposes of critical stage representation.

1.8.5 Comply with all applicable public records and records retention laws;

1.8.6 Make Attorneys available to meet in-person with clients in the Pierce County Jail, the Nisqually Jail, or other facility used by the City within thirty (30) miles of the City of Lakewood.

1.8.7 Whenever the Contractor is counsel of record for an individual who is jailed on a City matter, the Contractor shall be available to appear in Court before such individual has been in custody for 24 hours; except that, this does not require the Contractor to be available to appear in Court on Saturdays, Sundays, or City holidays.

2. Notices

2.1 Written Notice. All communications regarding this Agreement shall be sent to the parties at the addresses listed below, unless notified to the contrary. Any written notice hereunder shall become effective as of the date of mailing by registered or certified mail, and shall be deemed sufficiently given if sent to the addressee at the address stated in the Agreement or such other address as may be hereinafter

CITY OF LAKEWOOD

Attn: City Manager's Department City of Lakewood 6000 Main St. SW Lakewood, WA 98499

CONTRACTOR

Pacific Point Defense, PLLC 1117 Tacoma Ave South Tacoma, WA 98402

Exhibit B

1.1 Base Compensation. Effective January 1, 2027, the City shall pay to the Contractor for services rendered under this Contract the annual sum of $1,400,000, paid at a rate of $116,666.67 per month, subject to the Phase 1 and Phase 2 Annual Increase below, or at an agreed upon pro-rated monthly rate, for the first 1,955 cases assigned in a twelve-month period. If over 1,955 cases are assigned to the Contractor in a twelve-month period, the contractor will charge the amount of $400 per case for every case over 1,955. The Contractor intends to employ the number of FTEs set forth below and shall make good-faith efforts to do so to ensure compliance with Washington Supreme Court and Washington Bar Association rules and regulations. Up to 1,955 cases or case credits per year are to be represented according to Exhibit B Table.

1.2 Phased Compensation Increase for Additional 1.0 FTE Attorney. The Exhibit B Table, Annual Increase, is intended the entire cost of providing the services outlined in this agreement, to include covering both cost of hiring an additional 1.0 FTE, the overhead costs associated with supporting an additional attorney, as well as cost-of-business inflationary increases.

The Annual Increase will shall be paid in two phases:

Phase 1 – Recruitment and Hiring Support. Effective January 1 of each year, the Contractor shall receive the portion of the annual compensation increase designated for recruitment, hiring activities, and cost-of-business inflationary increases. The Contractor agrees that Phase 1 increase amounts to **50%** of the Annual Increase.

Phase 2 – Operational Support. The remaining portion of the Annual Increase, designated to support the ongoing operational costs associated with the additional 1.0 FTE, including but not limited to salary, benefits, supervision, support staff, office space, equipment, supplies, and other related overhead, shall become payable beginning on the first day of the month following the City's verification that the additional 1.0 FTE has been hired and has commenced employment. Accepted verification may include offer and acceptance letter, and other verification as solely determined by the City.

The Contractor shall have a grace period of three (3) months, beginning January 1, to hire the additional 1.0 FTE. If the position remains unfilled after the grace period, Phase 2 payments shall be deferred until the hiring requirement has been satisfied. No retroactive payment shall be made for any period during which the position remained vacant unless otherwise approved in writing by the City.

offense, and that violation is tracked with the corresponding new offense and the probation violation does not per se trigger additional work, then both the probation violation and the criminal case may be counted as one case. As provided in the Standards, case counts may be revised upwards based upon a variety of factors.

Upon the Contractor's request, the City shall review any particular case with the Contractor to determine whether greater weighting should be assigned, and upward revisions shall not be unreasonably refused. The annual caseload shall be reviewed on a quarterly basis. The compensation amount represents the resources necessary to provide public defense services

The parties acknowledge that this phased payment structure is intended to align compensation with the actual costs incurred in recruiting, hiring, and supporting the additional 1.0 FTE while avoiding the need for repayment or recoupment of previously paid funds

Exhibit B Table

Year	Annual Compensation	Compensation per case over 1,955	Nearest Number of Attorneys (FTE)	Number of Supervising Attorney (FTE)	Nearest Number of legal assistants (FTE)	Nearest Number of investigators (FTE)	Nearest Number of social workers (FTE)
2027	$1,400,000	$400	6.5	.5	2.5	1	.5
2028	$1,600,000	$400	7.5	.5	2.5	1	.5
2029	$1,800,000	$400	8.5	.75	2.5	1	.5
2030	$2,032,500	$400	9.5	1	2.5	1	.5

1.3 Case Counts. Based upon case counts maintained by the Contractor and reviewed by the City, current estimates for annual case counts for all indigent cases filed by the City is approximately one thousand eight hundred (1,955) cases per year. The terms "case" and "credit" shall be defined in accordance with the Washington State Supreme Court rule and Washington Office of Public Defense guidelines. The City's compliance is measured by an unweighted case count.

Cases shall be counted at .22 of a case/hour for time dedicated as the attorney of the day. Per the agreement of the parties, public defender agrees to count cases as follows:

- Each in-custody first appearance calendar as well as the out of custody arraignment calendar shall count as 1 case credit
- Representation of indigent defendants directly assigned and placed on mainstream calendars shall count per the indigent standards by assignment; and
- Each therapeutic court calendar shall count as 1 case credit.
- Additional time spent in meetings, trainings, and any other events connected to Lakewood's Veterans court or Community Court may be counted at .22 of a case/hour.
- Additionally, probation violations are counted as one case credit. However, when the probation violation is only the alleged commission of a new criminal

Arts Commission Meeting Minutes
Monday, August 3, 2026
City of Lakewood – American Lake Conference Room
6000 Main Street SW Lakewood, WA 98499
https://www.youtube.com/user/cityoflakewoodwa
Telephone via Zoom: 253.215.8782 Participant ID: 996 7750 5460

CALL TO ORDER

The meeting was called to order at 5:05 p.m.

ROLL CALL

Arts Commission Members Present: Emily Feleen-Chair, Earl Borgert-Vice Chair, Sylvi Estrella, Lani Neil, Darryl Owens, Phil Raschke, Adriana Serrianne, Susan Warner, Shauna Alexander

Arts Commission Members Excused:, Nancy Camirand, Adie Kleckner, Lua Pritchard, Laura Martinez, Kellis Parlett

Staff Present: Roxanne Miles-Director Parks, Recreation, and Community Services, Leslie Gavin - Office Assistant

Youth Council Liaison: None

City Council Liaison: Patti Belle

PUBLIC COMMENT

APPROVAL OF MINUTES

PHIL RASCHKE MOVED TO ADOPT THE ARTS COMMISSION MEETING MINUTES OF JULY 6, 2026, AS WRITTEN. SECONDED BY SUSAN WARNER, MPU.

NEW BUSINESS

September 14 Joint Meeting with Council:

Commission members took talking point assignments to speak to work plan goals; draft to be sent out, reviewed and updated by each member by the end of the month. Confirmation needed for all roles and attendance for package submittal by Sept 8. More information is needed on the retreat.

There is a desire to learn more from Council about their vision and goals for the Commission for 2027-2028.

Artist Project – Liam Toner:

Liam Toner spoke to the Commission about his eagle scout project. He will be doing a mural at Harry Todd Park. The project is subject to the approval of the Parks and Recreation Advisory Board, but the art will need to be viewed and recommended by the Arts Commission at the October meeting. Commission members offered several suggestions for funding and project support as well as encouragement.

UNFINISHED BUSINESS

Fiesta de la Familia Floral Arrangement & Block Print Art Planning: Sylvi Estrella and Darryl have been soliciting artists and contestants. More artists for block print art and entries for the floral displays are needed. Contest rules and forms are available for artists who are interested. Commission members are invited to support the event on Saturday September 26, 2026.

Signal Box Update: All art is at the print shop, with installation beginning the week of August 10. Weller box has been removed but the art could be used on a future box; also hold on Phillips box as it will be replaced within 6 months. The art on the 96th and South Tacoma Way box will be replaced as repairs are done (damaged by accident). Earl Bogert will assess how many boxes remain for future rounds. There is a map of all the intended boxes; that should be updated to show what has been done and what boxes remain to be wrapped. This would be good to include in the annual update each year.

Concrete Art Wrap: Commission reviewed approaches to securing an artist for the concrete art wrap. A Call for Artist was reviewed, however, the arts policy allows for a recommendation of an artist who has done prior work and has been vetted. Commission requested that staff work with Angelina Soto on a design for the project. The goal is to have art work for Commission review in October.

Rotating Art Update: The third quarter art show is currently being displayed. MP CarShowz car photography is being highlighted; reception was held July 20.

The fourth quarter show will be the Pierce College Employee Art Show. Reception date has not been determined. The show runs until October 1 at the College.

2027 Art is still being determined but first quarter will be MLK Beloved Community & Black History Celebration through a Youth Art Showcase that will highlight Beloved Community and the reception will be a focus for MLK Day in January. Selections from this show would be part of the Black History Celebration hosted at Pierce College in February.

The 2027 2nd qtr will be the Lakewood Senior Activity Center.

Arts Commission Retreat Planning: Date is set for Friday November 6th. Location and Agenda to be determined. Potentially the Asia Pacific Cultural Center. The retreat would be in lieu of the November Arts Commission Meeting. Time of 4-7pm was suggested.

COMMISSION COMMENTS

Phil Raschke - Aug 18th Lakewood History Museum Moon event.
Susan Warner – Stated that work has been done to draft a collections plan policy, but not sure of future intent and if the city wants to own art.

NEXT MEETING

The next regular meeting of the Arts Commission is scheduled for Monday, **October 5, 2026**, at 5:00 p.m. in the American Lake Room at Lakewood City Hall, 6000 Main St SW, Lakewood, WA 98499

There will not be a September regular meeting. The Joint Commission meeting is scheduled for Monday September 14th at 7 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:55 p.m.

Emily Feleen (Oct 6, 2026 13:01:04 PDT)
Emily Feleen, Chair

Roxanne Miles
Roxanne Miles, PRCS Director

City of Lakewood

Lakewood Public Safety Advisory Committee Meeting Minutes

MEETING PLACE/DATE:

Lakewood Police Department, August 5, 2026

CALL TO ORDER:

The meeting was called to order at 5:35 PM.

ATTENDANCE:

Lakewood Public Safety Advisory Committee Members Present: Kristofer Alston, Julius Brown, Ray Dotson, James Hairston, Johnnie Mayfield, Mark Peila, Kamarie Wilson

Lakewood Public Safety Advisory Committee Members Excused: Sharyce Martin, Kristi Merritt,

Lakewood Public Safety Advisory Committee Members Absent: None

Youth Council Liaison: None

Council Liaison: Trestin Lauricella

West Pierce Fire and Rescue Liaison: Captain Matt Garrells

Police Representatives: Assistant Police Chief Dave Claridge

City Representatives: City Manager Doug Russell

Staff: Police Administrative Technician Chris James

APPROVAL OF MINUTES:

The June 3, 2026 meeting minutes were approved.

PUBLIC COMMENT:

There were no public comments.

GUEST SPEAKER:

There were no guest speakers.

CITY COUNCIL LIAISON COMMENTS:

In the absence of the Council Liaison, City Manager Doug Russell, addressed questions about the speed camera project. He stated that the Council is still discussing details.

FIRE DEPARTMENT COMMENTS:

Captain Matt Garrells provided a summary of July stats (attached). He stated that they are aware of watching for arsonist-type behaviors during this heightened fire season.

He stated that National Night Out had a slightly lower attendance which is being attributed to the air quality. Upcoming events include Back to School Night on August 8th, SummerFest on August 15th, as well as the last two Farmers' Markets on August 25th and September 1st.

In response to questions about ride-alongs, Captain Garrell referred people to the website. https://www.westpierce.org/classes-programs/

POLICE COMMENTS:

Assistant Chief Dave Claridge introduced himself and provided some career background, including his years at Fife PD and Thurston Sheriff's. He noted that he is a recent graduate of the FBI Academy and has a Master's in Public Safety. He shared that his personal background includes growing up in East Tacoma and spending time with his grandparents here in Lakewood. He stated that he is very excited and proud to be part of the Lakewood Police Department.

AC Claridge stated that the department is working on the staffing roster for SummerFest. He also noted, regarding general department staffing, that there are currently 8 officer openings; 3 are starting the Police Training Officer (PTO) phase; and 1 is starting back at the academy next week.

The committee members welcomed AC Claridge.

Sergeant Fraser spoke on Marine Safety, particularly as it impacts Lake Steilacoom. As background, he explained that the Marine Safety Unit (MSU) currently has only six certified officers and that the MSU operates from mid-June – mid-September. The MSU previously received operational funds from the US Safety Grant and Boating Education funds. The US Safety Grant is no longer available, so all funding comes from Boating Education funds. This means that the reduced resources need to be deployed where they will have the maximum impact. Of the lakes, American Lake is the most used and, therefore, needs the most resources. In addition, he pointed out that it takes longer for the MSU to respond than it does for a normal patrol vehicle, so by the time the MSU can get their units to and on the water after an issue has been reported, most of the suspected perpetrators have already received forewarning and left.

Sergeant John Fraser identified some concerns related to Lake Steilacoom. These concerns include the size of watercraft, the ballast variances, and the impacts that the resulting wakes have on the docks and shoreline; larger watercraft hitting stumps in the lake when the water levels are even a little lower than normal; and that fact that Lakewood has some of the most restrictive regulations, such as the City requiring everyone on a 16' or larger boat to wear a life preserver – not just have preservers available. Many people aren't aware of these regulations, so he believes that better signage will also help make people more aware.

While the MSU does a great deal of educating the public, he will be taking these concerns to the Parks Advisory Committee as many lake-related issues fall under their purview and they may be able to make recommendations for changes that improve safety.

YOUTH COUNCIL COMMENTS:

No comments were made as Youth Council members were not present.

UNFINISHED BUSINESS:

Traffic Circle Public Service Announcement

James Hairston provided information gained from researching the most common concerns and the responses used by other jurisdictions. He learned that the biggest concern is drivers not knowing who has the right of way when entering the circle and that better signage could help. It was noted that traffic circles reduce collisions by 37%, injuries by 75%, and fatalities by 90%. He believes that these responses can be crafted and used by Lakewood for quick PSAs. He

hopes that Youth Council members can help circulate PSAs via social media. A copy of the summary of concerns and responses will be sent to all the board members via email for their review, with responses being provided at the October meeting.

Review of PSAC Apparel

The committee's voting members received their badges.

NEW BUSINESS:

Next Meeting
The October meeting will include guest speaker Captain Jessica Fitzgerald regarding Flock cameras.

Truck and Tractor Day
The 2026 Truck and Tractor Day is scheduled for October 17th. PSAC has flyers available and signage defining the goals and focus of PSAC. There will also be a blow-up dinosaur on display at the PSAC booth to bring in foot traffic. Members were encouraged to sign up for a shift at the booth.

Membership
Mark Peila's appointment has expired, and he has chosen not to renew. He was thanked for his years of service.

James Hairston has applied for and has been reappointed for another three-year term. He was thanked for his continued support.

Work Plan
The committee will present its 2026 Accomplishment and 2027 Goals to the Council on December 14th. A copy of the draft document was distributed for review. Members were encouraged to make suggestions for additional 2027 goals. One immediate suggestion was to ask the Council for ways in which PSAC can provide input to help with issues that the Council is reviewing. Members were also encouraged to attend the December 14th joint Council meeting when the PSAC Chair presents the document.

Electric Bicycle Regulations
The City's Attorney provided a handout regarding e-bikes, e-scooters, and e-motorcycles. The purpose of the handout was to learn if PSAC had an interest in being involved in the development of City regulations for these. Because the City Attorney could not be present, the Chair read the handout aloud.

Members discussed the information, personal experiences with e-bike riders, and the growing need for regulations for safety related to e-bikes. They posed questions, including definitions of e-scooters, the inclusion of mono-wheeled electric vehicles, the speed limits for all these vehicles, age and size limitations for the operators; enforcement; and education.

Members are very interested in being involved with this topic and asked for a fuller presentation. Staff will coordinate a guest speaker for the October meeting.

REPORTS FROM BOARD MEMBERS AND STAFF:

General Comments

Recent improvements to Nyanza Road were commended. However, it was noted that it has created an environment for speeders between 10:00 PM and 2:00 AM. AC Claridge said that he would alert the Traffic Unit to this concern.

Interactions with Police and Fire Departments
The Police and Fire departments were commended for their positive interactions with youth in that those interactions encourage the youth to see themselves as part of the solution.

ADJOURNMENT:
With no further issues to discuss, the meeting was adjourned at 6:22 PM.



Chris James, Staff Person/Minutes

City of Lakewood

Lakewood's Promise Advisory Board
August 6, 2026, Meeting Minutes

MEETING PLACE/DATE:
Thursday, August 6, 2026
In-Person and Zoom Virtual Meeting
Lake Steilacoom Room, City Hall Lobby
6000 Main St SW Lakewood, WA 98499
7:00 am – 8:30 am

CALL TO ORDER:
Alice Fong called the meeting to order at 7:34am

ATTENDANCE:

Lakewood's Promise Advisory Board Members Present:
Alice Fong, Megan Dempsey, Joyce Loveday, Kerri Pedrik, and Roxanne Miles

Lakewood's Promise Advisory Board Members Excused:
Ron Banner and Julie White

Staff: Shannon Bennett, Amanda Enright

Youth Council Liaison:
Not in session

Council Liaison:
Ryan Pearson

Guests: Ava Qualls and Irie Henkle

APPROVAL OF MINUTES:

Joyce motioned to approve minutes as revised, and Megan seconded. 6/04/2026 Minutes unanimously approved.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS

CADCA Conf Report Out – Irie Henkle, Ava Qualls and Shannon Bennett debriefed members about their experience and lessons learned at the CADCA Mid-Year Event July 12-16, 2026 in Orlando Florida.

Guests presented about the importance of opioid prevention, Naloxen, safe disposal DeTerra, and Community Asset Mapping.

Focus on Promise #1 – Caring Adults – Alice Fong

Roxanne emphasized focus groups on identifying and strengthening the relationships in City of Lakewood to help the space and Caring Adults work together. Alice discussed a need for a variety of accessible safe spaces, such as Pierce College, Clover Park College, CPSD, non-profits, service clubs that connect our neighbors as caring adults.

Alice and Amarylis met and discussed criteria for businesses and non-profits to be vetted and engage volunteers.

Kerri suggested Teen Mental Health touches on the Naloxen training. People feel safe when they know people and feel welcome. Establishing connections for young people to feel belonging.

Alice suggested Council decide on the focused campaign regarding the anti-drug initiative involving our advisory boards, youth and the community.

Alice suggested next steps for the next meeting to take the asset mapping and community action plan and come back to the next meeting as a discussion item and come up with something to take back to Council.

Megan shared that St. Clare is a safe place for youth to volunteer. St Clare is doing physicals at Harrison Prep this Saturday, August 8 from 9am-12pm There are volunteer opportunities for youth.

Kerri said that the Harrison Prep physical checks overlaps with the Caring for Kids Event – a lot of great services happen at that event.

ACTION: The Youth Council will be developing the third space community asset mapping over the year and will be able to help identify caring adults (beyond parents) in the community. We can build this into our review and advancement of the promises. One of the goals on the work plan is to build toward recognizing persons within the community identified by youth as being caring adults in their life.

BOARD MEMBER UPDATES

Joyce announced she will be retiring this year, a new President will be appointed. They are developing the selection process now.

ADJOURNMENT

The meeting was adjourned by Chair Alice Fong at 8:33 a.m.

NEXT MEETING:

September 3, 2026.

Alice Fong
Alice Fong, Chair

Amanda Enright, Staff Liaison

Signature: Alice Fong
Alice Fong (Oct 5, 2026 19:07:23 PDT)

Email: alice@ethicalleadership.org

Signature:

Email: AEnright@cityoflakewood.us

City of Lakewood

Parks and Recreation Advisory Board Meeting Minutes

Tuesday August 25, 2026
City of Lakewood – American Lake Room
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

Jason Gerwin called the meeting to order at 5:35 p.m.

ROLL CALL

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

Parks and Recreation Advisory Board Members excused: Alan Billingsley

Staff Present: Roxanne Miles-Director

Youth Council Liaisons: None. Pending new year assignments.

City Council Liaisons: Ryan Pearson-absent, Ellen Talbo-absent

Guests: Ted Thelin, Parks Associate Planner

APPROVAL OF MINUTES

VITO IACOBAZZI MOVED TO ADOPT THE PARKS AND RECREATION ADVISORY BOARD MEETING MINUTES OF TUESDAY JUNE 23, 2026. SECONDED BY KATE READ. NO FURTHER DISCUSSION. VOICE VOTE WAS TAKEN AND MPU.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

The Chair, Vice Chair and attendees gave a brief summary of their presentation/joint session with the City Council that occurred on July 13.

NEW BUSINESS

Eagle Scout Proposal: Liam Toner presented his Eagle Scout project to do an 8x15 mural on the Harry Todd Park bulkhead. The theme is a blend of Americana, rowing, respect to native lands and the military community. Ideas for coating and fundraising were shared. Because this is an art project, the design will need to be approved by the Arts Commission and shared with City Council before installation. The site can be prepared for the work. He will likely have other scouts participate in the painting; local artists may also help. The goal is to present the design at the Oct 5 Arts Commission meeting and have Council review the art in October so installation can proceed. Making A Difference Day was suggested as a good target installation date. Jason Gerwin moved to approve the project, Vito Iacobazzi seconded. Voice vote was taken and MPU.

Parks Legacy Plan: Ted Thelin provided a review of the content in the draft Legacy Plan. The presentation gave highlights of some of the findings related to demand and needs and benchmark comparisons, and recommendations for capital investments and management strategies. PRAB members were encouraged to read through the document that is posted online and do the survey individually. Members should bring substantive comments to the next meeting to recommend content for a support/conditional support letter to be drafted and submitted by the Chair. Presentations are being held to encourage community feedback on the draft plan. A presentation will be made to Council on 9/14. Public and stakeholder comment will close 9/30 and the final plan will go forward for a Council Study session in October. Members to review the Legacy Plan and bring comments to the Sept 22 PRAB meeting.

There was discussion on what partner facilities should count in the walkshed analysis. General thought was that if the site is managed by a public agency (county or state) and is open to the public with basic local park amenities, we should be able to count it, and perhaps seek a formal agreement that allows improvements to meet the park classification we desire. Schools also fit into this category, but it is best if there is an adjacent or segmented part of the property above and beyond a playground so it is clear that the public can fully use the site. We shouldn't just count schools or playgrounds that have restrictive uses; a shared operating agreement should set terms. This will likely be a future element of review for the PRAB.

Vito Iacobazzi suggested outreach to neighborhood associations. Shelly Thiel noted that having resources to manage the system is important and the plan should include ways to get those resources; Jason Gerwin also expressed that the maintenance management plans should be kept at the level that protects assets. He also noted that the H-Barns should be listed as a priority and that the 12-year reinvestment cycle may be too aggressive. He hopes that trail section aligns with the City's non-motorized plan and that 'lake access' be an important part of Lakewood's identity. It was suggested that an "Open House" be held before/as part of the Sept 14 study session.

Joint Co-Chair/Vice Co-Chair: The Chair has some new work duties. He will maintatorole as Chair, but an additional vice chair is being requested to ensure

coverage this year and to also prepare for succession in future years. Members should consider taking on this role to support current Chair/Co-Chair and to prepare for next year's nominations. Two seats are up for renewal and both candidates opted to apply for reappointment (Read, Thiel).

DIRECTORS REPORT: Director Miles reviewed her report, highlighting advancements on capital projects, such as the Nisqually Interpretative Trail at Fort Steilacoom Park and the Westlake Street End project, moving through bid toward construction in Sept/October. A land lease and joint facility use agreement has been enacted with Partners for Parks; one of the benefits of this agreement is their ability to pursue a $2.8M Building Communities Fund grant. The status of funds should be known at the end of the year when the project reaches 60% design standards. The Camp Murray Master Plan is being finalized for presentation to Council.

The event season continues into September with the Fiesta de la Familia. The events have been successful, and there has also been good learning for the new staff involved. We will be hiring for a special event coordinator who recently stepped down. The PRAB discussed the upcoming budget. The Parks Budget review with Council will occur 10/7. The maintenance level of service has been a focal point for the Legacy Plan and in budget development, especially with improvements and expansion to the park system. A summary of 2025 system use and needs was shared. PRAB members asked to be provided with information on this hearing and the budget process overall.

The work plan was reviewed. For September, the Legacy Plan recommendations, as well as an update on the Historic H-Barn project/cemeteries, is scheduled. The Police Marine Services Unit has also asked to come talk about Park Code changes, so that will be added to the agenda for September.

BOARD MEMBER COMMENTS

Kate Read spoke to the need for a wash station at American Lake boat launch; noting it should have been installed during the park update. Noise on the lake is also a concern.

NEXT MEETING

The next regular meeting of the Parks and Recreation Advisory Board is scheduled for Tuesday, September 22, 2026, at 5:30 p.m. in the American Lake Room at Lakewood City Hall, 6000 Main St SW, Lakewood, WA 98499.

ADJOURNMENT

Jason Gerwin adjourned the meeting at 7:24 p.m.

Jason Gerwin, Chair GERWEN

Roxanne Miles, Director

Return to Agenda

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:	TITLE:	TYPE OF ACTION:	
October 19, 2026	A RESOLUTION setting November 16, 2026 as the public hearing date to consider the partial vacation of a portion of the 100th Street SW right-of-way abutting Lake Steilacoom (Permit No. ENG-2026-103); directing preparation of a staff report and that notice be given.	__	ORDINANCE NO.
REVIEW:		_X_	RESOLUTION NO. 2026-08
N/A		__	MOTION NO.
		__	OTHER
	ATTACHMENTS: Draft Resolution		

SUBMITTED BY: Angie Silva, Assistant Director Planning & Public Works

RECOMMENDATION: Recommend that the City Council approve the Resolution setting a public hearing date for a petition to partially vacate a portion of the 100th Street SW right-of-way, Permit No. ENG-2026-103, and directing the Department to prepare the required staff report and provide notice of the public hearing on November 16, 2026.

The resolution is procedural only. The resolution does not make any determination on the merits of the request or whether the applicable criteria established under state law and the municipal code have been satisfied. On December 7, 2026, the City Council is tentatively scheduled for deliberation and action on the petition.

DISCUSSION: On September 22, 2026, Clint Johnson and Sharlynn Gates, owners of 6926 100th Street SW (Pierce County Tax Parcel No. 5030001430), submitted an application to vacate approximately 4,246 square feet of the 100th Street SW right-of-way, platted as Lake Steilacoom Avenue in the plat of "Lake Steilacoom Park." The application was deemed complete on October 1, 2026. The request is for a partial vacation. The remaining portion of the street end would remain public right-of-way. ***Discussion continued on following page.***

ALTERNATIVE(S): Council may select a different hearing date, provided it falls within the required November 8–December 18, 2026 window. Declining to set a hearing is not a viable alternative because LMC 12.05.230(A)(1) requires the Council to establish a hearing date by resolution once a complete application has been filed.

FISCAL IMPACT: The applicants have paid the fees established in the City's fee schedule as part of a complete application request. If the vacation is approved by Council, the applicants will also be required to compensate the City for the value of the vacated right-of-way.

Angie Silva	
Prepared by	City Manager Review
Jeff Rimack	
Department Director	

DISCUSSION: (continued from page 1)

Chapter 35.79 RCW and Article II of Chapter 12.05 LMC govern street vacations. Under LMC 12.05.230, the petition must be brought before the City Council within 30 days after the application is deemed complete, which in this case is no later than October 20, 2026. The Council must then adopt a resolution setting the public hearing, which must occur no fewer than 20 days and no more than 60 days after adoption of the resolution.

RESOLUTION NO. 2026-08

A RESOLUTION of the City Council of the City of Lakewood, Washington, setting a public hearing date to consider the vacation of a portion of the 100th Street SW right-of-way abutting Lake Steilacoom (Permit No. ENG-2026-103); directing preparation of a staff report and that notice be given.

WHEREAS, Chapter 35.79 RCW and RCW 35A.47.020 authorizes the City Council to vacate streets and alleys, and Article II of Chapter 12.05 LMC establishes the City's procedures and notice requirements implementing that authority; and

WHEREAS, on September 22, 2026, Clint Johnson and Sharlynn Gates (the "Petitioners"), owners of Pierce County tax parcel No. 5030001430, commonly known as 6926 100th Street SW, filed with the Department of Planning and Public Works a complete application (ENG-2026-103) for street vacation pursuant to LMC 12.05.210 and 12.05.220; and

WHEREAS, the petition requests the vacation of a portion, not the entirety, of that public right-of-way known as 100th Street SW (platted as Lake Steilacoom Avenue on the plat of "Lake Steilacoom Park," recorded in Volume 4 of Plats, Page 103, records of Pierce County, Washington), lying west of DeKoven Drive SW and east of Lake Steilacoom, and located in the Northeast Quarter of the Northeast Quarter of Section 3, Township 19 North, Range 2 East, W.M.; and

WHEREAS, the area proposed for vacation (Vacation Area) is described in a legal description and survey contains approximately 4,246 square feet (0.10 acre), attached hereto as Exhibits A and B-1. The balance of the 100th Street SW right-of-way would remain public right-of-way; and

WHEREAS, the vacation request abuts Lake Steilacoom, a body of fresh water, and the City is therefore prohibited by LMC 12.05.240 and RCW 35.79.035 from vacating the right-of-way unless the additional criteria and requirements stated in those provisions are satisfied; and

WHEREAS, LMC 12.05.230(A)(1) requires that the Planning & Public Works Director or designee to bring the petition before the City Council within 30 calendar days of a complete application and that the City Council by resolution set a time when the petition will be heard and determined by the City Council. The public hearing shall be not more than 60 days nor less than 20 days after the date of adoption of the resolution; and

WHEREAS, the adoption of this resolution is a procedural step establishing a hearing date and does not constitute approval of the petition, a determination that any criterion has been met, or any commitment by the City Council to vacate any portion of the right-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, AS FOLLOWS:

Section 1. Public hearing date. A public hearing upon the petition filed under Permit No. ENG-2026-103 shall be held before the City Council on November 16, 2026 in the Council Chambers, Lakewood City Hall, 6000 Main Street SW, Lakewood, Washington 98499, and by virtual attendance as the City may make available.

Section 2. Notice and staff report. The Director of Planning and Public Works, or designee, shall prepare a report on the proposed vacation in accordance with LMC 12.05.230 and ensure all required notice of the proposed vacation and public hearing is provided in accordance with applicable City Code and state law.

PASSED by the City Council this 19th day of October, 2026.

CITY OF LAKEWOOD

_____
Paul Bocchi, Mayor

Attest:

_____
Briana Schumacher, City Clerk

Approved as to form:

_____
Heidi Ann Wachter, City Attorney

EXHIBIT “A”

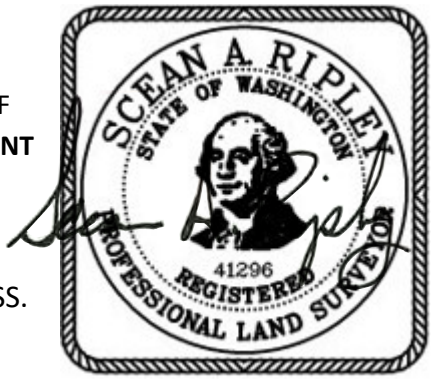
(RIGHT-OF-WAY VACATION DESCRIPTION)

THAT PORTION OF 100TH STREET SW (KNOWN AS LAKE STEILACOOM AVE AS SHOWN ON “LAKE STEILACOOM PARK” PLAT, RECORDED UNDER VOLUME 4, PAGE 103, RECORDS OF PIERCE COUNTY, WASHINGTON), LYING WEST OF DEKOVEN DRIVE SW (KNOWN AS PARK BOULEVARD OF SAID PLAT) AND EAST OF STEILACOOM LAKE; BEING A PORTION OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER, OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON; SAID BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED UNDER RECORDING 201912110114 (TAX PARCEL NUMBER 5030001430) RECORDS OF SAID COUNTY, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF 100TH ST SW;

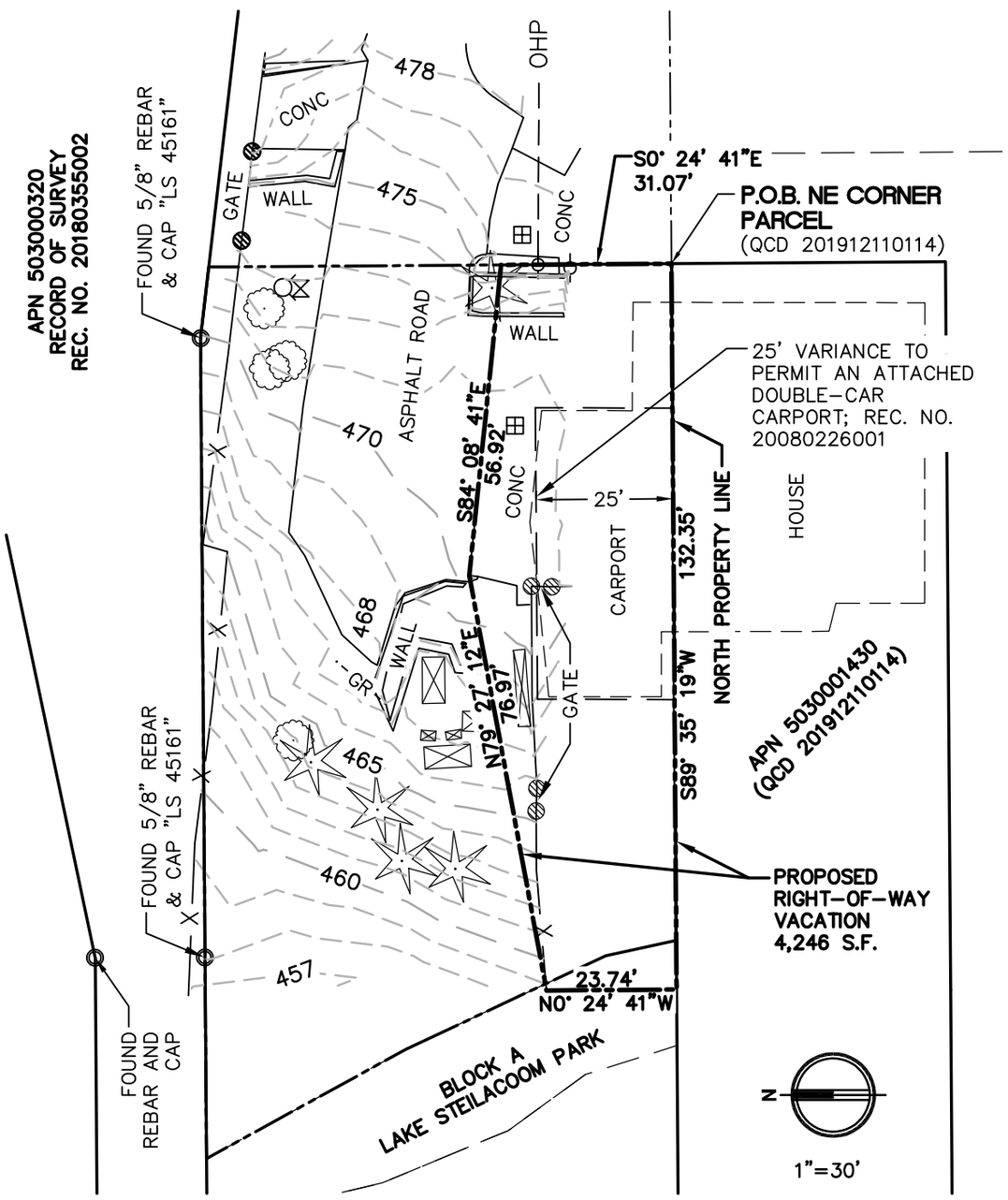
THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89° 35’ 19” WEST, 132.35 FEET;
THENCE LEAVING SAID NORTH LINE, NORTH 00° 24’ 41” WEST, 23.74 FEET;
THENCE NORTH 79° 27’ 17” EAST, 76.97 FEET
THENCE SOUTH 84° 08’ 41” EAST, 56.92 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF AFORESAID PARCEL;
THENCE SOUTHERLY ALONG SAID EXTENSION AND SAID EAST LINE OF AFORESAID PARCEL, SOUTH 00° 24’ 41” EAST, 31.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,246 SQUARE FEET, OR 0.10 ACRES MORE OR LESS.



09/16/2026

EXHIBIT "B1"



LEGEND

	FOUND PROPERTY CORNER
	GATE POST
	PLANTER BOX
	UTILITY POWER POLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
CONC	CONCRETE PAD
GR	GUARD RAIL
	CONIFEROUS TREE
	DECIDUOUS TREE
OHP	OVERHEAD UTILITIES
X	FENCE

[TOPOGRAPHY SHOWN HEREON WAS PREFORMED MAY 2024]

SCEAN A. RIPLEY
STATE OF WASHINGTON
41296
REGISTERED
PROFESSIONAL LAND SURVEYOR

09/16/2026

JOB NO. 2240209.50
09/16/26
R.O.W. VACATION EXHIBIT
LEGAL BY: SR EXHIBIT BY: FS
NE 1/4, NE 1/4, S3, T19N, R2E
w:\sdskproj\2024\2240209\2240209 rw vacation.dwg

AHBL
2215 North 30th Street,
Suite 200,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

Return to Agenda

PETITION FOR VACATION OF STREET OR ALLEY

City of Lakewood | Planning & Public Works

Authority: Chapter 35.79 RCW · RCW 35A.47.020 · Chapter 12.05 LMC, Article II

TO THE LAKEWOOD CITY COUNCIL: The undersigned, being owners of an interest in real property abutting the street or alley described below, respectfully petition the City Council of the City of Lakewood, Pierce County, Washington, to vacate the right-of-way described in Section 1, pursuant to Chapter 35.79 RCW, RCW 35A.47.020, and Chapter 12.05 LMC, Article II.

This petition must be signed by the owners of more than two-thirds (2/3) of the property abutting upon the portion of the street or alley sought to be vacated. Sufficiency of the petition is governed by RCW 35A.01.040. *(RCW 35.79.010; LMC 12.05.210, 12.05.220(A))*

1. RIGHT-OF-WAY PROPOSED FOR VACATION

LMC 12.05.210 – .220

STREET OR ALLEY NAME

6926 100th St SW

AREA TO BE VACATED (SQ. FT.)

4246

ADJOINING / ABUTTING PARCEL NO(S).

5030001430

RECORDED PLAT, DEED, OR DEDICATION INSTRUMENT

201912110114

LOCATION AND DESCRIPTION OF AREA PROPOSED TO BE VACATED *(full or partial street end; describe the portion retained, if any)*

A portion of the public right of way that lies within the owner's carport, parking area and fence.

Attach: an exact legal description of the portion of right-of-way to be vacated, prepared and sealed by a professional land surveyor registered in the State of Washington. All surveys shall be accomplished as required by Chapter 332-130 WAC and the Survey Recording Act, Chapter 58.09 RCW, and shall identify the specific parcels abutting the right-of-way. Flagging indicating the boundaries of the street or alley shall be installed when the survey is conducted. *(LMC 12.05.220(C))*

2. RESERVATION OF EASEMENTS

RCW 35.79.030; LMC 12.05.250

The City of Lakewood retains, and retains the right to exercise and grant, easements in, under, over, and across the area proposed to be vacated for the construction, repair, and maintenance of existing and future public utilities and services, including easements for utility companies duly franchised in the City of Lakewood. Any ordinance vacating the area may retain such easements or require their conveyance. Approval of this petition does not release, relocate, or extinguish any easement or utility facility unless the vacating ordinance expressly so provides. Relocation of any facility is at the petitioners' sole expense.

3. WATER BODY DETERMINATION

RCW 35.79.035; LMC 12.05.240

Does any portion of the right-of-way proposed for vacation abut a body of fresh or salt water? ☑ **YES** ☐ **NO**

IF YES, NAME OF WATER BODY

Lake Steilacoom

If any portion abuts a body of fresh or salt water, the City **shall not** vacate the street or alley unless the additional criteria and requirements of LMC 12.05.240 and RCW 35.79.035 are satisfied. These include a City resolution and findings that the right-of-way is not presently used as a street or alley and is not suitable for port, beach or water access, boat moorage, launching sites, park, public view, recreation, or educational purposes; an inventory of all rights-of-way abutting the same body of water; a suitability study; posted notice at the site; a finding that the vacation is in the public interest; and **payment of the full fair market value before the vacation becomes effective**. The City's use of the proceeds is restricted by statute.

4. PETITIONER STATEMENT ON COUNCIL DECISION CRITERIA

LMC 12.05.230(F)

The City Council's determination shall include, but is not limited to, the following criteria. Respond to each below or attach a narrative. Responses are the petitioners' statements and are not findings of the City.

4.1 WHETHER A CHANGE OF USE OR VACATION WILL BETTER SERVE THE PUBLIC GOOD

Yes, it will resolve the matter of the perpetual variance over the public right of way without vacat

4.2 WHETHER THE STREET OR ALLEY IS NO LONGER REQUIRED FOR PUBLIC USE OR PUBLIC ACCESS

N/A

4.3 WHETHER SUBSTITUTION OF A NEW AND DIFFERENT PUBLIC WAY WOULD BE MORE USEFUL TO THE PUBLIC

N/A

4.4 WHETHER CONDITIONS MAY SO CHANGE IN THE FUTURE AS TO PROVIDE A GREATER USE OR NEED THAN PRESENTLY EXISTS

Not likely

4.5 KNOWN OBJECTIONS BY ABUTTING PRIVATE PROPERTY OWNERS, GOVERNMENTAL AGENCIES, OR MEMBERS OF THE PUBLIC

Variance re carport, parking area and fence line

5. PETITIONER SIGNATURES

RCW 35.79.010; LMC 12.05.230(C)

Print your name beneath your signature and print your complete mailing address legibly to assure notice of the public hearing. Attach additional sheets in the same format if needed.

1. PRINCIPAL PETITIONER

SIGNATURE	PRINT NAME
Clint Johnson (Sep 24, 2026 18:10:09 GMT+1)	Clint Johnson

PIERCE CO. PARCEL NO.	ABUTTING FRONTAGE (LF)	MAILING ADDRESS
5030001430		6926 100th St SW, Lakewood WA 98499

2. PETITIONER / ABUTTING OWNER

SIGNATURE	PRINT NAME
Sharlynn Gates (Sep 24, 2026 18:35:35 GMT+1)	Sharlynn Gates

PIERCE CO. PARCEL NO.	ABUTTING FRONTAGE (LF)	MAILING ADDRESS
same		same

3. PETITIONER / ABUTTING OWNER

SIGNATURE	PRINT NAME

PIERCE CO. PARCEL NO.	ABUTTING FRONTAGE (LF)	MAILING ADDRESS

4. PETITIONER / ABUTTING OWNER

SIGNATURE | PRINT NAME

PIERCE CO. PARCEL NO. | ABUTTING FRONTAGE (LF) | MAILING ADDRESS

5. PETITIONER / ABUTTING OWNER

SIGNATURE | PRINT NAME

PIERCE CO. PARCEL NO. | ABUTTING FRONTAGE (LF) | MAILING ADDRESS

6. PETITIONER / ABUTTING OWNER

SIGNATURE | PRINT NAME

PIERCE CO. PARCEL NO. | ABUTTING FRONTAGE (LF) | MAILING ADDRESS

7. PETITIONER / ABUTTING OWNER

SIGNATURE | PRINT NAME

PIERCE CO. PARCEL NO. | ABUTTING FRONTAGE (LF) | MAILING ADDRESS

8. PETITIONER / ABUTTING OWNER

SIGNATURE | PRINT NAME

PIERCE CO. PARCEL NO. | ABUTTING FRONTAGE (LF) | MAILING ADDRESS

6. STATEMENT OF UNDERSTANDING AND EXECUTION

Chapter 35.79 RCW; LMC 12.05, Article II

In signing this petition, the Principal Petitioner certifies that he or she has read, understands, and agrees to the following:

- ☑ **Title is not warranted.** The City of Lakewood does not warrant title to any vacated land. Such title as passes by virtue of the vacation vests according to law. Petitioners are advised to obtain independent legal and title advice.
- ☑ **Council discretion.** Filing this petition does not entitle petitioners to a vacation. The City Council may grant, condition, or deny the petition. If granted, the vacation is accomplished by ordinance with such conditions or limitations as the Council deems necessary to preserve any desired public use or benefit. *(LMC 12.05.250)*
- ☑ **Hearing.** Upon receipt of the petition, the Director or designee shall bring the petition before the City Council within 30 calendar days. The Council shall fix the hearing date by resolution, not more than 60 days nor less than 20 days after adoption of the resolution. *(LMC 12.05.230(A))*
- ☑ **Notice.** Not less than 20 days' notice of the hearing will be given by publication, by posting placards at each end of the street or alley, and by mail to all petitioners, to owners of abutting property, and to owners of property within 300 feet of the area to be vacated. Notice will also be sent to the designated representative of the petitioners. *(LMC 12.05.230(C))*
- ☑ **Objections.** The statutory protest bar — under which written objections by 50 percent or more of the abutting owners prohibit the City from proceeding — applies to a City Council-initiated vacation, not to a vacation initiated by petition. *(RCW 35.79.020; LMC 12.05.230(D))* Objections to a petitioned vacation by abutting private property owners, other governmental agencies, or members of the public are nonetheless a criterion the City Council must consider in deciding whether to vacate. *(LMC 12.05.230(F)(5))*
- ☑ **Compensation.** Compensation is **not** fixed at one-half of the appraised value in every case. Where the area has been dedicated public right-of-way, open or unopened, for 25 years or more, or was acquired at public expense, the City may require up to the full appraised value; and where any portion abuts a body of fresh or salt water, no vacation is effective until the full fair market value has been paid. In all cases petitioners also pay the full cost of physical closure and road repairs, and payment is due **prior to the effective date** of the vacating ordinance. Appraised value is determined from an appraisal by a state-certified appraiser holding an MAI or SRA designation from the Appraisal Institute, obtained at petitioners' expense. *(RCW 35.79.030, .035; LMC 12.05.240(B)(5); 12.05.260(A), (D))*
- ☑ **Recording.** A certified copy of any ordinance vacating the right-of-way will be recorded by the City Clerk with the Pierce County Auditor. *(LMC 12.05.270)* All recording fees and associated costs are the responsibility of, and shall be paid by, the petitioners.
- ☑ **Accuracy.** The information provided in this petition and its attachments is true and correct to the best of the Principal Petitioner's knowledge.

DESIGNATED REPRESENTATIVE FOR NOTICE	EMAIL	TELEPHONE
Heather Burgess	"Heather Burgess" <hburgess@d	360-742-3500

MAILING ADDRESS OF DESIGNATED REPRESENTATIVE

909 A Street, Suite 900, Tacoma WA 98402

RESPECTFULLY SUBMITTED THIS 21 DAY OF September , 20 26

SIGNATURE OF PRINCIPAL PETITIONER	DATE
Clint Johnson (Sep 24, 2026 18:10:09 GMT+1)	Sep 24, 2026

Submit to: *City of Lakewood, Planning & Public Works, 6000 Main Street SW, Lakewood, WA 98499. This form is prescribed by the Director pursuant to LMC 12.05.220(A). In case of conflict between Chapter 12.05 LMC, Article II and Chapter 35.79 RCW or RCW 35A.47.020, the statutory provisions control. (LMC 12.05.200)*

COL Pet 092026

Final Audit Report 2026-09-24

Created:	2026-09-24
By:	Jonathan Whittington (jwhittington@dfpblaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6WXmP7bXVm6o7RjKp05UHHi0zZeIJ4I5

"COL Pet 092026" History

Document created by Jonathan Whittington (jwhittington@dfpblaw.com)
2026-09-24 - 4:47:30 PM GMT

Document emailed to cpjlakewood@hotmail.com for signature
2026-09-24 - 4:48:53 PM GMT

Email viewed by cpjlakewood@hotmail.com
2026-09-24 - 5:08:53 PM GMT

Signer cpjlakewood@hotmail.com entered name at signing as Clint Johnson
2026-09-24 - 5:10:07 PM GMT

Document e-signed by Clint Johnson (cpjlakewood@hotmail.com)
Signature Date: 2026-09-24 - 5:10:09 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Document emailed to Sharlynn Gates (sgates6716@aol.com) for signature
2026-09-24 - 5:10:11 PM GMT

Email viewed by Sharlynn Gates (sgates6716@aol.com)
2026-09-24 - 5:34:29 PM GMT

Document e-signed by Sharlynn Gates (sgates6716@aol.com)
Signature Date: 2026-09-24 - 5:35:35 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-09-24 - 5:35:35 PM GMT

Your Submission Details

Submission Number:
ENG-2026-103

Status:
Under Review

Message:

Applicant Name:
Clint Johnson

Applicant Email:
cpjlakewood@hotmail.com

Submission Type:
Public Works/Engineering Applications > Street Vacation

Last Updated:
October 1, 2026

Submission URL:
https://app.oncamino.com/lakewood_wa/dashboard/submissions/892216/guide

Contact the agency for more help

253-512-2261

bschumacher@cityoflakewood.us

6000 Main St. SW,
Lakewood

1 Getting Started

Welcome to the City of Lakewood's Permitting Portal

Step is Completed By: Applicant

City of Lakewood

Welcome to the City of Lakewood's Permitting System!

Follow the steps below to apply for your project's permitting needs. You can also use this platform to submit multiple applications and track permit status through the dashboard. All documents are in PDF format unless stated otherwise.

The provided submittal checklist is not an exhaustive review of all potential issues. The requirements checklist given to the applicant shall not bind, limit, or prohibit the City's future application or enforcement of the applicable law; rather, it is intended to offer the applicant guidance in preparing a development proposal for submittal"

Planning and Public Works

6000 Main St SW

Lakewood, WA 98499

(253) 512-2261

Visit our office: Monday-Friday; 8:30am-4pm. Walk-ins welcome but appointments receive priority service.

Contact us:

Permit Center: permits@cityoflakewood.us

Rental Housing Safety Program: rentals@cityoflakewood.us

Business Licensing: businesslicensing@cityoflakewood.us

Engineering: publicworksengineering@cityoflakewood.us

Planning: planning@cityoflakewood.us

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2 Application Infomation

Acknowledgement

Step is Completed By: Applicant

By selecting the "Mark as complete" button above, **I attest that:**

- You have the legal right to apply for this permit.
- Everything you've provided is true, complete, and accurate to the best of your knowledge.
- You have the authority to carry out this project.
- This application and associated scope of work is not subject to any covenants, conditions, or restrictions of record that forbid the proposal on the property.
- You agree not to begin any work until all required permits and approvals have been issued.
- All information and documents you submit with this application may be shared with the public under Washington's Public Records Act (RCW 42.56).
- Per state law and City of Lakewood Municipal Code (LMC), licensed contractors, first and second-tier subcontractors all must hold a valid business license from the Department of Revenue (DOR), endorsed by the City of Lakewood, as well as contractors must be licensed with state Department of Labor & Industries.
- By submitting this application, you (the property owner or legally authorized representative) are giving the City of Lakewood permission to access the property listed in the application for the purpose of reviewing the project. This permission lasts from the time you apply until the City takes final action or inspection on your project.
- The City of Lakewood is not a full-service agency. Sewer, septic, water, electrical, and fire safety permits, reviews, and inspections are done by outside agencies. It is the responsibility of the applicant/landowner to submit and obtain approvals from outside permit agencies.

Further, I acknowledge my permit will be returned if:

- It is missing required documents or information.
- My documents are not uploaded as PDFs.

Street Vacation Permit

Group: Engineering **Step is Completed By:** Applicant

Please fill in all required fileds and select Mark Complete.

For more information, please visit LMC Title 12 and City brochure Right-of-Way Vacation

3 Building Application Requirements

Construction - Scope of Work Narrative

Step is Completed By: Applicant

Please provide a narrative of the proposed request, with a clear description of work for the project.

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4 Engineering Application Requirements

Upload Survey for Street Vacation

Group: Engineering **Step is Completed By:** Applicant

Use this step to upload a survey for the proposal. The Survey shall be prepared by a state licensed surveyor and meet the requirements outlined in LMC 12.05.220.

Upload a Plat Map

Step is Completed By: Applicant

Use this step to upload a plat map for the project.

Provide a Legal Description

Step is Completed By: Applicant

Please provide a legal description of the proposed project.

Upload Petition Form (Signed) for Street Vacation Application

Group: Engineering **Step is Completed By:** Applicant

Please complete the attached petition form and upload once all signatures have been included.

Upload Property Appraisal

Group: Engineering **Step is Completed By:** Applicant

Per LMC 12.05.260, an appraisal is required to determine the appraised value of the requested street vacation. Appraisals shall not be more than 6 months old at the time of submission and be prepared by a state certified real estate appraiser who has a MAI or SRA designation from the Appraisal Institute.

Upload a Plat Map

Step is Completed By: Applicant

Use this step to upload a plat map for the project.

Upload Petition Form (Signed) for Street Vacation Application

Group: Engineering **Step is Completed By:** Applicant

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Please complete the attached petition form and upload once all signatures have been included.

5 Next Steps

Next Step: Application Submittal

Step is Completed By: Applicant

Once you've submitted your application a completeness review will take place. You can track the status of your application directly through this portal. Staff will request changes/add requirements as needed on this page.

6 Helpful Information & Resources

Review the City of Lakewood Engineering Standards Manual

Group: Engineering **Step is Completed By:** Applicant

Attached is the City of Lakewood Engineering Standards Manual. This manual has been prepared to provide a graphic and written representation of minimum standards for construction of public improvements within the public right-of-way, easements, city properties, and on private property relating to development improvements. This manual is compiled and published by the City of Lakewood Planning & Public Works Department. In addition to LMC Titles 12 and 13, the intent is to achieve compliance with engineering, utility and site construction practices within the City of Lakewood.

Brochures

Step is Completed By: Applicant

The Department of Planning & Public Works creates public brochures on several topic areas based on common questions we receive. To view all brochures available, please visit our documents page PPW Documents - City of Lakewood.

Want to Schedule an Appointment with a City Planner or Permit Tech?

Step is Completed By: Applicant

Use the link above to schedule a free 15 minute consult with a Planner or Permit Technician. Additional time will require a paid meeting.

Lakewood Municipal Code

Step is Completed By: Applicant

Please visit the Lakewood Municipal Code (LMC) for development requirements located within the City at Lakewood Municipal Code

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PPW Contact Information

Step is Completed By: Applicant

Planning and Public Works Department

6000 Main St SW

Lakewood, WA 98499

(253) 512-2261

Visit our office: Monday-Friday 8:30 am – 4pm

Walk-ins welcome but appointments receive priority service

Contact us:

Permit Center: permits@cityoflakewood.us

Rental Housing Safety Program: rentals@cityoflakewood.us

Business Licensing: businesslicensing@cityoflakewood.us

Engineering: publicworksengineering@cityoflakewood.us

Planning: planning@cityoflakewood.us

7 Fees Due

Street Vacation Permit Fee

Group: Engineering
Step is Completed By: Applicant

Fee: $1,920.00 Street Vacation Permit Fee

Authorization to use right-of-way for minor construction, parking or other non-intrusive use.

Administrative Base Fee

Group: Permit Techs
Step is Completed By: Applicant

Fee: $90.00 Administrative Base Fee

Technology Fee

Fee: $80.40 Technology Fee

Step is Completed By: Applicant

IMPORTANT!!!!!!!!!!!!!!!!!!!!!!! Once all fees have been confirmed, check subtotal on invoice and input to calculate tech fee. All applciations types are required to have a tech fee assessed.

8 Agency Review

Engineering Review

Group: Engineering **Step is Completed By:** Agency

Council Setting Hearing Date (Resolution)

Group: Engineering **Step is Completed By:** Agency

Upload resolution, council agenda bill and PowerPoint slide. Also input date Council meeting considers resolution hearing date.

9 Required Notices

Notice to Property Owners-Street Vacation

Group: Engineering **Step is Completed By:** Agency

Follow LMC 12.05 procedure. Please upload copy of final notice.

Notice to Public Service Providers-Street Vacation

Group: Engineering **Step is Completed By:** Agency

Follow LMC 12.05 procedures. Please upload copy of final notice.

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Questions and Answers

1 **Will the project impact multiple site addresses?**

Yes | No

Data Fields

Reviewer Notes

1 **Engineer Comments-Notice to Property Owners**

2 **Engineer Comments-Notice to Providers**

3 **Sent Date**

Interested Parties

1 **Interested Parties**

Applicant Information

1 **Phone Number**

253-376-2623

2 **Contact's Phone Number**

253-376-2623

3 **Contact's Email**

cpjlakewood@hotmail.com

4 **Contact's Mailing Address**

6926 100th St SW

5 **Applicant's Email**

cpjlakewood@hotmail.com

6 **Address**

6926 100th St SW

7 **Contact Person**

Clint Johnson

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8 **Applicant Name**

Clint Johnson and Sharlynn Gates

Property Owner/Tenant Information

1 **Address**

6926 100th St SW

2 **Email Address**

cpjlakewood@hotmail.com

3 **Phone Number**

253-376-2623

4 **Name**

Clinton Johnson and Sharlynn Gates

Project Information

1 **Resolution hearing date**

2 **Will the project impact multiple site addresses?**

No

3 **Project Description**

Vacate that portion of the public right of way and street end within our fence line, carport and parking area. That same area is subject to the County's previous grant of a perpetual variance. The vacation of this area will resolve the title issues for both the Petitioners and the City.

Property Information

1 **Site Address**

100th ROW Street End

Ungrouped

1 **Reviewer Comments**

2 **Subtotal for Tech fee**

2010.0

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Disclaimer

All information and documents you submit with this application may be shared with the public under Washington's Public Records Act (RCW 42.56). By submitting this application, you (the property owner or legally authorized representative) are giving the City of Lakewood permission to access the property listed in the application for the purpose of reviewing the project. This permission lasts from the time you apply until the City takes final action on your project. Further, you confirm that: * The City of Lakewood is not a full-service agency. Sewer, septic, water, electrical, and fire safety permits, reviews, and inspections are done by outside agencies. It is the responsibility of the applicant/landowner to submit and obtain approvals from outside permit agencies. * You have the legal right to apply for this permit. * Everything you've provided is true, complete, and accurate to the best of your knowledge. * You have the authority to carry out this project. * You agree not to begin any work until all required permits and approvals have been issued.
This PDF was generated on October 1, 2026 and may be out of date.

DICKSON FROHLICH PHILLIPS BURGESS PLLC

HEATHER L. BURGESS | PARTNER | HBURGESS@DFPBLAW.COM
DANIEL E. PIZARRO | PARTNER | DPIZARRO@DFPBLAW.COM
JENNIE MARTIROSIAN | SENIOR PARALEGAL | JMARTIROSIAN@DFPBLAW.COM

September 14, 2026

Sent via Hand-Delivery

Department of Planning & Public Works
City of Lakewood
6000 Main Street SW
Lakewood, WA 98499

RE: Request for Partial Street Vacation
Subject Property: 6926 100th Street SW, Lakewood, WA 98499

Dear City of Lakewood:

This firm represents Clint Johnson and Sharlynn Gates (collectively, "Applicants"), who own a waterfront residence located at 6926 100th Street SW, Lakewood (the "Property"), on Lake Steilacoom. The purpose of this letter is to provide the City with additional information in support of the Applicants' enclosed request for partial vacation of 4,246 SF of unimproved right-of-way at the end of 100th Street adjacent to their property.

As detailed below, the Applicants' proposed limited street vacation is consistent with the City's 2008 street-end analysis, the express authorization granted by Pierce County for original construction of their carport, and the historic residential use and occupancy of the Property. In addition, Pierce County records reflect that the Applicants are and have been paying property taxes for the area proposed to be vacated. For these reasons, and because the Applicants' revised[1] proposal meets all relevant criteria in Lakewood Municipal Code ("LMC") 12.12.120 and RCW 35.79.035, the City should approve the proposal.

I. BACKGROUND AND HISTORY

A. The 2008 Street Ends Report

As discussed below, the Applicants' earlier street vacation application was informed by the assumptions reflected in the 2008 Parks and Recreation Advisory Board ("PRAB") analysis of the 100th Street SW street end. That analysis recommended a "Sell" designation and recognized the practical limitations associated with future public use, including the steep slope, limited parking, and the likelihood that vehicles accessing the site would block neighboring driveways.

[1] In 2024, the Applicants together with John Crabill submitted a request to vacate approximately 12,100 SF of the unimproved street-end of 100th Street abutting their properties. If approved, this would have resulted in vacation of the entire street end abutting Lake Steilacoom. The City Council held a public hearing on the proposal on August 5, 2024 and voted to deny the request on September 16, 2024. The Applicants' new application reflects a revised request to vacate a smaller portion of the unimproved right-of-way.

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In 2008, the PRAB conducted an analysis and review of the City's various waterfront "street ends." This included analysis of access to the waterfront through 100th Street SW adjacent to the Applicants' property. Ultimately, the PRAB recommended a "Sell" designation on the 100th Street SW street end, rather than the "Maintain, Improve or Develop," "Leave As Is," or "Lease" designations assigned to other Lakewood waterfront street ends. A copy of this recommendation is attached at **Tab A**. City records also include a May 2008 letter to the PRAB, from Communications Director Jeff Brewster, which listed the 100th Street access point as a site "that should be leased or vacated to raise capital to acquire more suitable lakefront property on the same lake."

The 2008 PRAB process noted that the City's ability to actually improve the site would come with inherent difficulties, given the proximity to Lake Steilacoom, the wildlife in the area (otters & beavers), the steep slope of the roadway, and limited parking space. Notes from "street-end meetings" with the public conducted by PRAB in 2007 confirm that 100th Street had "no real parking area," "grading would be required," and "cars accessing the site would block driveways." Those conditions remain true today. Nonetheless, to the extent the City's plans for the 100th Street end have changed since the earlier 2008 PRAB evaluation, the Applicants' revised proposal preserves a full public access corridor for future development while curing the only practical issue left: the mismatch between the Applicants' longstanding, permitted improvements and the surveyed boundaries of the right-of-way.

B. The City's 2024 Analysis Fails to Consider the Historical Variance, Longstanding Improvements by Private Owners, and Historical Tax Payments.

The 2024 staff reports for the Applicants' original street vacation proposal reflect that the City conducted a new analysis of the 100th Street SW street end in 2022 that reached a different conclusion than the 2008 PRAB report, recommending that the site be developed as a public park, and including conceptual design plans for that purpose. However, the staff report analysis rests on an incorrect factual premise because it depicts the Applicants' longstanding improvements as "encroachments." As discussed below, those improvements were expressly authorized by Pierce County in 1966, and therefore do not constitute unauthorized encroachments upon the right-of-way. In addition, Pierce County records reflect that the Applicants have continuously paid property taxes based upon the historic occupancy of this area, further confirming longstanding permitted treatment of the improvements.

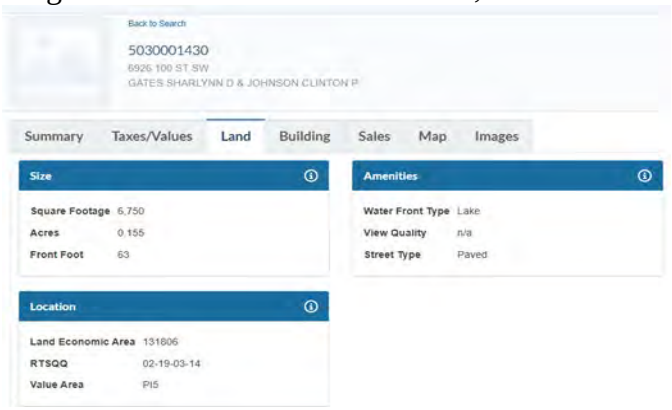
As reflected in Pierce County records and confirmed by neighbor and lifelong Lake Steilacoom resident, John Crabill, in 1966 Mr. Crabill's father obtained Pierce County Variance No. V7-66 (the "Variance"), authorizing the placement of the carport and parking improvements for the Applicants' residence within the existing 100th Street right-of-way. In 2008, Robert Crabill recorded a copy of the Variance on title, a copy of which is attached at **Tab B**. John Crabill's parents were the Applicants' predecessors in title; Mr. Crabill personally resided on the Applicants' property from the 1950s to the 1970s and has lived across the street for over 20 years.

The carport, fence, and retaining wall on the Property were permitted improvements, not encroachments, and they have remained in place for nearly six decades. These improvements

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predate the City's incorporation by thirty years, and were approved pursuant to Pierce County's zoning and building authorities at the time. In short, the structures identified in the 2024 analysis as "encroachments" are, in fact, legacy improvements, long understood as part of the Applicants' private property and permitted as such.

Pierce County records further demonstrate that the Applicants have paid property taxes on the full width of the 100th Street right-of-way area that they, and their predecessors, have lawfully occupied since Pierce County originally granted approval of the Variance in 1966. This is evident from Pierce County Assessor records for the parcel, which reflect 63 feet of "Front Foot," referring to 63 feet of frontage along the Lake Steilacoom waterfront, as reflected in the below screenshot:



In short, the record shows that the existing improvements within the right-of-way were placed there with express permission of Pierce County, and that the Applicants have dutifully paid property taxes on the underlying area. There has been no encroachment.

II. COMPLIANCE WITH PROPOSED STREET END EVALUATION FRAMEWORK

The Applicants understand that the City Council has been considering adoption of a new resolution setting out Street-End Evaluation Framework. While this framework has not yet been finalized, as discussed below, the Applicants' partial street vacation satisfies the draft proposed framework's substantive evaluation criteria. Specifically, the proposal preserves public access to the shoreline, avoids the unnecessary removal of longstanding County-authorized improvements, maintains the anticipated public benefit associated with future park development, and provides for payment of the fair market value of the property if the vacation is approved.

A. The Proposed Vacation Preserves Public Access

The City's proposed framework first considers whether adequate public shoreline access can be maintained. Here, the Applicants' proposed partial street vacation preserves a continuous public access corridor to Lake Steilacoom. Enclosed are two survey exhibits prepared to assist the City's review: first, an aerial exhibit showing the proposed revised partial vacation in relation to the existing site conditions (**Tab C)**; and second, an overlay showing the proposed revised partial vacation together with the City's concept park/street-end plan for this street end published with the 2024 staff report (**Tab D)**. As you can see from these exhibits, the proposed partial vacation

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does not prevent construction of the conceptual park identified in the 2024 Staff Report. Moreover, as shown in the photo below taken from the water, the revised vacation proposal (which aligns with the existing chain link fence) would not alter existing public access to the shoreline.



B. Removal of the Improvements Would Be Infeasible and Disproportionately Burdensome

The draft framework also recognizes that removal of existing improvements may be inappropriate where doing so would be infeasible or disproportionately burdensome. Here, the Applicants' carport, retaining wall, and related improvements were expressly authorized pursuant to Pierce County Variance No. V7-66 in 1966 and have remained in place for nearly sixty years. Although the Applicants do not concede that their County-authorized improvements constitute "encroachments," the City's draft framework provides a useful structure for evaluating why the revised partial vacation is appropriate here. Their removal would require demolition of improvements lawfully constructed with County approval and would therefore be both infeasible and disproportionately burdensome.

C. The Proposed Vacation Will Not Result in a Loss of Shoreline Function

The City's framework further evaluates whether a proposed vacation would diminish shoreline function or interfere with future public use. The conceptual park plans prepared for the City demonstrate that the Applicants' proposed partial street vacation does not materially interfere with the planned shoreline improvements. As shown in **Tab D**, with the street vacation, the proposed beach area and public access corridor could remain substantially unchanged from initial plans. At most, only minor adjustments to the precise boundary of the requested vacation may be warranted to accommodate final design details.

Return to Agenda

D. The Public Benefit is Preserved and the City Will Receive Fair Compensation

Finally, the proposed vacation preserves the public benefit contemplated by the City's framework. Approval of the requested vacation would not prevent construction of the proposed park or continued public enjoyment of the shoreline. At the same time, the City would receive the appraised fair market value of the property, as required by both state law and the Lakewood Municipal Code. Approval of the requested vacation advances the City's planning objectives while resolving the longstanding inconsistency between the historic County-authorized improvements and the existing right-of-way boundaries.

Because the proposed partial vacation preserves public access, avoids the unnecessary removal of longstanding County-authorized improvements, maintains shoreline function, and provides for fair market compensation, it satisfies the substantive evaluation criteria set forth in the City's draft Street-End Evaluation Framework.

III. CONCLUSION

A complete application for street vacation meeting the requirements of Lakewood Municipal Code ("LMC") Chapter 12.12 is enclosed. The Applicants respectfully request that the City approve the revised partial street vacation proposal, which is narrowly tailored to encompass only the area of historic occupancy associated with longstanding County-authorized improvements, preserves the City's ability to provide future public shoreline access, and satisfies the substantive criteria set forth in the City's proposed Street-End Evaluation Framework. As required by Lakewood Municipal Code and state law, the Applicants are prepared to pay the City the full appraised fair market value of the property, as determined by the City, upon approval of the requested vacation.

Thank you for your consideration of this revised request.

DICKSON FROHLICH PHILLIPS BURGESS PLLC



HEATHER L. BURGESS
DANIEL E. PIZARRO
HLB/DEP/jm

Enclosures:
Tab A – 2008 Parks and Recreation Advisory Board Waterfront Street Ends Recommendation
Tab B – Pierce County Board of Adjustment Written Order No. V7-66 / Historic Variance Materials
Tab C – Aerial Exhibit Showing Proposed Revised Partial Street Vacation
Tab D – Overlay Exhibit Showing Proposed Revised Partial Street Vacation with City Concept Park/Street-End Plan

TAB A

TO: City Council Members

FROM: Parks and Recreation Advisory Board (PRAB)

DATE: July 30, 2008

RE: Waterfront Street Ends Recommendation to the Lakewood City Council

The Parks and Recreation Advisory Board members, including Chairman Roger Laybourn, Vice-Chairman Gary Fowler, Vito Iacobazzi, Jason Gerwen, Tanja Scott andAlan Billingsley have been involved in the review process focusing on Lakewood Waterfront Street Ends since their initial PRAB analysis of the sites in October, 2006.

PRAB members attended subsequent Street Ends public meetings on September 25, November 27, and December 11, 2007; January 23, and May 27, 2008 before discussing the issue and developing a recommendation at their June 24, 2008 regular Board meeting. All of the information collected through site assessments, public comments, meeting minutes, on-site visits and staff reports was considered during the decision making process.

During their final deliberations, PRAB members recommended the Council consider where the City will be in 50 years, what open space is available now or will become available in the future and how the City will acquire and develop this space to enhance and/or expand existing parks and recreational venues within the City. Throughout the discussion, members consistently returned to these thoughts and the idea that the City should focus on future lakefront access and the development of such properties to meet the growing needs of our community.

RECOMMENDATION:

The Parks and Recreation Advisory Board makes the following recommendation to the City Council:

Maintain, Improve or Develop the following street end sites:

Westlake Avenue	Lake Steilacoom
Beach Lane	Lake Steilacoom
Edgewater/Foster	Lake Steilacoom
Lake City Blvd	American Lake
Wadsworth-Tillicum	American Lake
104th / Melody Lane	Lake Louise

Holden	Lake Louise
Lakeland Avenue	American Lake

Leave As Is the following sites:

Hilltop Lane	Gravelly Lake
Linwood Lane	Gravelly Lake

Sell the following sites:

100th Street	Lake Steilacoom
Holly Hedge Drive	Lake Steilacoom

Lease the following site:

Mt. Tacoma Drive	Lake Steilacoom

Sell or Lease the following site:

Lake Avenue	Lake Steilacoom

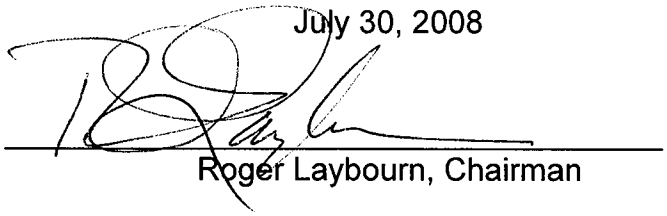
In addition, the PRAB members recommend to the City Council that the City should:

- Develop a formal master plan for each site designated for "maintain, improve or develop".
- Create signage and a management plan for each site that is designated for "maintain, improve or develop".
- Maintain Wadsworth for public use including boat launchings.
- Establish a formal lease policy for use of properties designated to "lease" so they are available for future consideration.
- Use existing waterfront parks as 'anchors' from which to expand use through acquisition.
- Consider eminent domain to increase lakefront access and to expand existing lake front parks.
- Work with neighbors and the police department to develop block watches at improved sites
- Re-examine options after five (5) years if adjoining property owners haven't leased or purchased designated sites.
- Pursue Public/Private partnerships to increase access to Gravelly Lake.

A matrix is attached outlining the Board's recommendations.

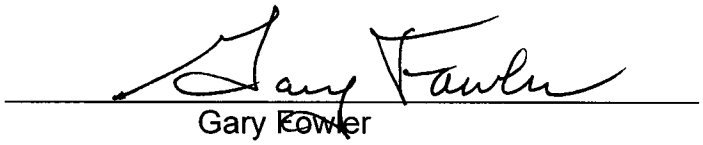
The Parks and Recreation Advisory Board appreciates the interest shown by the community in this issue and supports the City Council in its efforts to make decisions regarding water front street end properties within Lakewood's boundary.

Parks and Recreation Advisory Board
Water Front Street End Recommendation
July 30, 2008



Roger Laybourn, Chairman

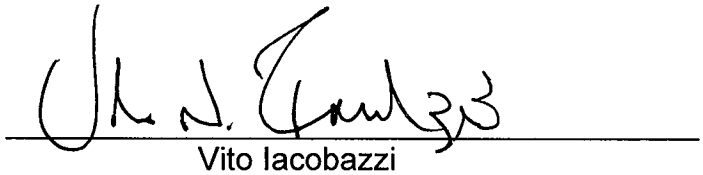
J. Alan Billingsley
Excused Absence
(Approved to form)



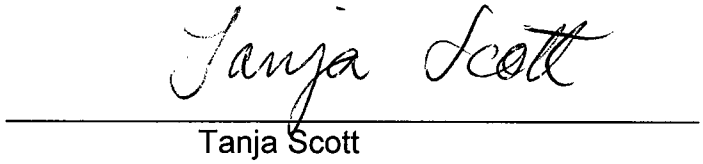
Gary Fowler



Jason Gerwen



Vito Iacobazzi



Tanja Scott

Street Name/Site Location	Lake	Improve/ develop	Leave "as is"	Sell	Lease	Additional conditions/comments
Westlake Ave	Lake Steilacoom	X				One of the best sites
Mt. Tacoma Drive	Lake Steilacoom				X	Potential for use in 10 years
Beach Lane	Lake Steilacoom	X				Passive neighborhood access
Lake Avenue	Lake Steilacoom			X	X	
100th Street	Lake Steilacoom			X		
Holly Hedge Drive	Lake Steilacoom			X		
Edgewater / Foster	Lake Steilacoom	X				
Lake City Blvd	American Lake	X				Most potential - already used as fishing area/park
Wadsworth – Tillicum	American Lake	X				
104th / Melody Lane	Lake Louise	X				Determine which site merits development or improvement
Holden	Lake Louise	X				Determine which site merits development or improvement
Hilltop Lane	Gravelly Lake		X			Last public access to Gravelly Lake
Linwood Lane	Gravelly Lake		X			Last public access to Gravelly Lake
Lakeland Avenue	American Lake	X				Research land use issues.
Additional recommendations		**Yes**	**No**	**Comments**		
Develop a formal master site plan for each site designated for improvement, including signage and site management		X				
Maintain Wadsworth for public boat launchings		X				
Establish a formal lease policy (contract, fees, etc...)		X				
Use existing waterfront parks as "anchors" from which to expand through acquisition.		X		Infrastructure already in place to support public use		
Consider eminent domain to increase lakefront access.		X		Council has this option at all times		
City will work with neighbors to develop block watches at improved sites.		X				
Re-examine options after 5 years if adjoining property owners haven't leased or purchased designated sites.		X				
Pursue Public / Private partnerships to access Gravelly Lake		X				

TAB B

200802260001 3 PGS
02/26/2008 8:50am $44.00
PIERCE COUNTY, WASHINGTON

Name & Return Address:

Robert P. Crabill
6926 100st SW
Lakewood, WA 98499

Please print legibly or type information.

Document Title(s)	ORDER
Grantor(s)	Pierce County Planning Dept
___ Additional Names on Page ____ of Document	
Grantee(s)	Crabill, Robert P.
___ Additional Names on Page ____ of Document	
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section)	Pt Lot 43 & 42, Lake Steilacoom Park
Complete Legal Description on Page ____ of Document	
Auditor's Reference Number(s)	
Assessor's Property Tax Parcel/Account Number(s)	

The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

_____
Signature of Requesting Party (Required for non-standard recordings only)

Gpcovst.doc rev 4/02

BOARD OF ADJUSTMENT WRITTEN ORDER NO. V7-66

WHEREAS, there was filed with the Pierce County Planning Department on February 7, 1966, application of Robert P. Crahill, M.D.

requesting a front yard variance of 25 ft. to permit an attached double-car carport to be situated with the leading edge of the roof on the front line of a lot abutting a minor county road in an RE 8.4 Residential Estates district

on property described as:

(LEGAL DESCRIPTION -- See Attach.-1)

and located 6926 - 100th St. SW, Tacoma, Washington

WHEREAS, a public hearing was held on February 28, 1966, and

WHEREAS, the Board of Adjustment made the findings that:

1. The impact of allowing the proposed addition to extend into the front yard is reduced because of its location at the end of the County road and because it is reasonably consistent with the rest of the front yards in the block;

2. While sufficient area is available on this site, existing yards make any other location of a carport unreasonable;

(FINDINGS continued on Attach.-1)

BE IT ORDERED BY THE PIERCE COUNTY BOARD OF ADJUSTMENT that said application be approved; and

BE IT FURTHER ORDERED that (if approved) said approval be subject to the following conditions:

BE ADVISED that an appeal from these findings may be filed within ten (10) days of the date of action.

Date of Action: February 28, 1966
Effective Date: March 10, 1966

Secretary of Board of Adjustment

Vice Chairman of Board of Adjustment

BOARD OF ADJUSTMENT WRITTEN ORDER NO. V7-66 Attach. -1

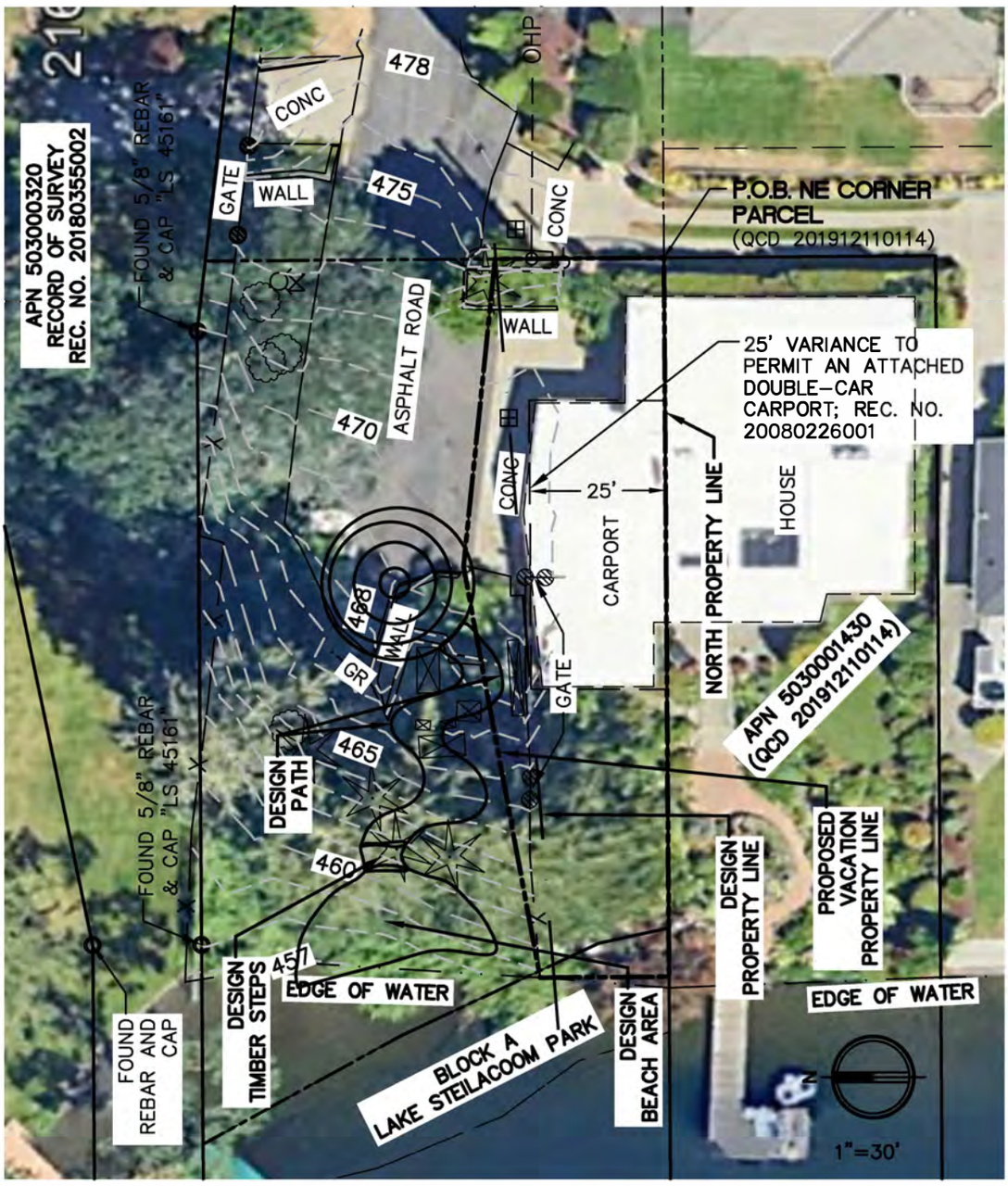
Legal Description

Lake Steilacoom Park: Part of L 43 B 7 ly Wly of a li drawn at R/A to S li of L 42 at a pt 400 ft. W of SE cor L 2 B 7, incl St vac; incl Blk A abutt incl shlds abutt

Findings (Continued)

3. Because of the lower elevation, the view of the lake now afforded to the neighbors to the east would not be impaired.

TAB C



LEGEND

	FOUND PROPERTY CORNER
	GATE POST
	PLANTER BOX
	UTILITY POWER POLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
CONC	CONCRETE PAD
GR	GUARD RAIL
	CONIFEROUS TREE
	DECIDUOUS TREE
—— OHP ——	OVERHEAD UTILITIES
—— X —— X ——	FENCE

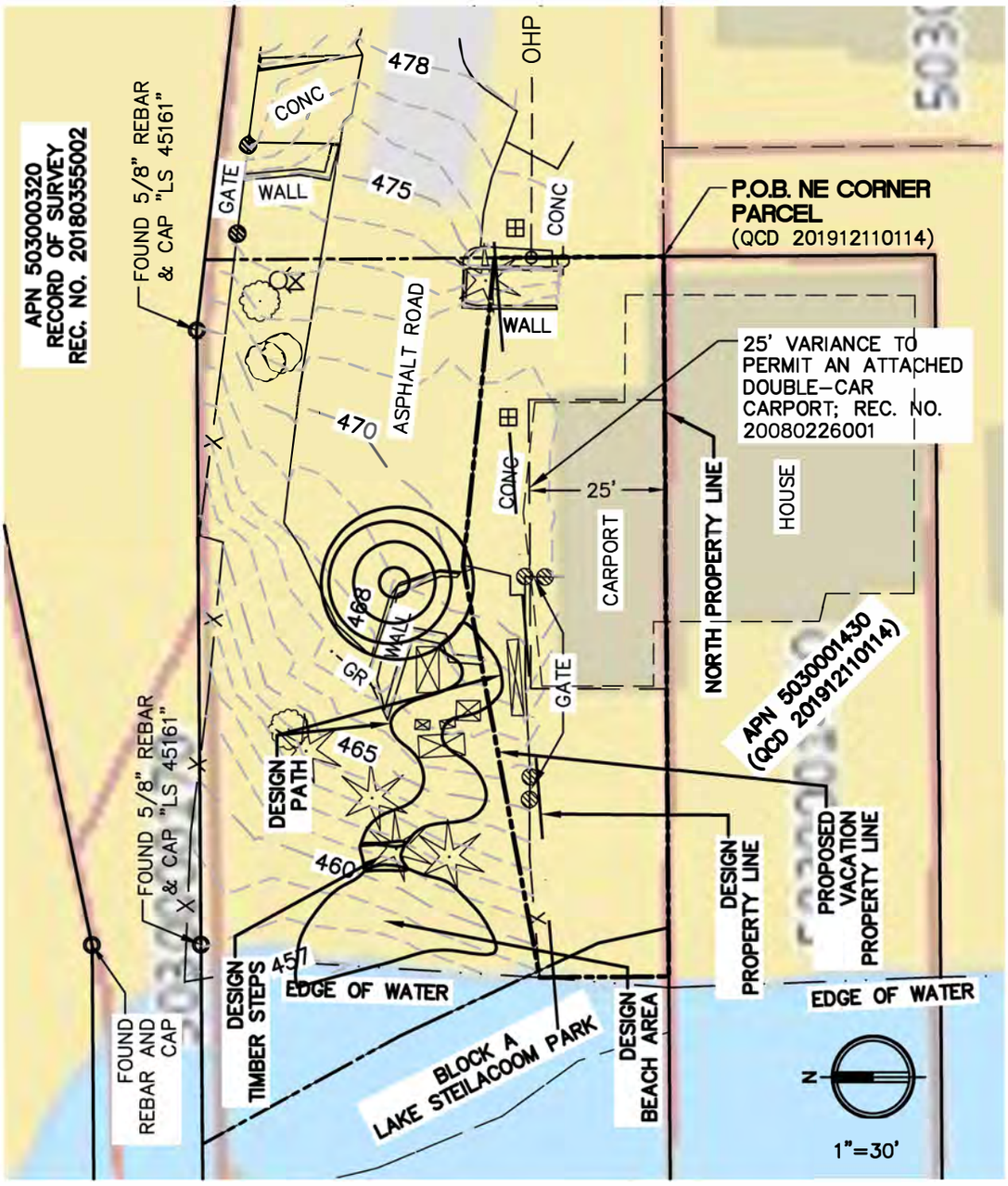
[TOPOGRAPHY SHOWN HEREON WAS PREFORMED MAY 2024]

JOB NO. 2240209.50
06/25/26
R.O.W. VACATION EXHIBIT
LEGAL BY: SR EXHIBIT BY: FS
NE 1/4, NE 1/4, S3, T19N, R2E
w: \sdskproj\2024\2240209\2240209 exhibits.dwg

AHBL
2215 North 30th Street,
Suite 200,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

TAB D



LEGEND

	FOUND PROPERTY CORNER
	GATE POST
	PLANTER BOX
	UTILITY POWER POLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
CONC	CONCRETE PAD
GR	GUARD RAIL
	CONIFEROUS TREE
	DECIDUOUS TREE
OHP	OVERHEAD UTILITIES
X	FENCE

[TOPOGRAPHY SHOWN HEREON WAS PREFORMED MAY 2024]

JOB NO. 2240209.50
06/25/26
R.O.W. VACATION EXHIBIT
LEGAL BY: SR EXHIBIT BY: FS
NE 1/4, NE 1/4, S3, T19N, R2E
w: \sdskproj\2024\2240209\2240209 exhibits.dwg

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Return to Agenda

Know all men by these presents that The Lake Steilacoom Improvement Company, a corporation created and existing under and by virtue of the laws of Washington Territory now the State of Washington, are the owners of the following described property, to wit. The S.W. 1/4 of the N.W. 1/4 and the N.W. 1/4 of the S.W. 1/4 of Section 2 and Lots 1, 10 & 9 of Section 3 T. 19 N. R. 2 E. W.M. and have caused the same to be surveyed and platted and hereafter known as Lake Steilacoom Park Annex County Washington, as shown by this plat and hereby dedicate, sets for the public use forever all the streets, avenues, boulevards and alleys as herein indicated.

Witness our hands and seals this 20th day of February A.D. 1890.

In presence of

Robert E. Anderson

Will B. Somers

THE LAKE STEILACOOM IMPROVEMENT COMPANY

by Samuel C. Slaughter President

Attest Frank L. Crosby Secretary

Beg. N.E. Cor. Blk. 12 in Co. Plat of Lake Steilacoom Pk. Thence Ea. Along the No. Line of said Blk. 26 Ft., Thence Southwesterly to a point 16.1 Ft. East of Southwest Corner of Blk 12, And on the So. Line of Said Blk. Produced; Thence We on Said So. Line 16.1 Ft. to the Corner of said Blk.; Thence N. Ea. Line of Blk 12 to Pt. of Beg. Being a portion of Glover's in said Plat. Recorded May 1892 Vol. 192 Page 695 of Deeds L.T. Mc.

That portion of Railroad Ave. from No. boundary of Alfaretta Ave. to So. boundary of Lake Steilacoom Ave. Vacated by Ord. No. 68 Recorded in Vol. 689 of Deeds, Page 277

Vacated Dec. Cancelled Rec. 40 pg 582 Block 8 — Lake Steilacoom Park Annex Dated Sept 10/26 — North and South thru alley running North and South is hereby vacated. J. Campbell Pres. by Austin Clerk Att Co. County by H. Butler Dep.

Allen recorded Vol. 40 pg 79 Com. Rec.

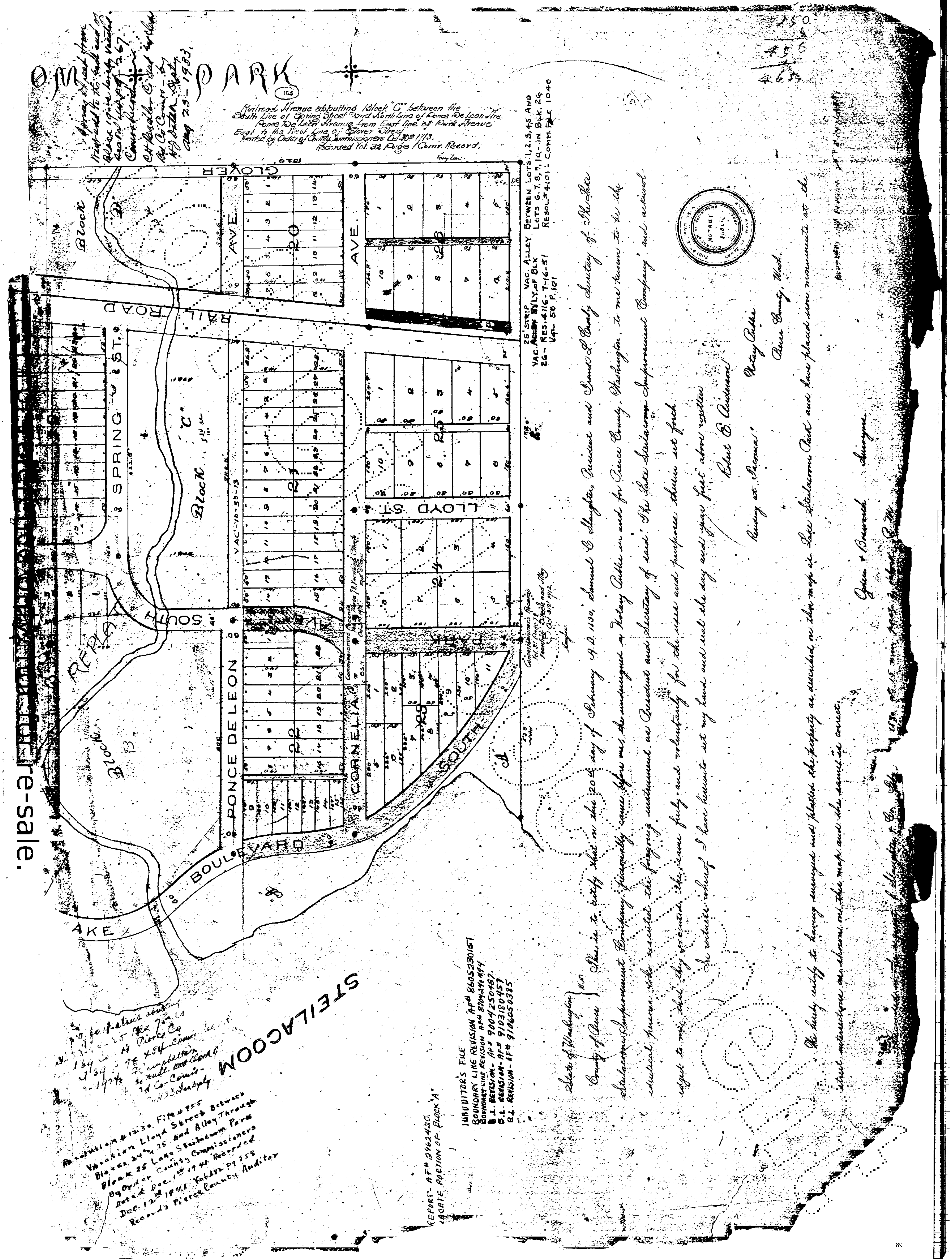
Vacated for Parking Limited — Vol. 40 pg

Vac. for Road Com. Rec. 11-4-06 142247

Alley Vac. 12-11-41 Com. Rec. 3487

For reference only, not for re-sale.

Return to Agenda



AMERICAN HOME APPRAISALS

7683 SE 27th Street, Suite 300
Mercer Island, WA 98040
Ph. 206-236-3037

September 16, 2026

Clinton Johnson
Sharlynn Gates
6926 100th St SW
Lakewood WA 98499

Dear Mr. Johnson and Ms. Gates,

In accordance with your request, we have completed an appraisal to determine the fair market value of a hypothetical 4,246sf section of 100th St SW, a dedicated right-of-way proposed for vacation along Steilacoom Lake.

The purpose of this appraisal is to develop an opinion of the defined value of the hypothetical subject property, as vacant. The property rights appraised are the fee simple interest in the hypothetical site.

In our opinion, the defined fee simple value of the hypothetical subject property as of September 11, 2026 is $34,000.

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,

David Connelly

Richard Hagar, SRA

Return to Agenda

Land Appraisal Report

File No. 26-4473a

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User Clinton Johnson & Sharlynn Gates E-mail cpjlakewood@hotmail.com

Client Address 6926 100th St SW City Lakewood State WA Zip 98499

Additional Intended User(s) The intended user of this report is the client listed above, any court of competent jurisdiction, and no other.

Intended Use The intended use of this appraisal is to determine current Market Value of a dedicated public right-of-way proposed for vacation. No other use is intended or authorized by the appraiser.

SUBJECT

Property Address 69xx 100th St SW City Lakewood State WA Zip 98499

Owner of Public Record City of Lakewood County Pierce

Legal Description See Attached Addendum

Assessor's Parcel # None Tax Year 2026 R.E. Taxes $ Undetermined

Neighborhood Name Steilacoom Lake Map Reference TB 832H3 Census Tract 719.02

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date Price Source(s) Pierce Co. and MLS

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) There have been no sales or transfer of interest in the previous three years per NWMLS and King County public records for the Subject. There have be no prior sales in past 3 years for the comparable sales unless noted.

Offerings, options and contracts as of the effective date of the appraisal No offerings, options and or contracts were noted or were brought to the attention of the appraiser as of the effective date of this appraisal.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[ ] Stable	[X] Declining	PRICE $(000)	AGE (yrs)	One-Unit	60 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply			2-4 Unit	10 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	40 Low	0	Multi-Family	10 %
Neighborhood Boundaries	Neighborhood is bordered by Chamber Creek to the north, Interstate 5 to the east, American Lake to the south and Puget Sound to the west.							3,700 High	126	Commercial	15 %
								503 Pred.	50	Other pub	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions See Attached Survey Map Area 4,246sf Shape Irregular View 23.74 front feet

Specific Zoning Classification Resdental 3 Zoning Description See Attached Addendum

Zoning Compliance [ ] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [X] Illegal (describe) See Addendum

Highest and best use of the subject property See Addendum for comments on Highest and Best use.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley none	[ ]	[ ]

FEMA Special Flood Hazard Area [X] Yes [ ] No FEMA Flood Zone AE FEMA Map # 53053C0292E FEMA Map Date 3/7/2017

Site Comments See Attached Addendum

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	69xx 100th St SW Lakewood, WA 98499	9101 Gramercy Pl SW Lakewood WA 98498		11113 Lk Steilacoom Dr SW Lakewood WA 98498		11623 Madera Gardens Dr SW Lakewood WA 98499	
Proximity to subject		0.77 miles NW		0.62 miles SW		1.03 miles SE	
Sales Price	$		$ 300,000		$ 370,000		$ 579,000
Price $ /	0		39		22		31
Data Source	Client,Inspection	MLS #1962561/Pierce Co		MLS #2180014/ Pierce Co		MLS #2305787/ Pierce Co	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		7/2024 clsd	9,200	2/2024 Clsd	8,200	12/2024 Clsd	1,725
Location	Lakewood	Lakewood		Lakewood		Lakewood	
Site/View	4,246sf	7597sf	-67	16,553sf	-246	18,916sf	-293
Lake Frontage	23.74ft	16ft Easement	2,240	88ft/Med bank	-18,500	103ff/Med Bank	-22,900
Amenities	Bulkhead	Dock	-0-	Dock	-0-	None	
Buildable	No	Yes	-270,000	Yes	-330,000	Yes	-521,000
Zoning	R3 City Lakewood	R3 City Lakewd		R2 City Lakewd		R2 City Lakewd	
Sales or Financing Concessions	n/a n/a	NoneNoted Cash		NoneNoted Private		NoneNoted Cash	
Net Adj. (Total)		[ ] + [X] -	$ 258,627	[ ] + [X] -	$ 340,546	[ ] + [X] -	$ 542,468
Indicated Value of Subject		Net Adj. -86.2% Gross Adj. 93.8%	$ 41,373	Net Adj. -92.0% Gross Adj. 96.5%	$ 29,454	Net Adj. -93.7% Gross Adj. 94.3%	$ 36,532

Summary of Sales Comparrison Approach See Attached Addendum

RECONCILIATION

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of September 11, 2026 **, which is the effective date of this appraisal, is:**

[X] **Single point $** 34,000 [ ] **Range $** _____ **to $** _____ [ ] **Greater than** [ ] **Less than $** _____

This appraisal is made [ ] "as is," [X] subject to the following: See Scope of Work for Conditions of Value

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(gPAR™) General Purpose Appraisal Report 09/2016
GPARLAND_16 09232016

Return to Agenda

Land Appraisal Report

File No. 26-4473a

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	69xx 100th St SW Lakewood, WA 98499	9349 Dekoven Dr SW Lakewood WA 98499		11220 W Morris Blvd/PN4950200260 Steilacoom, WA 98388		100th St S / P/N 0319042065 Tacoma WA 98444	
Proximity to subject		0.47 miles NE		5.00 miles SW		4.29 miles NE	
Sales Price	$		$ 150,000		$ 24,000		$ 3,500
Price $ /	0		18		1		2
Data Source	Client,Inspection	MLS #2442971 / Pierce Co		MLS #2045276/Pierce Co		Pierce Co Records	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		2/2026 Clsd	1,500	3/2023 Clsd	735	9/2022 clsd	32
Location	Lakewood	Lakewood		Ketron Island		Lakewood	
Site/View	4,246sf	8,187sf	-79	17,010sf	-30	1,742sf	50
Lake Frontage	23.74ft	None	30,000	High Bnk/Sound	-0-	None	30,000
Amenities	Bulkhead	None		None	-0-	None	-0-
Buildable	No	Yes	-135,000	No	-0-	No	-0-
Zoning	R3 City Lakewood	R4 City Lakewd		R10 Pierce Co		NMSF Tacoma	
Sales or Financing Concessions	n/a n/a	NoneNoted Cash		NoneNoted Cash		NoneNoted Cash	
Net Adj. (Total)		☐ + ☒ -	$ 103,579	☒ + ☐ -	$ 705	☒ + ☐ -	$ 30,082
Indicated Value of Subject		Net Adj. -69.1% Gross Adj. 111.1%	$ 46,421	Net Adj. 2.9% Gross Adj. 3.2%	$ 24,705	Net Adj. 859.5% Gross Adj. 859.5%	$ 33,582

Summary of Sales Comparrison Approach See Attached Addendum

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	69xx 100th St SW Lakewood, WA 98499	98th St SW / P/N 7755000300 Lakewood WA 98499		Emerson St / P/N 7737000220 Fircrest WA 98466		2302 Oak Dr / PN2995200320 Steilacoom, WA 98388	
Proximity to subject		1.83 miles NW		3.97 miles NE		2.86 miles SW	
Sales Price	$		$ 735		$ 545		$ 4,000
Price $ /	0		1		1		5
Data Source	Client,Inspection	Pierce Co Records		Pierce Co Records		Pierce Co Records	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		9/2023 Clsd	38	9/2023 Clsd	28	2/2025 Clsd	-31
Location	Lakewood	Lakewood		Lakewood		Steilacoom	
Site/View	4,246sf	750sf	70	757sf	70	855sf	68
Lake Frontage	23.74ft	None	30,000	Creek-GrnBlt	30,000	GrnBlt-Marsh	30,000
Amenities	Bulkhead	None	-0-	None	-0-	None	-0-
Buildable	No	No	-0-	No	-0-	No	-0-
Zoning	R3 City Lakewood	Re City Lakewd		R4 City Fircrest		R9.6 Steilacoom	
Sales or Financing Concessions	n/a n/a	NoneNoted Cash		NoneNoted Cash		NoneNoted Cash	
Net Adj. (Total)		☒ + ☐ -	$ 30,108	☒ + ☐ -	$ 30,098	☒ + ☐ -	$ 30,037
Indicated Value of Subject		Net Adj. 4096.3% Gross Adj. 4096.3%	$ 30,843	Net Adj. 5522.6% Gross Adj. 5522.6%	$ 30,643	Net Adj. 750.9% Gross Adj. 752.5%	$ 34,037

Summary of Sales Comparrison Approach See Addendum for comments

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Land Appraisal Report

File No. 26-4473a

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

10. The hypothetical site was visited and visually inspected February 16, 2026

11. The appraisal makes the following extraordinary assumptions:

a. That as the subject property is a hypothetical proposed site and no Pierce County recorded legal description exists, therefore the survey and legal description provided by the client credibly describes the dedicated public right-of-way proposed for vacation.

b. That the dedicated public right-of-way proposed for vacation is 4,246sf in size and includes 23.74 feet along Steilacoom Lake.

c. That the dedicated public right-of-way proposed for vacation is currently impacted by a perpetual easement granted to the southerly congruent property by Pierce County in 1966.

d. That based on the subjects physical size, waterfrontage and shape, it is considered a nonbuildable lot due to shoreline protections, critical areas and required building setbacks for any development in a R3 City of Lakewood zoned area.

e. That the section of 100th St SW directly to the north of the subject property remains an open to the public and available for access to Lake Steilacoom.

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Return to Agenda

Land Appraisal Report

File No. 26-4473a

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's 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 are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.

9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

As of the date of this report, Richard Hagar, SRA has completed the requirements of the continuing education program of the Appraisal Institute. By signing this report, We certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Additional Certifications:

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 Standards of Professional Appraisal Practice of the Appraisal Institute.
As per USPAP, we fully dusclose that we have personally previously provided appraisal services for this property within the past 3 years. We originally completed a prior market study to establish an contributory value of the subject property to the client's property.

Definition of Value: [X] **Market Value** [ ] **Other Value:**

Source of Definition: Washington Pattern Instruction 150.08 definition of fair market

Fair market value means the amount in cash that a well-informed buyer, willing but not obligated to buy the property, would pay, and that a well-informed seller, willing but not obligated to sell it, would accept, taking into consideration all uses to which the property is adapted or may be reasonably adaptable.

ADDRESS OF THE PROPERTY APPRAISED:
69xx 100th St SW
Lakewood, WA 98499
EFFECTIVE DATE OF THE APPRAISAL: September 11, 2026
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 34,000

APPRAISER

Signature: David R Connelly
Name: David Connelly
Company Name: American Home Appraisals
Company Address: 7683 SE 27th St, #300
Mercer Island, WA 98040
Telephone Number: 206-236-3037
Email Address: david@AmericanAppraisals.com
State Certification # 1700766
or License #
or Other (describe): State #:
State: WA
Expiration Date of Certification or License: 11/17/2026
Date of Signature and Report: 09/16/2026
Date of Property Viewing: 2/16/2026
Degree of property viewing:
[X] Did personally view [ ] Did not personally view

SUPERVISORY APPRAISER

Signature: Richard Hagar
Name: Richard Hagar, SRA
Company Name: American Home Appraisals
Company Address: 7683 SE 27th St, #300
Mercer Island, WA 98040
Telephone Number: 206-236-3037
Email Address: RH@AmericanAppraisals.com
State Certification # 1700454
or License #
State: WA
Expiration Date of Certification or License: 8/1/2027
Date of Signature: 9/16/2026
Date of Property Viewing:
Degree of property viewing:
[ ] Did personally view [X] Did not personally view

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(gPAR™) General Purpose Appraisal Report 09/2016
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Return to Agenda

LOCATION MAP

Client: Clinton Johnson & Sharlynn Gates		File No.: 26-4473a
Property Address: 69xx 100th St SW		Case No.:
City: Lakewood	State: WA	Zip: 98499



69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

APPRAISAL ADDENDUM

INTENED USE

The intended use of this appraisal is to determine current See Simple Market Value of a 4,246sf dedicated public right-of-way parcel along the south side of 100th St SW with 23.74 feet along Steilacoom Lake proposed for vacation.

EXTRAORDINARY ASSUMPTIONS:

1. The hypothetical site was visited and visually inspected February 16, 2026
2. The appraisal makes the following extraordinary assumptions:
    a. That as the subject property is a hypothetical proposed site and no Pierce County recorded legal description exists, therefore the survey and legal description provided by the client credibly describes the dedicated public right-of-way proposed for vacation.
    b. That the dedicated public right-of-way proposed for vacation is 4,246sf in size and includes 23.74 feet along Steilacoom Lake.
    c. That the dedicated public right-of-way proposed for vacation is currently impacted by a perpetual easement granted to the southerly congruent property (PN 5030001430) by Pierce County in 1966.
    d. That based on the subject's physical size, waterfrontage and shape, it is considered a nonbuildable lot due to existing shoreline protections, critical areas and required building setbacks for any development within a R3 City of Lakewood zoned area.
    e. That the section of 100th St SW directly to the north of the subject property remains an open to the public and available for access to Lake Steilacoom.

69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

PROPOSED LEGAL DESCRIPTION

The proposed *Legal Description and Survey* below were provided by the client. Survey was completed by AHBL describes the hypothetical proposed dedicated right-a-way parcel north of the client's property.

EXHIBIT "A"

(RIGHT-OF-WAY VACATION DESCRIPTION)

THAT PORTION OF 100TH STREET SW (KNOWN AS LAKE STEILACOOM AVE AS SHOWN ON "LAKE STEILACOOM PARK" PLAT, RECORDED UNDER VOLUME 4, PAGE 103, RECORDS OF PIERCE COUNTY, WASHINGTON), LYING WEST OF DEKOVEN DRIVE SW (KNOWN AS PARK BOULEVARD OF SAID PLAT) AND EAST OF STEILACOOM LAKE; BEING A PORTION OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER, OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON; SAID BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED UNDER RECORDING 201912110114 (TAX PARCEL NUMBER 5030001430) RECORDS OF SAID COUNTY, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF 100TH ST SW;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89° 35' 19" WEST, 132.35 FEET TO A POINT AT THE EDGE OF WATER AS LOCATED IN MAY 2024 ;
THENCE NORTHWESTERLY ALONG SAID EDGE OF WATER LINE, NORTH 00° 24' 41" WEST, 23.74 FEET;
THENCE LEAVING SAID EDGE OF WATER AND NORTHEASTERLY NORTH 79° 27' 17" EAST, 76.97 FEET
THENCE SOUTH 84° 08' 41" EAST, 56.92 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF AFORESAID PARCEL;
THENCE SOUTHERLY ALONG SAID EXTENSION AND SAID EAST LINE OF AFORESAID PARCEL, SOUTH 00° 24' 41" EAST, 31.07 FEET TO THE **POINT OF BEGINNING**.

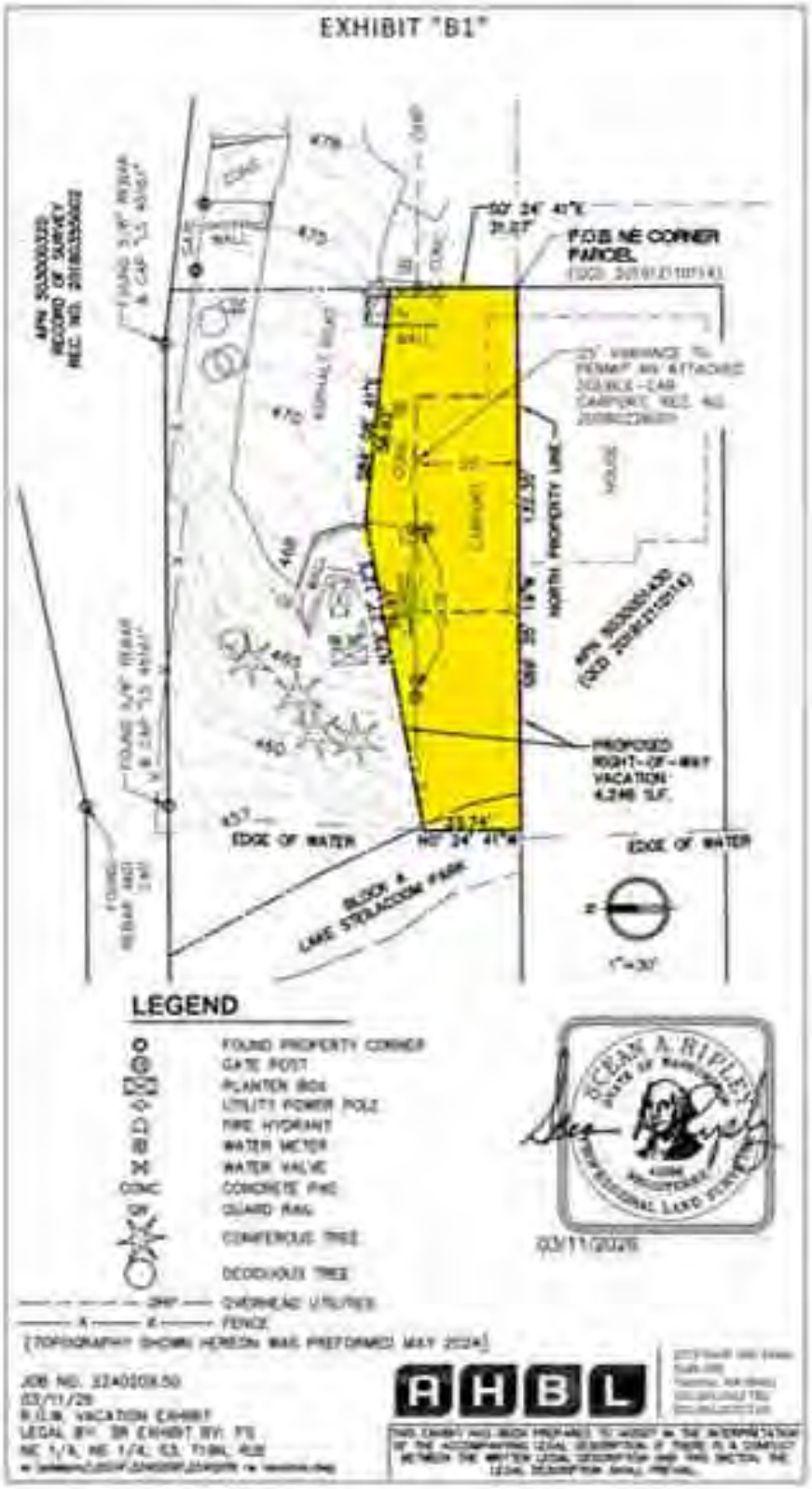
CONTAINING 4,246 SQUARE FEET, OR 0.10 ACRES MORE OR LESS.



03/11/2026

69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates



69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

SUBJECT PHOTOS

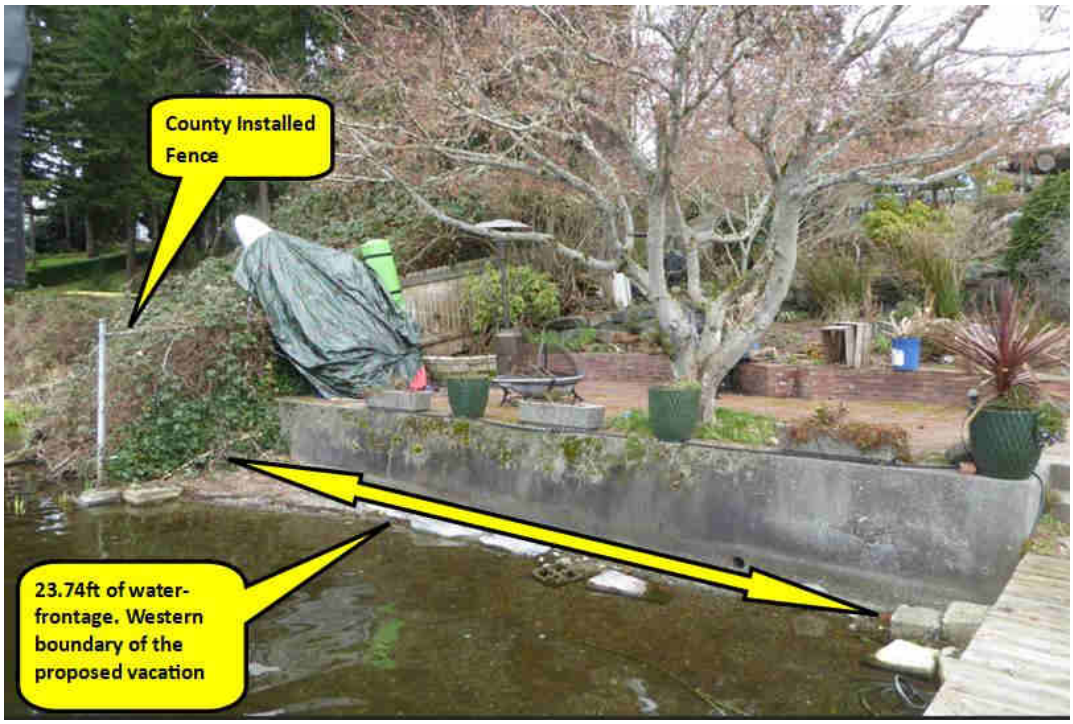




69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

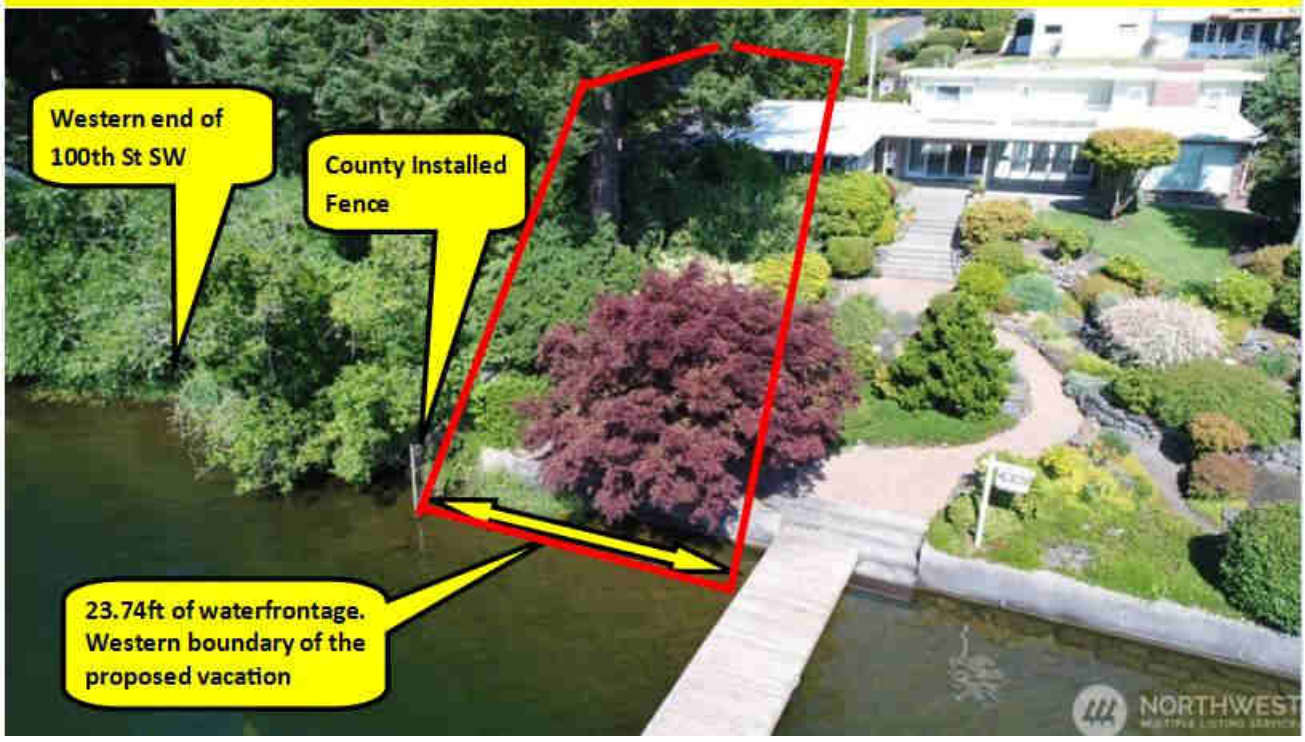




69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

Photo from the 2018 MLS listing of the clients property 6926 100th St SW showing existing use since 1966



NEIGHBORHOOD DESCRIPTION

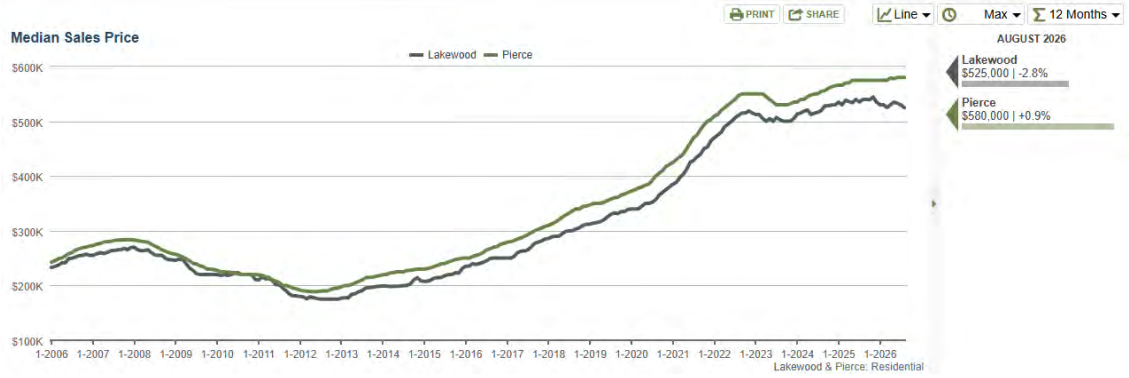
The subject is located along the eastern shoreline of Steilacoom Lake in the Clinton Park community. Clinton Park is located along the east side of Steilacoom Lake in the City of Lakewood, Pierce County. Lakewood is located just north of Joint Base Lewis-McChord and 8-10 miles south of Tacoma in Pierce County Washington. Per the City of Lakewood, Lakewood is the second largest city in Pierce County and the eighteenth largest in the state of Washington. Lakewood incorporated in 1996 has about 64,600 residents, over 3,000 businesses, and is centrally located between the ports of Tacoma, Olympia and Seattle. Lakewood also is the host community to Joint Base Lewis-McChord and Camp Murray, two major military installations. Location is convenient to support services; desired suburban, commercial and shopping activities are all within 3 miles. Professional office, commercial buildings, higher density condominium and apartment uses increase as the neighborhood transverses to the northwest toward Lakewood Mall. All levels of the Clover Park School district serve the subject location. Lakewood is a convenient central location 10 minutes from downtown Tacoma, 30 minutes from Olympia and less than an hour to Seattle. Bus and commuter rail service are available, and Lakewood is in close proximity to I-5, SR-512, US Hwy 99, and Joint Base Lewis-McChord.

69xx 100th St SW, Lakewood WA 98499

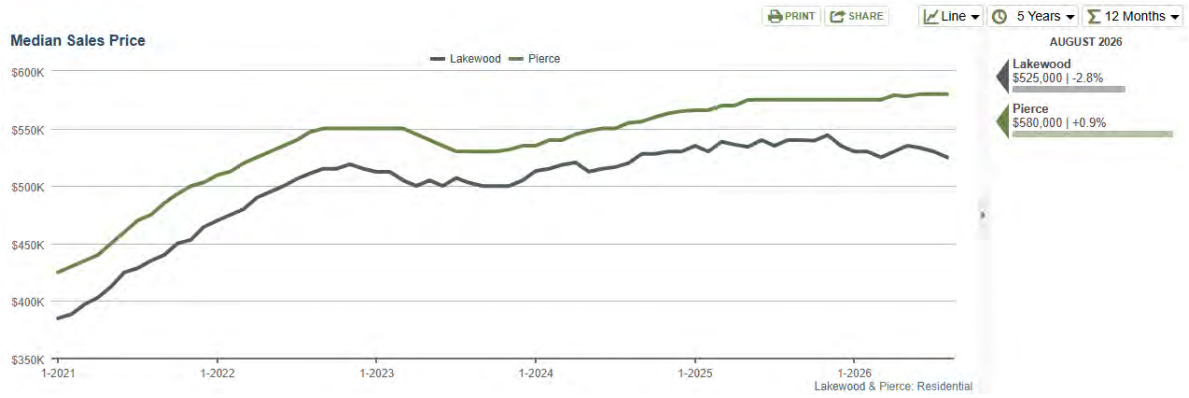
Client: Clinton Johnson & Sharlynn Gates

MARKET CONDITIONS

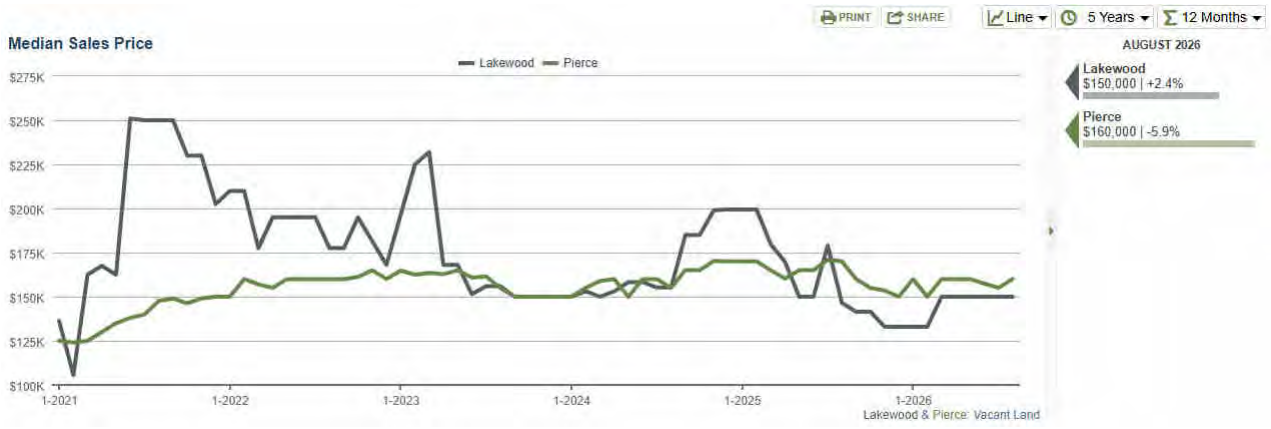
Median residential sale prices for properties in Lakewood and Pierce County were analyzed from 2006 to 2026. Market trends indicate that Median sale prices for single family properties steadily increased from 2012 into 2022 before the Covid pandemic slowed the market for 2023. Sale prices have generally stabilized over the past 3 years as compared to the rapid growth from 2012.



Reviewing the monthly changes over the past 5 years supports continued volitivity to minimal upward trends in Pierce County. The City of Lakewood has shown more fluctuations as interest rates have risen and unemployment levels have increased, year over year values for August indicate the housing market is down 2.8%.



The subject is a hypothetical vacant parcel, as such median sale prices for vacant land was reviewed on a moving 12-month average.



Reviewing vacant land sales on a moving 12-month average, indicates land values are up slightly 2.4% over the past 12 months. Based on monthly prices over the past 3 months page 1 of the appraisal form has been marked as decreasing.

Sales data over the prior 12 months in the City of Lakewood indicate there were 516 single family residential sales. Of those selling, 57.54% sold within 30 days with a median listing to selling price ratio of 100.00%, an additional 17.46% sold within 60 days. The median single family residential sale price over the same 12 months was $505,000 for a 1,684sf dwelling and the average sale price was $548,131 for a 1,900sf dwelling. List prices have ranged from $40,000 to $3,699,990. Sale prices ranged from $40,000 to $2,025,200. The average CDOM[1] is 59 and the median CDOM is 31 days. Inventory levels were less than 2 months. Less than 3 months of inventory trends toward an unbalanced market that typically places increasing pressure on prices.

The subject is a hypothetical vacant land parcel. Over the past 12 months in Lakewood there were only 6 MLS marketed land sales and currently only 11 active listings. Sales ranged between 120,000 and $175,000 and had an average marketing time of 211days.

Estimated Exposure Time

Although traditional residential properties are expected to have had a 30 - 270 day exposure time, based on the average marketing time of vacant land being 211 days. This is the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale, plus the escrow closing time, at market value on the effective date of the appraisal. The subject is an atypical nonbuildable residential site, as such it would be expected to have an extended exposure time due to the smaller number of potential buyers seeking a similar property, inability to obtain financing (cash buyer), and existing easement use impacting the site.

Estimated Marketing Time

Marketing time is estimated to be 30-270 days for the subject. This is the marketing time considered to take place going forward from the appraisal date in order to achieve the appraised value. Although there is a low supply of competing listings, current market conditions and rising interest rates. 120-365 days is a reasonable time to find a buyer for this property. Closing through escrow would take another ~30-60 days, assuming title is clear and the property is unencumbered.

[1] *Per the NWMLS: The CDOM (Cumulative Days on Market) field on listings is designed to show a true and accurate representation of the market time for a property. Matrix will auto-calculate the CDOM field when the listing is submitted by the listing broker. Days on Market (DOM): The number of days from the "List Date" (the date chosen by the listing firm and seller in the listing agreement that the property will be submitted to NWMLS as an Active listing) to the "off market" date (pending date, expired date, or inactive date) of the individual listing. Previous DOM: CDOM adds the Days on Market (DOM) of any previous listings of the same property if they have gone "off market" (Cancelled or Expired) within the last 90 days. If the property is sold and is listed by the new owner, the previous listing will not be included the CDOM calculation, even if it is relisted within 90 days*

69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

SITE:

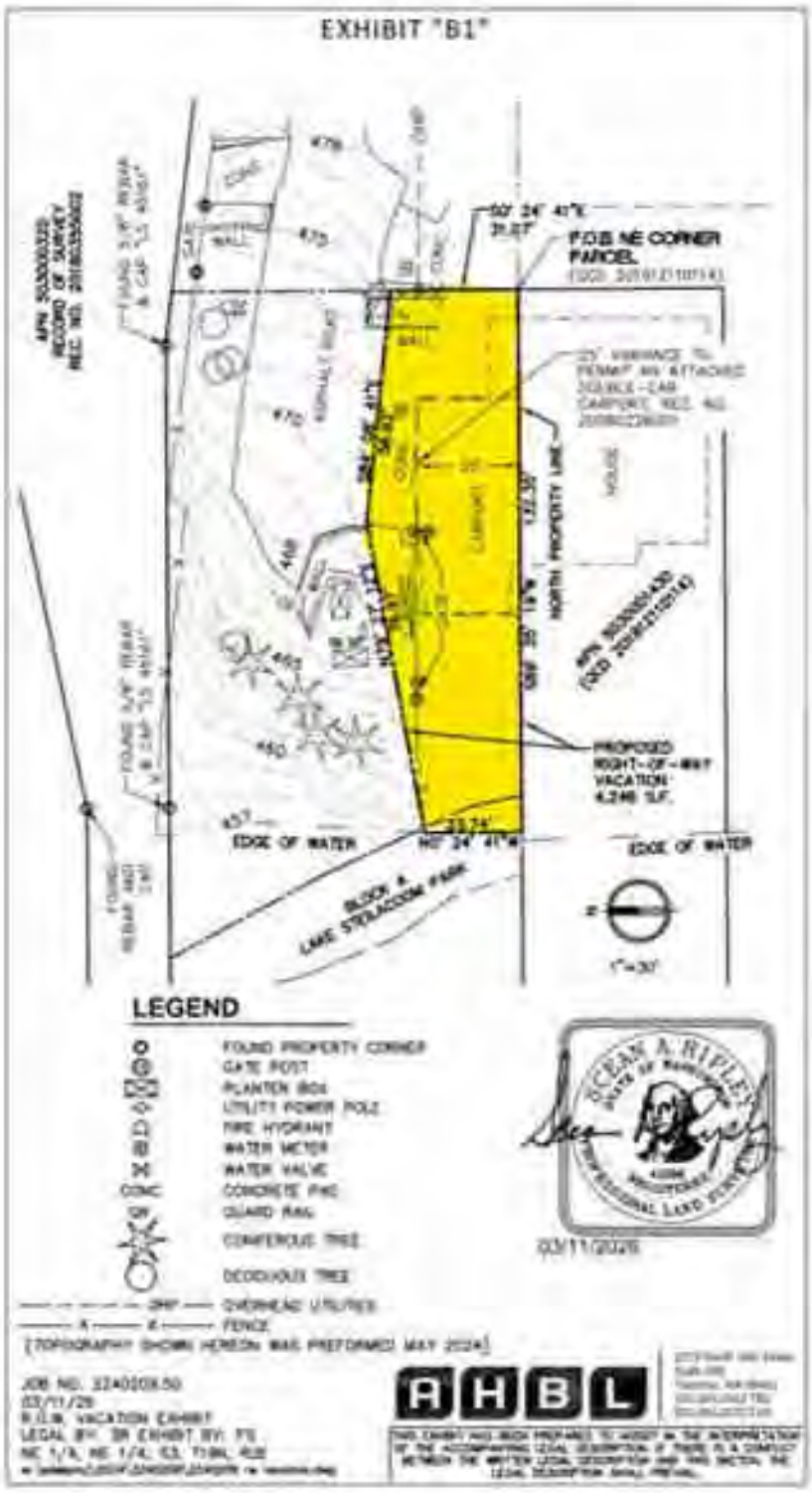
The proposed subject lot is 4,246sf dedicated public right-of-way parcel with 23.74 feet along Steilacoom Lake proposed for vacation.

The site gently slopes downward toward Steilacoom Lake. As the proposed parcel is a vacated section of 100th St SW, there is not a Pierce County assigned parcel number, legal description or property description.

Ingress/egress is via 100th St SW a public asphalt paved dead end street.

As of September 2026, the proposed parcel is extensively encumbered by the residential property to the south (6926 100th St SW / TP 503000-143-0).

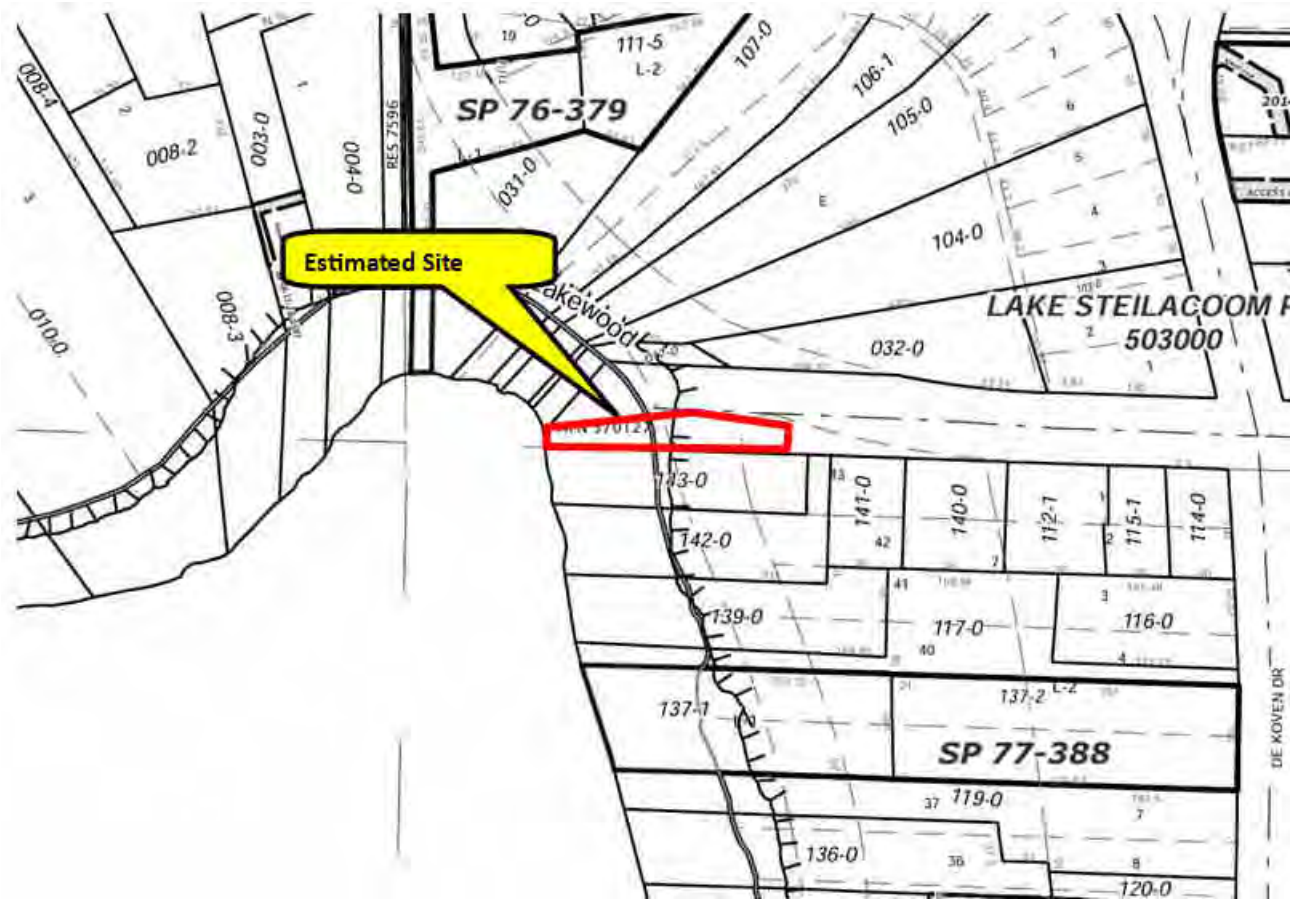
Pierce County granted a perpetual easement to the proposed site area in 1966. Easement allowed for the double carport to be constructed along the northern side of the improvements. The carport and portions of the dwelling are noted in the attached survey, additionally walkways and a concrete bulkhead have been located on the parcel for over the last 60 years.



69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

Pierce County Assessor On-line Map

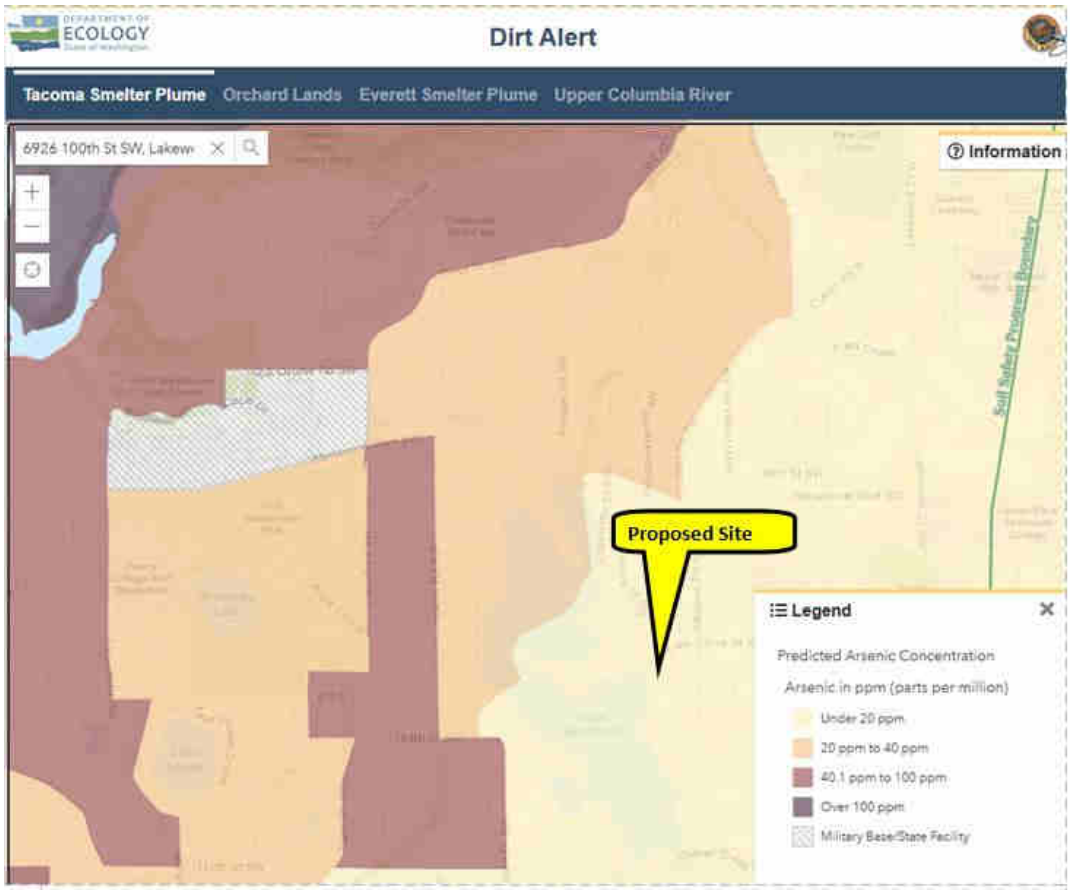


69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

ENVIRONMENTAL HAZARDS

Per Pierce County and the *Washington State Department of Ecology*, the subject is located just outside the higher contamination mapped areas to the west. The subject is located in a under 20 ppm estimated arsenic concentration soil area associated with the old Asarco Company in Tacoma. For almost 100 years, the Asarco Company operated a copper smelter in Tacoma. Air pollution from the smelter settled on the surface soil over more than 1,000 square miles of the Puget Sound basin. Arsenic, Lead, and other heavy metals are still in the soil as a result of this pollution. Per the Department of Ecology Arsenic and Lead can harm your health. You can be exposed by accidentally ingesting or inhaling contaminated soil. Children are especially at risk because they put dirty hands and toys in their mouths, and because their small bodies are still growing and developing. Washington State Department of Ecology has designated areas, per their on-line map, as to the levels of Arsenic and Lead. This has allowed the housing market/consumer additional information to consider when purchasing a residential property located within a designated area.



Appraiser makes the assumption that client is aware of location and exposure levels. All comparable sales have similar ppm levels.

State disclosure law, **Chapter 64.06 RCW**, or "Form 17," asks if the seller knows of any soil contamination. You can get this form from your real estate broker. If you have questions about filling it out, you should seek legal advice. A buyer cannot waive the right to Form 17 if the answer to any of the questions in the "Environment" section are "yes.

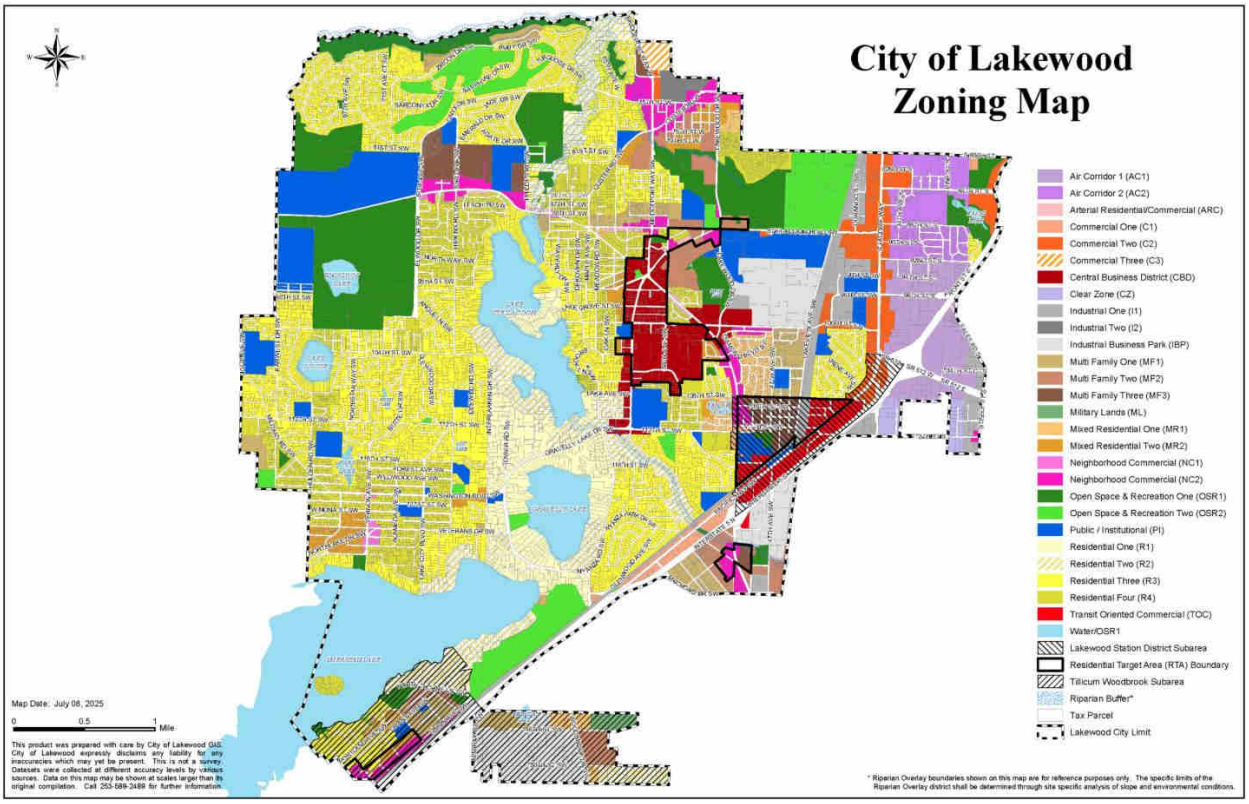
More information may be obtained at:
http://www.ecy.wa.gov/programs/tcp/sites_brochure/tacoma_smelter/2011/ts-hp.htm

69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

ZONING:

The subject site was originally platted and recorded in 1890. The subject is currently located in the City of Lakewood, Pierce County and is zoned R3.



Per City of Lakewood MC 18A.60.030 **Residential 3**

	R3
Density (units per acre)	4.8 DUA
Minimum Unit Density (units per lot) (B)(1)	2
Lot size	7,500 GSF
Building coverage (B)(2)	45%
Impervious surface	60%
Front yard/street setback	10 feet
Garage/carport setback	20 feet
Principal arterial and state highway setback	25 feet

Rear yard setback without an alley	10 feet
Rear yard setback with an alley (B)(3)	0 feet
Interior setback	Attached: 0 feet
	Detached: 5 feet
Building height	35 feet

B. *Specific Development Conditions.*

1. *Middle Housing.* For all Residential (R) zoning districts, a minimum of two (2) housing units per lot (excluding accessory dwelling units) are allowed on all lots that meet minimum lot size requirements and do not include critical areas or their buffers, or four (4) housing units per lot where additional affordable units are provided according to Chapter 18A.90 LMC or additional units are permitted in locations close to a major transit stop, as defined in RCW 36.70A.030(25) or its successor, under Chapter 18A.50 LMC, Article IV.

a. To qualify for additional units, an applicant shall commit to renting or selling the required number of units as affordable housing and meeting the standards below.

b. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed thirty (30) percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:

i. Rental housing: sixty (60) percent.

ii. Owner-occupied housing: eighty (80) percent.

c. The units shall be maintained as affordable for a term of at least fifty (50) years in accordance with RCW 36.70A.635(2)(a), and the property shall satisfy that commitment and all required affordability and income eligibility condition.

d. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in Chapter 84.14 RCW for a period of no less than fifty (50) years.

e. The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.

f. The units dedicated as affordable housing shall:

i. Be provided in a range of sizes comparable to other units in the development.

ii. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.

iii. Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.

g. Minimum and maximum numbers of dwelling units per structure for middle housing are invalid, except as provided by the definitions of middle housing typologies.

h. An applicant may also apply the Multifamily Tax Exemption (MFTE) program to its affordable dwelling units, provided the units qualify in accordance with Chapter 3.64 LMC.

2. The maximum lot coverage is as follows:

a. For lots with a unit density of six (6): fifty-five (55) percent.

b. For lots with a unit density of four (4) or five (5): fifty (50) percent.

c. For lots with a unit density of three (3) or less: forty-five (45) percent.

d. Unless the City has a different pre-existing approach to measuring lot coverage, lot coverage is measured as follows: the total area of a lot covered by buildings or structures divided by the total amount of site area minus any required or planned dedication of public rights-of-way and/or designation of private rights-of-way. Lot coverage does not include building overhangs such as roof eaves, bay windows, or balconies and it does not include paved surfaces.

3. The minimum setback for a rear alley is zero (0) feet. It is three (3) feet for a garage door where it is accessed from the alley.

4. No hard surface areas shall be allowed within the dripline of a significant tree to the maximum extent possible, subject to the tree preservation regulations of Chapter 18A.70 LMC, Article III.

5. The process used for reviewing compliance with middle housing design standards shall be administrative review as described under Chapter 18A.20 LMC.

C. *Tree Preservation Incentives.*

1. The Director may reduce a rear yard and/or side yard building setback to compensate for significant or heritage tree preservation; provided, that the setback is not reduced more than five (5) feet, is no closer to the property line than three (3) feet, is the minimum reduction required for tree preservation, and complies with LMC 18A.60.100, Building transition area.

2. The Director may increase the amount of allowable impervious surface by five (5) percent to compensate for the preservation of a significant or heritage tree. [Ord. 831 § 2 (Exh. A), 2025; Ord. 813 § 2 (Att. D), 2024; Ord. 794 § 2 (Exh. A), 2023; Ord. 775 § 1 (Exh. A), 2022; Ord. 726 § 2 (Exh. B), 2019.]

69xx 100th St SW, Lakewood WA 98499

Client: Clinton Johnson & Sharlynn Gates

FLOOD MAP



The subject is property is located within a designated flood zone **AE.** The majority of the site is located outside any flood zone concerns, yet the area along the shoreline is located within a mapped 100-year flood zone. Location is not atypical for lake front properties, although buyers need to give consideration to seasonal water fluctuations, the set-back requirements for any future development from the shoreline may have greater impact on values.

Highest and Best Use:

Highest and best use is defined as:[2]

The reasonably probable use of property that results in the highest value…….. To be reasonably probable, a use must meet certain conditions.

A determination of highest and best use is guided by the following parameters: 1) physically possible; 2) legally permissible; 3) financially feasible; and 4) maximally productive. Highest and best use is analyzed both on an as vacant and as improved basis.

As if Vacant

Physically Possible: The hypothetical subject site is an irregular shaped dead-end street parcel and contains 4,246sf square feet[3] with 23.74 feet along Lake Steilacoom. As such, it does have adequate size, shape and topography to allow development of a very small detached residential dwelling. The hypothetical site will be below average size for the immediate neighborhood, and may have minimal width and depth for development. Site has adequate ingress and egress from 100th St SW.

Legally Permissible: Current City of Lakewood R3 zoning designation which generally restricts the property to residential uses, though a handful of other residential complimentary uses such as schools and daycares are permitted as well. The subject's hypothetical site size (4,246sf) does not have the minimum requirements for development (7,500sf), the site is narrow and does not appear to have the width to allow for minimum improvement boundary line and lake frontage set backs (65ft[4]). As the hypothetical lot does not have the size, depth and width and is governed by lake frontage shoreline environmental constraints it would be considered a Nonbuildable Lot under Lakewood MC 17.04.070[5]. Therefore, it is assumed that development of residential dwelling would not be legally permissible.

Current existing easement and encumbrance use from the adjacent property to the south would further restrict development and have a negative impact on market value.

Financially Feasible and Maximally Productive: The hypothetical subject property consists of a substandard gently sloped on-grade irregular shaped site, with multiple development issues resulting from its size, configuration, water frontage and encroachments. It appears to have typical ingress/egress from a paved publicly maintained street. The property is zoned for lower-density single-family development; though a handful of other complimentary uses are allowed. Based on a review of market activity and recent development in the subject's immediate area, the highest and best use of the property, as if vacant, is for undeveloped native growth lake frontage area.

Assuming the site is nonbuildable, any development along the shoreline is/will be restricted due to shoreline restrictions and any buyer will need cash or private financing, the number of potential buyers becomes very limited. The most likely buyer would be a congruent site who could incorporate the area into an existing parcel. The second most likely buyer would be a non-waterfront ownership in the immediate neighborhood seeking private lake access, yet the subject property already abuts a developed public access point to the lake to the north.

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[2] From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 332

[3] Per AHBL Survey

[4] Lakewood MC 16.10.040C2 Table II

[5] City of Lakewood 17.04.070 There may be situations where legal lot of record may be deemed unbuildable because of size, dimension, topography, lack of access, environmental constraint or other factors. When anticipated, information regarding limitations and constraints may be required to be noted on the certificate of compliance, or the City may issue some other appropriate form of notice. [Ord. 591 § 16, 2015.]

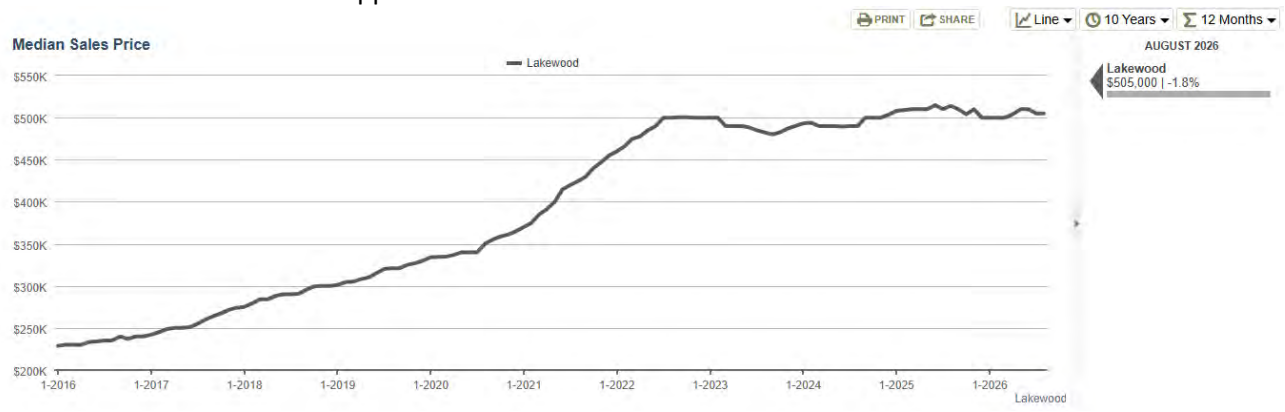
As Improved
The hypothetical subject site is currently extensively encumbered by a carport, walkways, fences/gates, landscaping and bulkhead from the adjacent parcel to the south. Continued perpetual easement use from the adjacent property to the south maximizes it highest and best use.

SUMMARY OF SALES COMPARISON APPROACH

The subject is a proposed 4,246sf assumed residential zoned dead-end street lake front parcel. Due to size, dimensions and environmental constraints (lake frontage) it would be assumed the hypothetical site would be described as a nonbuildable lot. Sale search focused on vacant parcels in and around the Steilacoom Lake marketing area. Due to the built-up nature of the neighborhood and limited sales over the past 3 years, sale search was expanded to adjacent communities. Emphasis was placed on similar nonbuildable lots, similar sized parcels, location appeal, proximity to utilities and sites with similar amenities.

Marketing Time Adjustments:

Median yearly sale prices in Lakewood on a 12-month moving average from 2016 into 2026 in the subject's marketing area have been analyzed for single family properties. Market trends indicate that Median sale prices for residential properties over the past 4 years have fluctuated between $460,000 and $505,000 after peaking in August 2025 at $514,000. Sale prices have been adjusted based on the percentage change between the sales closing date and the effective date of the appraisal.

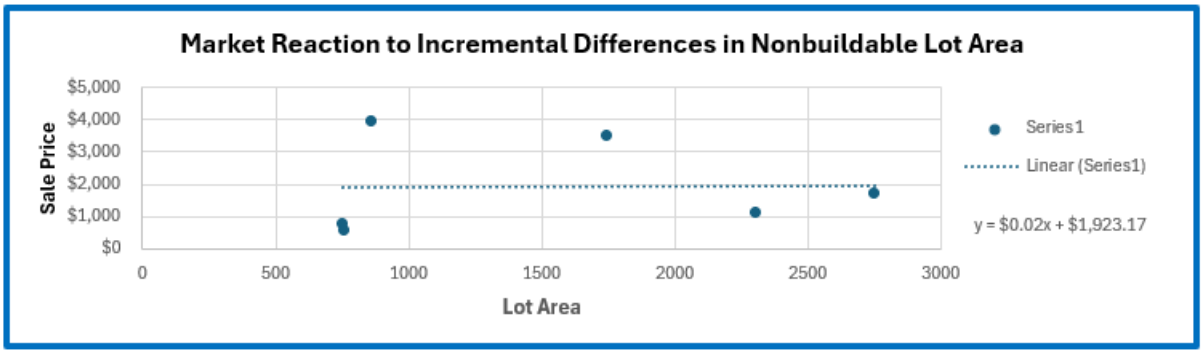


Location Adjustments:

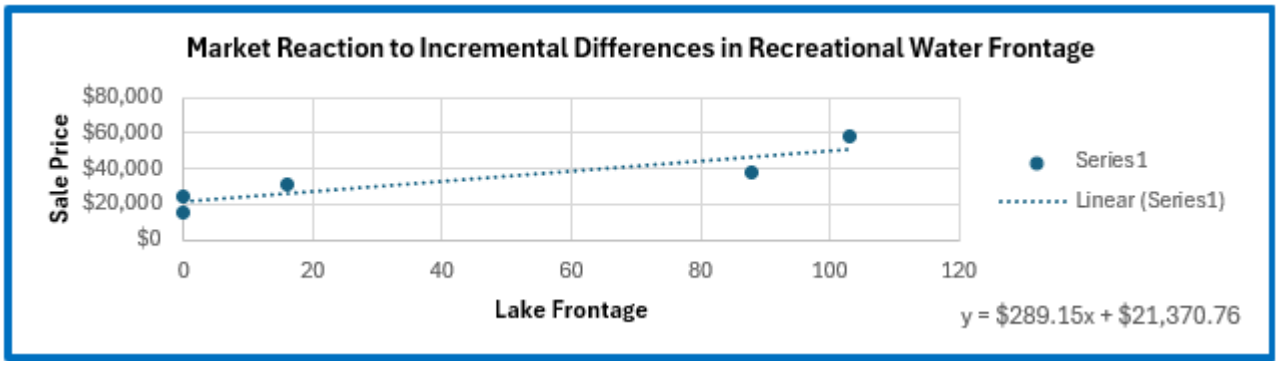
Sales are all located in the general Southeast Pierce County/Lakewood marketing area. Differences if applied between local communities have been based on matched paired sales and individual commented on.

Lot Adjustments:

Sales have been adjusted for differences in lot size. Lot sizes have been adjusted for incremental differences in site area.
Regression models on nonbuildable parcels indicate the difference in incremental square footage to be $0.02/square foot. Sales have been adjusted at $0.02/sf within the grid section of the attached appraisal.



Frontage:
Comparable sales with waterfrontage have been adjusted for incremental differences in frontage. Based on a match paired sale analysis of waterfront sales adjusted for nonbuildable usage, the adjusted sale prices were compared to measure the residual differences in waterfrontage. Trendline results indicates the market pays $289/front foot for differences in frontage. Trendline results indicate properties lacking any waterfrontage would have an estimated total market reaction of $28,235 based on the subject's 23.74ft of estimated lake frontage. ((23.74ft x $289.15/ft)) + $21,370.76) Comparables lacking waterfrontage have been adjusted upward at a rounded $30,000.



Waterfrontage: A separate analysis was completed to estimate the markets' reaction to Lake Steilacoom access and or private use. Study 1 buyers paid a $22,000 premium for an easement allowing private access to 8ft of lake frontage that included a dock. In Study 2 buyers paid a $38,000 (rounded) premium for a separate 440sf nonbuildable waterfront parcel with 20 front feet along the eastside of Lake Steilacoom.

Both study's give additional support for the $30,000 adjustment ascribed to the non waterfront comparables.

Study 1 – Valuation of Private Lake Steilacoom Easement

Target Property: 19017 Lagoon Lane S, Lakewood, WA 98498

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Client: Clinton Johnson & Sharlynn Gates



10917 Lagoon Lane S, Lakewood, WA 98498

MLS#: 2389361 | Status: S | List Price: $989,000
Area: 39 | Stat Dt: 06/26/2025 | Sold Price: $989,000
Sub Prop: Residential | Office: Morrison House Sotheby's Intl
Community: Lake Steilacoom | Phone: (253) 581-5100
Style Code: 10 - 1 Story | Broker: Michael Morrison
Phone: (253) 606-5925 (Home)

Beds: 4 | Dues: $0.00 | PTS: (253) 292-9276
Baths: 2.75 | Yr Built: 1959 | Owner: Brian Shaw
Cov Prk: 2 | Fireplcs: 2 | Occ Name: Brian Shaw
SqFt: 3,635 | Price/SF: $272.08 | Occ Type: Vacant
Lot Size: .755 ac/32,898 sf | Tax ID: 4725001971 Realist Map
Compensation: 2.5% | CDOM: 5 | Ann Tax: $9,037.00
Tax Yr: 2025

View: Lake, See Remarks
Water: Lake, No Bank
Key: MLS Keybox, ShowingTime, Vacant
Offers: Seller intends to review offers upon receipt
Direct: Gravelly Lake Drive to Lake Steilacoom Drive to RIGHT on LAGOON lane (by entrance to EVERGREEN TERRACE) to home on left
Marketing Remarks: They don't make them like this anymore. SINGLE level living w/ your PRIVATE DOCK on about 8' feet of LAKE STEILACOOM. Classic mid century modern w/ luxury woods throughout like Mahogany, Cherry, Birch & Swedish Finish oak. Wood wrapped family room w/ wet bar; beams and vaulted ceilings; classic mid century kitchen; dining and generous living room w/ Italian marble surround. MASSIVE windows overlook rear yard; SPORTS COURT and LAKE. Oversized deck flows from family room; dining and living rooms for entertaining ease. PRIMARY BEDROOM w/ lake views, tons of storage & attached bath; 3 more bedrooms; one Hollywood style serves as JR. SUITE. Impeccably maintained; newer elec panel; windows & sliders; updated insulation. Classic & Updated

The target property is a recent Steilacoom Lake rambler sale on the west side of the lake. Sale included a perpetual non-exclusive easement for ingress and egress to Steilacoom Lake. The 8ft wide by 215+-ft long easement across the neighboring properties came with a dock along the water per MLS listing photos. The property was listed for 5 days and sold for 100% of its list price at $989,000.



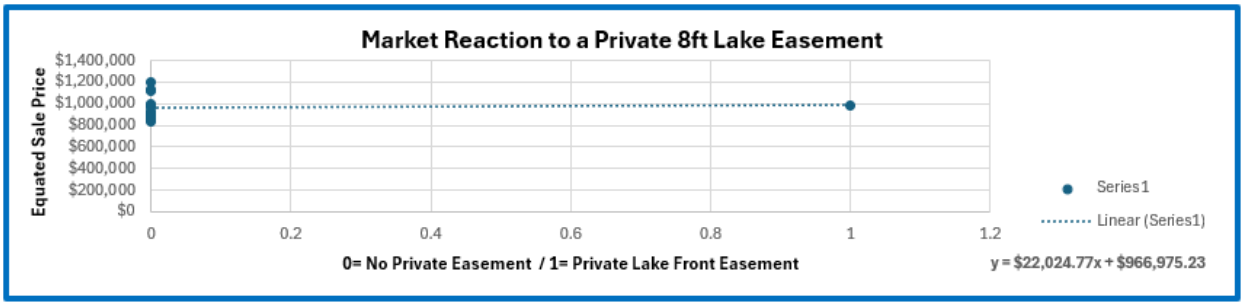




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Client: Clinton Johnson & Sharlynn Gates

The market analysis involved finding Comparable properties in the immediate neighborhood around Steilacoom Lake, that sold around the same time as the Target property that did not have any exclusive easement access to the lake. Thirteen Comparable sales were discovered that had sold around the same time frame. Sales ranged from 1,170sf to 4,371sf (target 3,365sf) and were built between 1950 and 1980 (target 1959 built). All sales have similar Steilacoom Lake views. The 13 Comparable sales were equated to the Target for differences in square footage, lot size and garage parking, and a regression analysis was completed to measure the average difference in adjusted sale prices between the target and the comparables to establish a market reaction to the private lake access easement.

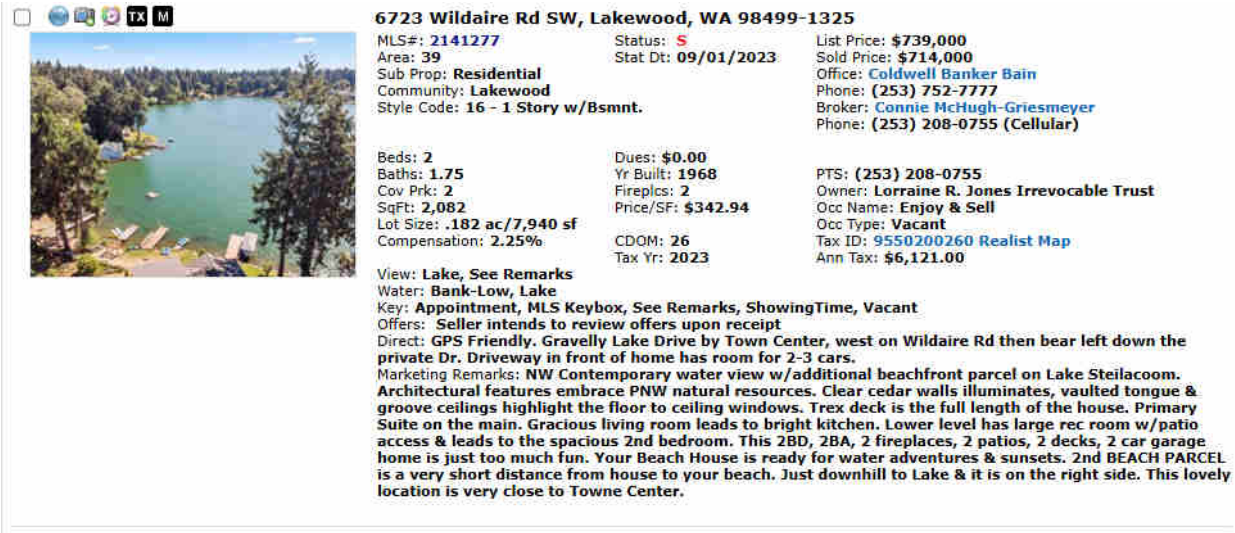


Regression results indicate:

When a single-family home around Steilacoom Lake has a private easement for lake frontage the Lakewood market appears to pay a premium of $22,024 for the waterfrontage with a dock.

Study 2 – Valuation of Private Recreational Lot on Steilacoom Lake

Target Property: 6723 Wildaire Rd SW, Lakewood, WA 98499



6723 Wildaire Rd SW, Lakewood, WA 98499-1325

MLS#: 2141277 | Status: S | List Price: $739,000
Area: 39 | Stat Dt: 09/01/2023 | Sold Price: $714,000
Sub Prop: Residential | Office: Coldwell Banker Bain
Community: Lakewood | Phone: (253) 752-7777
Style Code: 16 - 1 Story w/Bsmnt. | Broker: Connie McHugh-Griesmeyer
Phone: (253) 208-0755 (Cellular)

Beds: 2 | Dues: $0.00 | PTS: (253) 208-0755
Baths: 1.75 | Yr Built: 1968 | Owner: Lorraine R. Jones Irrevocable Trust
Cov Prk: 2 | Fireplcs: 2 | Occ Name: Enjoy & Sell
SqFt: 2,082 | Price/SF: $342.94 | Occ Type: Vacant
Lot Size: .182 ac/7,940 sf | Tax ID: 9550200260 Realist Map
Compensation: 2.25% | CDOM: 26 | Ann Tax: $6,121.00
Tax Yr: 2023

View: Lake, See Remarks
Water: Bank-Low, Lake
Key: Appointment, MLS Keybox, See Remarks, ShowingTime, Vacant
Offers: Seller intends to review offers upon receipt
Direct: GPS Friendly. Gravelly Lake Drive by Town Center, west on Wildaire Rd then bear left down the private Dr. Driveway in front of home has room for 2-3 cars.
Marketing Remarks: NW Contemporary water view w/additional beachfront parcel on Lake Steilacoom. Architectural features embrace PNW natural resources. Clear cedar walls illuminates, vaulted tongue & groove ceilings highlight the floor to ceiling windows. Trex deck is the full length of the house. Primary Suite on the main. Gracious living room leads to bright kitchen. Lower level has large rec room w/patio access & leads to the spacious 2nd bedroom. This 2BD, 2BA, 2 fireplaces, 2 patios, 2 decks, 2 car garage home is just too much fun. Your Beach House is ready for water adventures & sunsets. 2nd BEACH PARCEL is a very short distance from house to your beach. Just downhill to Lake & it is on the right side. This lovely location is very close to Towne Center.

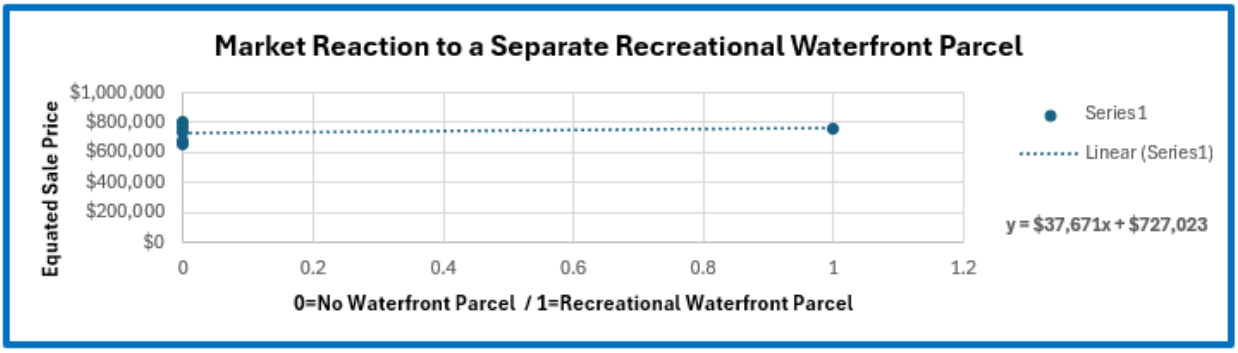
The target property is a recent Steilacoom Lake daylight basement sale on the east side of the lake. The target property is situated on an upland site located about 180ft east of the water's edge, or about 3 lots east of the lake. The target property sale included a separate fee simple interest waterfront parcel at the end of Wildaire Rd SW, that Pierce County describes as having 20 feet of frontage along the lake and 440sf in size, this area only represents

above water area and not the additional 844sf of below waterline area for where the dock once was. The separate parcel does not currently have dock, but it is assumed one could be rebuilt. Pierce County currently values the parcel at $32,100 for the 2026 tax assessment. The property was listed for 26 days and sold for $714,000 or 96.62% of its $789,000 list price.





The market analysis involved finding Comparable properties in the immediate neighborhood around Steilacoom Lake, that sold around the same time as the Target property that did not have a second privately owned recreational waterfront parcel. Thirteen Comparable sales were originally discovered that sold around the same time frame as the Target property. Sales ranged from 2,446 to 3,272sf (target 2,082sf) and were built between 1947 and 1986 (target 1968 built). All sales have similar Steilacoom Lake proximity and views. Of the original 13, the 5 most representative Comparable sales were then equated to the Target for differences in square footage, lot size and garage parking, and a regression analysis was completed to measure the average difference in adjusted sale prices between the target and the comparables to establish a market reaction to the second recreational waterfront parcel.



Regression results indicate:

When a single-family home around Steilacoom Lake has a separate private recreational waterfront parcel market appears to pay a premium of $37,671 or $38,000 rounded for the separate recreational waterfront parcel without a dock.

Amenities:

The subject parcel has a concrete bulkhead along the shoreline. Comparables 1 and 2 have newer docks, yet based on a matched paired analysis, after adjusting sale prices for frontage and lot size the market appears to make no additional adjustment for a dock.

Water/Sewer:

The subject and comparable sales all appear to have mostly similar access to water and sewer lines. No adjustments appear to be warranted for minor differences.

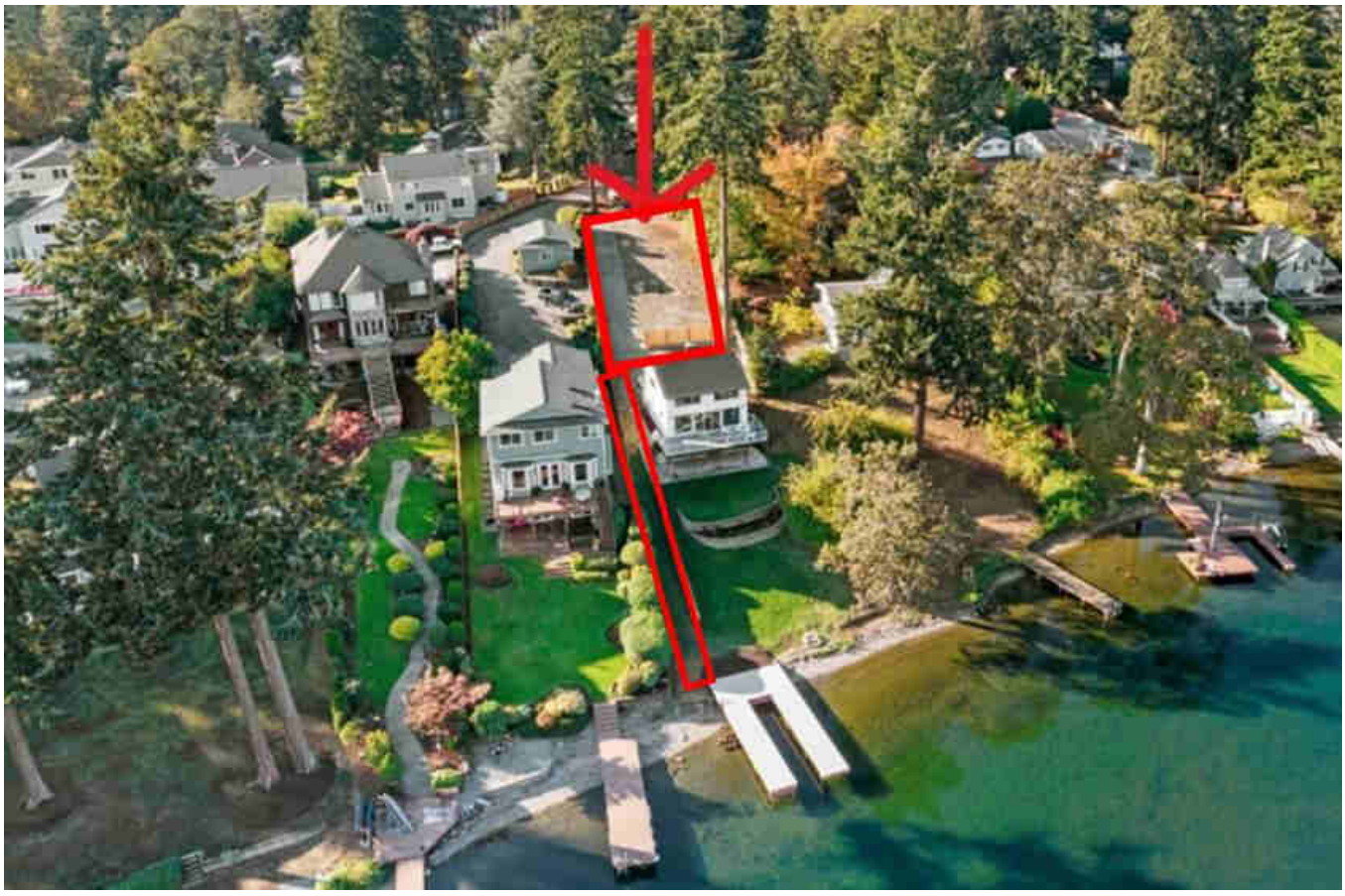
Zoning:

Zoning information has been noted, yet as the propose hypothetical subject site is assumed to be a nonbuildable, therefore, minor differences in residential zoning have been noted and any measurable adjustment would be included in the buildable vs nonbuildable adjustment.

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Client: Clinton Johnson & Sharlynn Gates

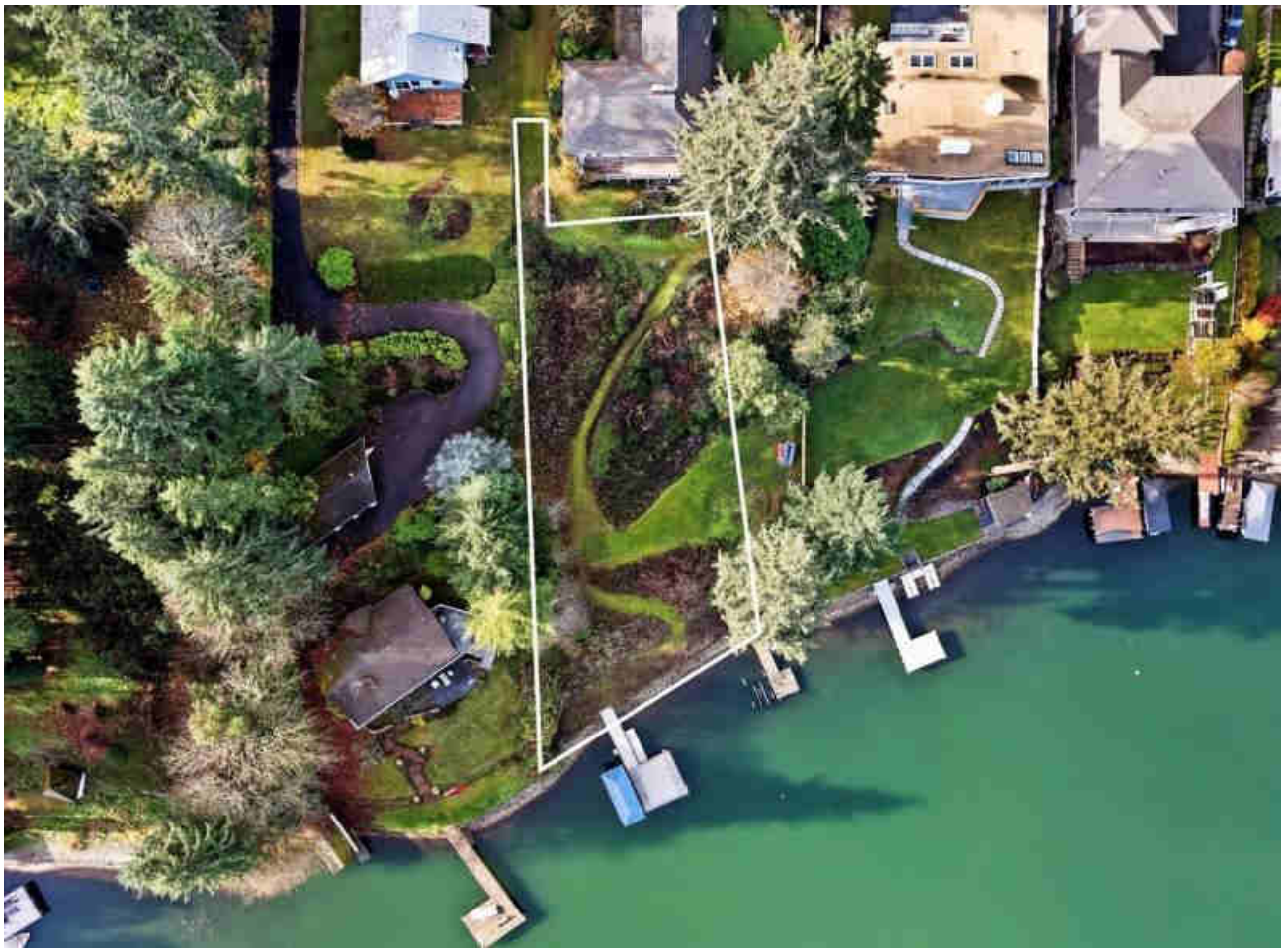
Comparable Sale #1



9101 Gramercy PL SW, Lakewood WA is a larger residential site along the westside of Lake Steilacoom with 16ft access easement with shared dock on Lake Steilacoom.
Sale is a new buildable short-platted site with plans and drawings for a new residential dwelling.
MLS listing indicates all utilities are on site, Comparable has been adjusted downward for its superior ability to be developed with a residential dwelling.

Sale was listed for $249,000 for 158 days before the listing was cancelled on 4/16/2023. Comparable sold off market on 7/24/2024 for $300,000. Original waterfront property 9105 Gramercy Pl SW was purchased in 2021 for $570,000 before site was short-platted in 3/2022. Owner remodeled older home and resold it for $855,000 on 2/2023 for $855,000 and sold the undeveloped vacant upland parcel on 3/2023 for $220,000 after trying to market it as on-site improvements were being developed. No new marketing occurred before the owner of the waterfront parcel purchased the subject site on 7/2024 for $300,000.
Photos have been obtained from the mls, no exterior inspection has been made as of the date of the report.

Comparable Sale #2



11113 Lk Steilacoom Dr SW, Lakewood, WA is an older short plated Lake Steilacoom site at the south end of the lake. The parcel has 88 feet along the lake, full bulkhead and new oversized dock per mls listing. Water, sewer and gas are in the street and will need to be extend to the site, due to topography, sewer will need to be pumped up the street.
Comparable is superior in size and is considered a superior buildable site.
Site was listed for a total of 433 days after originally being listed for $850,000. After 7 price adjustments and 3 difference listings, the sale sold 2/29/2024 for $370,000. There have been no other sales in the past 3 years.
Photos have been obtained from the mls, no exterior inspection has been made as of the date of the report.

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Comparable Sale #3



11623 Madera Gardens Dr SW, Lakewood WA is a larger Gravelly Lake parcel along the north end of the lake. Sale is a sloped waterfront site with 103 front feet along the shoreline. Per Pierce County parcel maps the site fronts along a common Madera community owned water front parcel, although they are allowed to build a dock.
Overall sale is a superior buildable site with superior overall utility. Geotech study indicates proposed building footprint is located at the top of the site over 100 feet north of the lake at the top of the slope.
Site was purchased 12/10/2024 for $579,000 after 23 days on the market. Buyer relisted the property 7 months later for $635,000 and remains on the market for $600,000 (mls #2532737).
NO other sales have been noted in the past 12 months. Photos have been obtained from the mls, no exterior inspection has been made as of the date of the report.

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Client: Clinton Johnson & Sharlynn Gates

Comparable Sale #4



9349 Dekoven Dr SW, Lakewood WA is a larger buildable residential lot east of the subject. Sale is a non waterfront easement accessed parcel. Sale has been adjusted for superior buildability, larger size and inferior waterfront amenity.
Comparable originally sold in 2018 for $96,660 after creation as an individual site. Comparable was relisted 7 years later in June 2025 for $169,000 before selling in 206 days for $150,000. Photos have been obtained from the mls, no exterior inspection has been made as of the date of the report.

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Client: Clinton Johnson & Sharlynn Gates

Comparable Sale #5



11220 W Morris Blvd, Steilacoom WA is a larger recreational property on Ketron Island in Puget Sound. The ferry accessible Island (4 times a day) is 221acres in size and has a population of around 20 full time residents. Lack of sewer on the island and small platted sites restrict most site to recreational use. The site has high bank Puget Sound waterfront. MLS listings make no mention of direct beach access only views of the sound. Comparable lacked water.

Similar recreational (nonbuildable) use warranted analysis. Distance from the subject and restricted island access (ferry boat) reduces some market appeal.

Property was listed 3/15/2023 for $16,000 as an estate sales and sold for cash in 2 days for $24,000. It has more recently sold 9/25/2025 in a non-listed “friend” transaction per Pierce County for $28,000. Photos have been obtained from the mls, no exterior inspection has been made as of the date of the report.

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Client: Clinton Johnson & Sharlynn Gates

Comparable Sale #6





100 St S / PN 0319042065, Tacoma WA is a smaller former vacated street sale east of the subject in Tacoma. The 1,742sf parcel was purchased by the ownership to the south 5 years after the buyers bought the improved property to the south.

The comparable has limited utility to the general market but has the greatest value to the southern congruent parcel as it allows for ingress/egress and larger overall site area.

Sale has been adjusted for smaller site size and the subjects superior waterfront amenity. As a stand alone parcel it is a similar nonbuildable site due to its physical size. As the site non-buildable no location adjusted was ascribed.

Sale was a non-mls listed private transaction. Comparable previously sold 10/1/2020 for $1,995 and in 2019 for $655. Photos have been obtained from the Pierce County GIS, no exterior inspection has been made as of the date of the report.

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Client: Clinton Johnson & Sharlynn Gates

Comparable Sale #7



98th St SW / PN 7755000300, Lakewood WA is a smaller former vacated alley northeast of the subject in Waughop Lake area of Lakewood. The 750sf parcel was purchased by an ownership several lots to the west and not by the congruent parcel ownership to the south. Buyer additionally owns 2300sf vacated alley parcel to the west of the sale.

The comparable has limited utility to the general market but has the greatest value to the properties along the southern side of the vacated alley as it could allow greater utility and increased accessibility.

Sale has been adjusted for smaller site size and the subjects superior waterfront amenity. As a stand alone parcel it is a similar nonbuildable site due to its physical size. As the site is non-buildable no location adjusted was ascribed.

Sale was a non-mls listed private transaction sold by Pierce County. Photos have been obtained from the Pierce County GIS, no exterior inspection has been made as of the date of the report.

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Client: Clinton Johnson & Sharlynn Gates

Comparable Sale #8



Emerson St / PN 7737000220, Fircrest WA is a small triangular shaped parcel abutting a native growth protected greenbelt and Leach Creek. The 757sf parcel was purchased by a noncongruent ownership four lots to the east.
The comparable has limited utility as a creek frontage nonbuildable site fronting Emerson St a 3 lane arterial, Pierce County describes the site a greenbelt common area.
Sale has been adjusted for smaller site size and the subjects superior waterfront amenity. As a stand alone parcel it is a similar nonbuildable site due to its physical size. As the site is nonbuildable no location and or traffic noise obsolescence is warranted.
Sale was a non-mls listed private transaction sold by Pierce County, there have no other previous transactions. Photos have been obtained from the Pierce County GIS maps, no exterior inspection has been made as of the date of the report.

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Client: Clinton Johnson & Sharlynn Gates

Comparable Sale #9



2302 Oak Dr / PN 1995200320, Steilacoom WA is a small triangular shaped parcel abutting a Farrells Marsh Park greenbelt. The 855sf parcel was purchased by a noncongruent ownership across the street as potential additional parking per Pierce County historical aerial photos.
The comparable has limited utility as a nonbuildable site abutting the park.
Sale has been adjusted for smaller site size and the subjects superior waterfront amenity. As a stand alone parcel it is a similar nonbuildable site due to its physical size. As the site is non-buildable no location is warranted.
Sale was a non-mls listed private transaction, there have no other previous transactions in the past 30 years. Photos have been obtained from the Pierce County GIS maps, no exterior inspection has been made as of the date of the report.

Summary of Sales

Comparable sales are all mostly undeveloped vacant residential neighborhood parcels in the subjects general marketing area. Due to the subjects assumed nonbuildable status, distance between sales was expanded into neighboring communities.
Comparables 1-4 are superior larger buildable sites and were subsequently marketed as buildable sites for a detached residential home. Comparables 1-3 are similar lake frontage parcels; Comparable 4 is a non waterfront parcel in the immediate neighborhood.
Comparables 5-9 are all assumed to be similar non-buildable and or recreational sites and could not support the development of a detached residential dwelling due to similar size, setback constraints and critical area encroachments.

Analyzing all 9 comparable sales the original sale prices ranged from $545 to $579,000. The adjusted sale prices ranged from $24,705 to $41,373. The subjects Lake Steilacoom frontage warrant an upper valuation. The subjects current easement use from the congruent property to the south, physical size, physical shape and shoreline critical areas a lower valuation would be warranted.

The most likely hypothetical buyer would be the congruent ownership to the south or immediate upland non waterfront property seeking private access to Lake Steilacoom. Yet the same upland non-waterfront buyer could access Lake Steilacoom via the developed public access currently at the end of 100th St SW, therefore the only additional benefit of acquiring the subject would be potentially limited storage of a small boat. The average adjusted sales price of all 9 sales is $34,188.

The subjects Clinton Park location and waterfrontage along Steilacoom Lake warrant a higher estimated value. Current perpetual easement use, physical size and public lake access along the northern boundary warrant a lower valuation. Due to the lack of fee simple sales of unbuildable lake front sales heavy consideration has been given to all 9 sales.

An estimated fee simple market value of $34,000 has been ascribed the hypothetical subject site.

The Final opinion of the subject's fee simple market value on September 16, 2026 is:

$34,000*

*This value uses multiple Extraordinary Assumptions. The use of these Assumptions of condition and views affected the assignment results.

David R. Connelly

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Mercer Island WA 98040
Office: 206.236.3037
David@AmericanAppraisals.com

David Connelly Tax ID# 41-3990847
American Home Appraisals Tax ID# 91-1456771

QUALIFICATIONS OF APPRAISER

Experience

American Home Appraisals: 12/2013-Current
Residential Appraiser / Real Estate Consultant

Connelly Appraisal, Inc.: 1995-Current
Owner/ Senior Appraiser / Real Estate Consultant

Washington Mutual: 12/2000-3/2004
Staff Appraiser

Stay Appraisal Service: 1986-1995
Staff Appraiser / Assistant Appraiser / Research Assistant

Gouge Inspections: 1990-1997
Field Assistant

Bradshaw Appraisal: 1989-1992
Assistant Appraiser / Research Assistant

Expert in appraising complex properties and unique homes, waterfront properties, custom construction, equestrian properties and 2-4 family properties.

Specialization in properties with detrimental conditions and or with secondary objectives such as loss of value involving legal questions, insurance, easements, divorce, landslides and floods. Experienced in retrospective and or hypothetical valuations.

Market Studies have included *Loss of View*, *Impact of Cellular Towers on Residential Properties*, *Valuation of Lake Frontage in Connection to Lot Size*, *Contributory Value of Moorage/Dock Ownership*, *Contributory Value of private community beach*, *Market Reaction to Surplus verse Excess Land and Impact of On-site Parking*.

Assisted in: Veterans Administration condominium project appraisals, proposed subdivision development appraisals, restaurants, warehouses and small commercial appraisals.

Qualified Expert Witness:
King County Superior Court
Snohomish County Superior Court
Pierce County Superior Court
Island County Superior Court

Certification / Licenses
Certified Residential Real Estate Appraiser, State of Washington #1700766

Real Estate Education

Education

University of Washington

Bachelor of Arts Degree, School of Geography, March 1992
Concentration in Real Estate, Land Use, Urban and Social Planning

Real Estate Appraisal Fundamentals

Completed 36 hours, March 1992, Lake Washington Institute of Technology

Applied Residential Property Appraisal

Completed 36 hours, June 1992, Lake Washington Institute of Technology

Washington Real Estate License Training

Completed 60 hours, August 2007

Continuing Education:

2026-2027 7-Hour National USPAP Update - completed 7 hours, February 12, 2026- Appraiser Education Service
Valuation Bias and Fair Housing Laws and Regulations - completed 7 hours, December 17, 2025- Appraiser eLearning
Appraisers Guide to the New URAR – Appraisal Institute - completed 7 hours, July 22, 2025
New State Zoning Laws, Part 1 - completed 3.5 hours, April 30, 2025- The Hagar Institute
New State Zoning Laws, Part 2 - completed 3.5 hours, April 30, 2025- The Hagar Institute
New State Zoning Laws, Part 1 - completed 3.5 hours, December 7, 2023- The Hagar Institute
New State Zoning Laws, Part 2 - completed 3.5 hours, December 7, 2023- The Hagar Institute
All Day All Residential Training – Appraisal Institute - completed 7 hours, June 1, 2023
Highest and Best Use - completed 7 hours, April 20, 2023- The Hagar Institute
2022-2023 7-Hour National USPAP Update - completed 7 hours, April 13, 2023-The Hagar Institute
New Construction: Essentially Luxury Homes - completed 3 hours, August 2022- McKissock
How to Handle ADUs and MILs - completed 7 hours, August 2022-The Hagar Institute
2022-2023 7-Hour National USPAP Update - completed 7 hours, August 2022- Appraiser eLearning
Measuring With ANSI & the 2021 ANSI Update - completed 4 hours, February 2022 -Appraiser eLearning
Appraisal Adjustments II - completed 7 hours, February 2022 -The Hagar Institute
2020-2021 7-Hour National USPAP Update - completed 7 hours, October 2020 -McKissock
Residential Construction and the Appraiser - completed 7 hours, October 2020-McKissock
Matrix 1: Essentials - completed 3 hours, June 2020 -NWMLS
Statistical Tools - completed 3 hours, June 2020 -NWMLS
Realist Property Records - completed 3 hours, June 2020 -NWMLS
Appraisal Adjustments II - completed 7 hours, September 2019-The Hagar Institute
Finding Comparables - completed 7 hours, November 2018 -The Hagar Institute
Practical Use of Excel - completed 2 hours, September 2018 -The Hagar Institute
2018-2019 7-hour National USPAP Update - completed 7 hours, May 2018- The Hagar Institute
All Residential All Day - AI - completed 7 hours, April 2018
Photography and Inspections Requirements - completed 5 hours, December 2017- The Hagar Institute
Condition Adjustments - "How The Cost Approach Helps" - completed 7 hours, November 2017- The Hagar Institute
Persistent Appraisal Failures - completed 7 hours, November 2016- The Hagar Institute
2016 National USPAP Update - Completed 7 hours, November 2016-McKissock
All Residential, All Day - completed 7 hours, May 2016-Appraisal Institute

Water Conservation for Real Estate Professionals Part II - completed 3 hours, April 2015-S.E.E.C. LLC
Water Conservation for Real Estate Professionals Part I - completed 4 hours, April 2015-S.E.E.C. LLC
Navigating the Green Fields within the MLS input form - completed 3.5 hours, November 2014 -S.E.E.C. LLC
2014-2015 National USPAP Update -Completed 7 hours, October 2014-McKissock
Defining Market Value & How to Adjust for Concessions - Completed 4 hours, September 2014-The Hagar Institute
Home Improvement & Fixer-Uppers - Completed 3 hours, May 2014-The Hagar Institute
Rejected Appraisals~ Issues Related to AQM & UAD Failures - Completed 7 hours, May 2014-The Hagar Institute
Where Are Real Estate Prices Headed -Completed 3 hours, April 2014-The Hagar Institute
Real Estate Fraud -Completed 6 hours, March 2014-The Hagar Institute
Appraisal Subject Matter Electives -Completed 20.00 hours, July 2013
Statistics, Modeling and Finance - Completed 15.0 hours, June 2013
Residential Sales Comparison and Income Approaches - Completed 30.0 hours, June 2013
Residential Market Analysis and Highest & Best Use - Completed 15.0 hours, June 2013
Residential Report and Case Studies - Completed 15.0 hours, May 2013
Residential Appraiser Site Valuation and Cost Approach - Completed 15.0 hours, May 2013
Advanced Residential Applications and Case Studies - Completed 15.0 hours, May 2013
Appraising Green Homes: Construction Methods and Trends – 7 hours, September 24, 2010, Earth Advantage Institute
Appraising Green Homes: Valuation Techniques – Completed 7 hours, September 25, 2010, Earth Advantage Institute
Washington Real Estate Practices - Completed 30 hours, July 7, 2009, Train Agents
Contemporary Trends in Real Estate - Completed 30 hours, September 12, 2009, Train Agents
2009 National USPAP Update - Completed 7 hours, September 25, 2009
REO & Foreclosures -Completed 5 hours, September 3, 2009
The New Residential Market Conditions Form (1004MC) – Completed 3 hours, March 24, 2009, Appraisal Institute
All Residential, All Day - Completed 4 hours, March 24, 2009, Appraisal Institute
Foreclosure Rescue and Short Sales - Completed 2 hours, May 21, 2008, Appraisal Institute
Residential Appraising- How to handle a changing market – Completed 7 hours, March 28, 2008, Appraisal Institute
The Dirty Dozen -12 USPAP requirements for every appraisal - Completed 3 hours, Sept 11, 2007
ACOW IX-Key Elements of Narrative Report Writing - Completed 3 hours, August 17, 2007
ACOW IX – Fraud Update - Completed 3 hours, August 17, 2007
Residential Appraising- Planning for Success - Completed 7 hours, March 9, 2007, Appraisal Institute
ACOW VIII – Hypothetical Conditions - Completed 6 hours, August 18, 2006
Changing Faces of Housing in the Urban Settings – Completed 4 hours, September 23, 2005, Appraisal Institute
Subdivision Seminar - Completed 4 hours, September 21, 2005, Appraisal Institute
Professionals Guide to the URAR- Completed 7 hours, September 9, 2005, Appraisal Institute
ACOW VI –Fannie May Forms Workshop - Completed 3 hours, August 20, 2004
ACOW VI – If Only The Appraiser Had Said No…- Completed 3 hours, August 20, 2004
Data Sources: For Real Estate Appraisers - Completed 2 hours, May 19, 2004, Appraisal Institute
2004 USPAP Update - Complete 7 hours, February 20th, 2004, Value One, William King
2003 USPAP Update - Complete 7 hours, October 4, 2003, Appraisal Institute
What is Back Yard Worth - Completed 7 hours, January 24, 2003, Appraisal Institute
Standards of Prof. Practice, Part A (USPAP) - Complete 15 hours, September 25, 2002, Appraisal Institute
Crossing The Line: Home Mortgage Fraud - Complete 4 hours, October 8, 2002, Appraisal Institute
Residential Design and Functional Utility - Completed 7 hours, May 11, 2001, Appraisal Institute
Advanced Real Estate Purchase & Sales - Completed 15.5 hours, March 29 & 30, 2001, Law Seminars International
Regression Analysis in Appraisal practice -Completed 7 hours, March 9, 2001, Appraisal Institute
Uniform Standard of Professional Appraisal Practice - Completed 15 hours, February 1999, Mykut Real Estate School
The Examination & Inspection of Sites and Buildings for Appraisers - 16 hours, The ARIES Co., December 12, 1998
FHA Appraising & The 203 (k) Program - Completed 15 hours, April 29, 1997, Lee and Grant
FHA Appraiser training - Completed 8 hours, January 29, 1997, Washington Mortgage Lenders
The New URAR and FIRREA - Completed 7 hours, January 1994, Real Estate Education, Inc.

LEGAL CLIENTS

Attorney	Law Office
Adam Shapiro	Shapiro Law Group
Amanda Cook	Law Office of Amanda Cook, PLLC
AnnaLisa Danysh	Inslee Best, Bellevue WA
Arezou Arefi-Afshar	Cole Wathen Leid Hall PC
C. Michael Kvistad	Anderson Hunter Law Firm
Caitlin Moon	Caitlin M Moon, Attorney, HI
Cindy Huang	Integrative Family Law
Dan Bricklin	Bricklin & Newwan LLC
Daniel G. Wilmot	Green & Wilmot PLLC
Dan'l Bridges	McGaughey Bridges Dunlap PLLC
Darrell S Mitsunaga	Johns Monroe Mitsunaga Kolouskova PPLC
Douglas Tingvall	RE-Law.com
Edward Coulson	Schweet Linde & Coulson PLLC
Edward St. Onge	Law offices of Kenneth R. Scearce
Elizabeth Smith	Law offices of Kenneth R. Scearce
Erika D Shinpaugh	Peterson Russell Kelly PLLC
Greg Albert	Albert Law PLLC
Greg Marshall	Gregory Marshall P.S.
Greg Russell	Peterson Russell Kelly PLLC
Hans P. Juhl	Ryan Swanson & Cleveland PLLC
Hugo Johnson	Dellino Law Group
Ian Franzel	Phillips Law Firm
Janay Ferguson	Terrell, Marshall, Daudt, Willie
Jane Peterson	Polsinelli PLLC
Jason Winnell	The Law Office of Sharon Bitcon
Jeanette Cohen	Jeanette CohenPrivate Practice
Jennifer Forquer	Integrative Family Law
Joe Stockton	Schwabe Williamson & Wyatt
Jofrey McWilliam	Byrnes Keller Cromwell LLP
John Kydd	KYDD Law
Joseph W. Moore	Moore Law Group, PLLC
Karen Willie	Law Office of Karen Willie PLLC
Katherine Kent	Whitaker Kent Ordell PLLC

Attorney	Law Office
Kevin Steinacker	Steinacker Law PLLC
Larry R Garrett	Holman, Cahill, Garrett, Ives, Oliver & & Anderson, PLLC
Liz Shea & Arnie Willig	Hacker & Willig, Inc PS
Lydia Dews	BRANDT LAW GROUP
Marcia Fischer	Fischer Law Office
Margaret Moyle	Boyle Martin Thoeny, PLLC
Mariko Raynor	Integrative Family Law PLLC
Mark Thompson	Mix Sanders Thompson
Matt Sweeney	Matthew L. Sweeney PLLC
Matthew Link	McFerran Law PS
Morgan E Smith	Wilson,Smith,Cochran,Dickerson
Peter Sutherland	Lee Smart, PS Inc
Rachel Culver	Whitaker Kent Ordell, PLLC
Rand L. Kohler	Rand L Kohler Law
Richard Bersin	Inslee Best
Robert Boeshaar	Robert V Boeshaar, Attorney at Law LLM,PLLC
Robert C. Kaufman	Law Offices of Robert C Kaufman, PS Attorney
Scott Blair	Brain Injury Law
Sebastian Toth	Holt Woods & Scisciani LLP
Shata Kelley	Ledger Square Law PS
Shaun Van Eyk	Van Eyk and Moore, PLLC
Steve Freeborn	Freeborn Law Offices
Steven A Rockey	Rockey Stratton PS
Steven R Leppard	O'brien Barton & Hopkins, PLLP
Theodore VanderWel	Vander Wel, Jacobson & Kim, PLLC
Thomas Hamerlinck	Law Office of Thomas G. Hamerlinck, PS
Timothy Ginski	Patterson Bray Attorney, Tn
Todd Allen	REED McCLURE
Vic Lam	Law Office of Vic S Lam PS
William Friedman	Perkins Coie LLP

Banks / Lenders

Washington Trust Bank
Northern Trust
Sound Community Bank
Peoples Bank
First Sound Bank
Homestead Community Land Trust
Timberline Bank

Copy of Washington State License



STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION

LICENSING

THIS CERTIFIES THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

DAVID R CONNELLY

1700766	09/16/2013	11/17/2026
License Number	Issue Date	Expiration Date

Marcus J Glasper, Director

RICHARD J. HAGAR, SRA

7433 S.E. 27th Street
Mercer Island, WA 98040
Business Phone: (206) 236-3037

National Speaker - Author - Lecturer - Educator

2000 to Present: **The Hagar Institute,** Mercer Island, WA
President

Nationally recognized Speaker, Author, Lecturer and Educator for banks, lending institutions, real estate professionals, law enforcement and numerous federal government agencies. Influential leadership relating to current legislation for industry guidelines and best practices in the lending and real estate sectors. Co-developed both: real estate classes delivered to professionals via Internet sites; as well as a break through system used to disseminate and sell clock-hour instruction. Nationally recognized instructor in Washington, and at least 10 other states, in the fields of: Compliance, Appraising, Real Estate Fundamentals, Real Estate Principles, Practices & Essentials, Ethics, Bank Compliance, Construction & Land Development, Selling/Listing/Marketing, and Mortgage Fraud, to name just a few.

1988 to Present: **American Home Appraisals** Mercer Island, WA
President / Consultant

SRA Designation with the Appraisal Institute (Fewer than 1% of appraisers nation-wide receive this designation.

Expert in appraising extreme high-end estates and unique homes, single & multi-family residences, condominiums, raw land and subdivisions. Appraisals with ancillary objectives such as: forensic appraising, loss of value involving legal questions, rights of ownership, easements, divorce, land-slides, waterfront, etc. Comprehensive appraisal work for local and national lenders, title insurance companies, attorneys, corporations as well as for private entities . Have been called upon to provide expert witness work and give testimony relating to Property Rights, Foreclosure, and Fraud in District, Superior and the Federal Court Systems in multiple states.

Expert Review appraiser for government agencies, attorneys, local and national lenders as well as for the Appraisal Institute. Specializing in the geographical areas of: King, Pierce, and Snohomish counties, Ocean Shores and areas of Eastern Washington.

2002 to Present: **North Seattle Community College,** Seattle, WA
Real Estate Instructor

Teach Washington State accredited classes to real estate professionals and lay people. Wrote, developed and instruct the following courses for NSCC: Real Estate Investment, Advanced Level Investment Strategies, Appraisal of multi-family and single family housing, as well as authored and instruct classes relating to Mortgage Fraud and Foreclosure.

1997 to 2006: **Professional Directions Inc,** Kirkland, WA
Real Estate Instructor

Developed and taught Washington State accredited classes to real estate professionals and lay people

1986 to 1988 **Ken Fletcher & Associates** Bellevue, WA
Professional Real Estate Appraiser

Appraised single family residences, condominiums, raw land, developed lots, construction appraisals, and final inspections in King and Snohomish counties.

1984 to 1989: **William A. Bain & Associates** (Coldwell, Banker, Bain Assoc) Bellevue, WA
Realtor / Sales Consultant /Development Coordinator

Recognized as a multi-million dollar Sales Associate specializing in the expensive home resale market as well as new construction, and condominiums.

Assisted developers and sellers by:

- Preparing market evaluations used in determining fair market value for homes, condominiums, and developments.
- Performance analysis for determining single family housing (the type, size, cost, and locations) for future developments.
- Interfaced with engineers, architects, and government agencies in creating plat layouts, plat approvals, and floor plans suitable for site and consumer demand.
- Vast knowledge of financing, mortgage banking, construction loans, and the escrow process

1978 to 1982: **B.C Northwest Construction General Contracting firm**. Issaquah, WA
Sales and Design Consultant / Development Coordinator / Land Purveyor

Designed homes and assisted in conceptualizing subdivisions, home(s) placement and acquisition of acreage for the specific purpose of creating new subdivisions.

Managed and interfaced with plat engineers, surveyors and government agencies while guiding projects through the entire governmental platting process. Platting process included both short and long plats between 2 and 128 lot subdivisions. Subdivisions included the acquisition of easement rights for ingress/egress, sewer and water together with arranging financing for the actual subdivision and ground breaking.

Assisted in acquisition of financing for the construction of more than 100 homes.

1977 to 1984: **The John's Real Estate Corporation** Mercer Island, WA
Sales Consultant / Plat Manager / Development Coordinator

Multi-million dollar producer, principally selling and listing homes for first time home buyers, time share condominiums, vacant land and recreational land in vacation or tourist spots in Washington.

Assisted in the development of single family homes for first time home owners.

Real Estate sales - residential, land, developments, and condominiums.

Assisting developers and sellers by:

- preparing market evaluations used in determining fair market value for homes, condominiums, and developments.
- performance analysis for determining single family housing (the type, size, cost, and locations) for future developments.
- interfacing with engineers, architects, and government agencies in creating plat layouts, plat approvals, and floor plans suitable for site and consumer demand.

Vast knowledge of financing, mortgage banking, construction loans, and escrow companies.

Author Supplement ~ to the resume of
RICHARD J. HAGAR, SRA

7433 S.E. 27th Street
Mercer Island, WA 98040
Business Phone: (206) 236-3037

National Speaker - Author - Lecturer - Educator

Mr. Hagar is considered by insiders to be a nationally recognized authority on all issues related to compliance and legislation relevant to real estate appraisals, lending, mortgage fraud and recent federal and state legal changes impacting the entire industry. As the author of 4 books, with the Reference Guide to Appraisal Review being the most recently published, Mr. Hagar frequently provides articles in nationally syndicated newspapers such as the Wall Street Journal and The Seattle PI, as well as in industry specific journals such as WorkingRE and AMLA. In addition to being a Webinar and class room instructor, he also hosts a monthly show on KPLU/NPR radio, as well as designing and authoring classes specifically tailored to the needs of lenders, appraisers, governmental regulators and law enforcement agencies.

Author and Instructor of the following:

Classes/Training

Bank Compliance, Credit Unions and Mortgage Brokers:

- Introduction To The **Bank Secrecy Act** and Anti Money Laundering (AML/BSA) - What's a SAR?
- Recognizing Frauds, Money Laundering And The Reporting of SARs
- The Prosecutor and Investigators Guide To Real Estate and Mortgage Fraud
- How One Loan Originator Destroyed A Bank
- What Policies And Procedures Mortgage Brokers Must Implement
- How to Identify and Prevent Real Estate and Mortgage Fraud
- Organized Crime's Involvement with Real Estate Fraud
- Real Estate Fraud - The Documents
- Real Estate Appraisers Involvement with Mortgage Fraud
- Foreclosure "Rescue" and Short-Sales

Appraisal classes:

- The Art of Determining Appraisal Adjustments
- Rejected Appraisals - Explanation of Fannie Mae's New Automated "Review" Program
- Appraiser Independence & Mandatory Reporting of USPAP Violations
- The Cost Approach, Why It's Important
- Land Value - How To Find Hidden "Sales" & Data
- Analyzing Purchase and Sale Agreements
- Uniform Appraisal Dataset and The Required New Language of Appraising
- Uniform Appraisal Dataset ~ The Detailed Explanation
- New Laws Impacting Appraisers and the Use of AMC's
- Appraisal Management Companies ~ Laws, Issues And Solutions
- Top 20 Questions Asked of Appraisers And How To Answer
- Valuing High End Properties
- Defining Market Value and How to Adjust For Concessions
- Appraising Ultra High End Homes
- Lender Pressure / Fraud
- What's My Backyard Worth?
- Real Estate Investment
- Fixer Uppers & Rehab
- Tools for Investors
- Real Estate Appraisal -Introduction
- Real Estate Appraisal - Advanced Feasibility Studies
- Appraisal of Small Income Residential Property
- Appraisal of Unusual Residential Properties
- Waterfront properties - Special Appraising Techniques
- Examining the Expert Witness (UW law school)

Real Estate classes:

- Real Estate Investment
- Appraisal of Small Income Residential Property
- Real Estate Appraisal
- How to Identify and Prevent Real Estate and Mortgage Fraud
- The Impact of Real Estate Fraud
- Issues with Foreclosures and Short-Sales
- Appraisal of High End Properties
- Real Estate Appraisal for Agents
- Real Estate Appraisal for Mortgage Brokers
- Valuation of Waterfront Properties
- Appraising Unusual Residential Properties
- The Growth management Act
- Top 20 Questions Asked of Appraisers And How to Answer
- Defining Market Value & How To Adjust for Concessions
- Use of Computers and other Technologies
- Lender Pressure
- Appraising High End Homes
- Fixer Uppers and Rehab.
- Tools for Investors
- Home Improvement & Fixer-Uppers
- Investment Tools & Resources
- Where Real Estate Prices are Headed
- Issues with Mortgage Elimination & Foreclosures

Other:

Instructor-Faculty: North Seattle Community College (NSCC)
2001- Present: Classes taught at NSCC:

- Res 183 Basic Appraisal Procedures
- Res 184 Residential Market Analysis
- Res 187 Residential Report Writing
- Res 106 Real Estate Fraud
- Res 107 Foreclosure Rescue and Short Sale Scams
- Res 210 Investment
- Res 240 Real Estate Economics

Books

Top Questions Lenders Ask Appraisers (And How The Should Be Answered)

Richard Hagar - 2015
The 50 questions clients and lenders ask appraisers along with the correct answers that the appraiser should supply. (Lender and appraiser versions)

Reference Guide To Appraisal Review

Richard Hagar – 2014
The laws, codes, interagency guidelines and Fannie Mae Requirements of Appraisal Review.

The Investigators Guide to Real Estate and Mortgage Fraud

Asked by various law enforcement agencies to write / publish a manual for Bank Regulators, Prosecutors, Police and Government Agencies (this book is not available to the general public). The book included specific State and Federal laws, time lines and indictments., and how to effectively prosecute.

Real Estate & Mortgage Fraud

Richard Hagar & John Woods – 2006

8 Steps Towards Real Estate Wealth

Richard Hagar – 2005 / 2008
30 Week Instruction Manual for College
Sold through Barnes and Noble Bookstores

Real Estate Advisor

Richard Hagar - 1997
Over 200 articles on various aspects of owning & operating real estate including:

- The Highs and Lows of Being a Landlord,
- First Time Home-Buyers Guide
- Time Shares, The Real Story,
- What Makes a Good Real Estate Agent & How to Select One,
- All About Lenders and How to Borrow Money.

Magazine & News Articles

More than 15 articles have been written for numerous national publications including:

- Working RE (real estate agent and appraiser)
- Valuation (real estate appraiser)
- Regulatory Crier (NASCUS)
- Seattle PI (general public)
- The Advocate (lender and mortgage brokers)

Co Author - Laws

- Washington Mortgage Brokers Practices Act (RCW.19.146)
- Federal SAFE ACT
- Foreclosure and Distressed Home Owners Act (RCW 59.18)
- Multiple States: Licensing of Appraisal Management Companies (Washington - RCW 18.235).

Education Supplement ~ to the resume of

RICHARD J. HAGAR, SRA

7433 S.E. 27th Street
Mercer Island, WA 98040
Business Phone: (206) 236-3037

National Speaker - Author - Lecturer - Educator

Appraisal AND Real Estate Agent Courses Taken:

USPAP. . . . . 7.0 credit hours 04/15
Puget Sound Real Estate Market Update. . . . . 2.0 credit hours 02.15
Escrow Scene Investigation. . . . . 3.0 credit hours 02/15
Fall Real Estate Conference 2014. . . . . 7.0 credit hours 10/14
Liability Issues for Litigation and Non-Lending Appraisal Assignments . . . . . 3.0 credit hours 08/14
Getting the Most Out of a " Green" Appraisal . . . . . 3.5 credit hours 08/14
Update of the UCDP and UAD . . . . . 2.5 credit hours 08/14
13 Legislative Actions .. . . . .5 credit hours 08/14
Appraiser Liability Issues.. . . . . 2 credit hours 08/14
USPAP Changes 2014/2015 . . . . . 1 credit hour 08/14

Business Practices & Ethics. . . . . 5 credit hours 07/13
Appraisal Curriculum Overview.. . . . . 7 credit hours 07/13
Current Issues in WA Real Estate. . . . . 3 credit hours 07/13
Washington Real Estate Transitions.. . . . . 3 credit hours 07/13
Foreclosure Fairness Mediation & Short Sales. . 4 credit hours 06/13
Law and the Appraiser .. . . . . 2 credit hours 05/13
Government Loans . . . . . 3 credit hours 05/13
All Residential All Day. . . . . 7 credit hours 03/13
Regression Analysis. . . . . 2 hours 09/12
USPAP Update 2012-2013. . . . . 7 credit hours 09/12
18th Annual Real Estate Conference. . . . . 7.5 credit hours 12/11
Red Flags. . . . . 4 credit hours 11/11
RESPA Reform . . . . . 3 credit hours 10/11
Distressed Properties . . . . . 3 credit hours 10/11
ACOW Summit XIII Presenter of class ~ The Art of Appraisal Adjustments. . . . . 3 credit hrs 08/11
USPAP & Fannie Mae Compliance Issues . . . . . 2 credit hours 08/11
Medley of Appraisal Issues. . . . . 3 credit hours 08/11
The Dirty Dozen.. . . . . 3 credit hours 7/11
7 Hour National USPAP. . . . . 7 credit hours 11/10
ACOW Summit XII, Day 1 . . . . . 6 credit hours 8/10
ACOW Summit XII Day 2 . . . . . 6 credit hours 8/10
2009 Fall Real Estate Conference by AI. . . . . 7 credit hours 12/09
2008-2009 National USPAP Update .. . . . . 7 credit hours11/09
Title & Escrow Fundamentals . . . . . 3 credit hours 7/09
Appraiser Commission . . . . . 3 credit hours 5/09
USPAP 7 Hr Update and Business Practice Ethics 7 credit hours 10/08
Attacking/ Defending and Appraisals in Litigation. 6 credit hours 9/08
Appraising Legal Issues & Moot Court .. . . . . 6 credit hours 9/08
ACOW Summit Day 1 .. . . . . 3 credit hours 8/08
ACOW Summit Day 2. . . . . .6 credit hours 8/08
Real Estate Ethics.. . . . . 3 credit hours 7/08
Contract Law. . . . . 3 credit hours 7/08
Principles of Finance/Mortgage Market.. . . . . 3 credit hours 7/08
Taxation of Real Estate and Capital Gain.. . . . . 3 credit hours 7/08
Water Rights & Supply Issues. . . . . 3.5 credit hours 10/08
Buyer Agency.. . . . . 4 credit hours 7/08
Core Curriculum.. . . . . 4 credit hours 8/07
National USPAP.. . . . . 7 credit hours 6/07
Explaining Market Value. . . . . 2 credit hours 2/07

When Are You An Agent?. . . . . 3 credit hours 10/08
Legal Update. . . . . 3 credit hours 3/06
High Value Homes- Part 2. . . . . 4 credit hours 10/06
Appraising Waterfront Homes(OREA). . . . . 7 credit hours 8/06
Appraisal Today(OREA). . . . . 7 credit hours 8/06
Appraisal Today(OREA). . . . . 7 credit hours 8/06
Mortgage Fraud and Appraisers(OREA). . . . . 7 credit hours 8/06
Foreclosure Rescue Scams(KCBA). . . . . 6.5 credit hours 7/06
Subdivision Analysis. . . . . 4 credit hours 6/06
What is A Backyard Worth.. . . . . 7 credit hours 4/06
Hypothetical Cond. & Extraordinary Assump.. . . . 2 credit hours 2/06
National USPAP.. . . . . 7 credit hours 12/05
Appraisal Commission. . . . . 3 credit hours 11/05
Proposed Trainee Regs.. . . . . 6 credit hours 8/05
State Licensing Update.. . . . . .3 credit hours 8/05
Professional's Guide to URAR. . . . . 3.5 credit hours 7/05
Mathematical Modeling.. . . . . 3.5 credit hours 7/05
Battle in Seattle: Residential Hot Buttons.. . . . . 3 credit hours 7/05
Beat The Clock.. . . . . 3 credit hours 7/05
Appraising Ultra High End.Homes. . . . . 3 credit hours 7/05
New appraisal Forms. . . . . 3 credit hours 7/05
Hot Topics. . . . . 3 credit hours 7/05
Math Modeling.. . . . . 3 credit hours 7/05
Appraising The Tough Ones (AI).. . . . . 3 credit hours 5/05
Mortgage Fraud Case Studies . . . . . 6 credit hours 2/05
Real Estate Agent Ethics . . . . . 3.5 credit hours 12/04
Appraisers' Toolbox and Technology.. . . . . 4 credit hours 11/04
If Only the Appraiser Had Said No. . . . . 3 credit hours 8/04
Fannie Mae Forms Workshop . . . . . 3 credit hours 8/04
Analyzing Small Income Investment Properties . . . 3 credit hours 6/04
They Got Caught (Pro Directions). . . . . 3 credit hours 5/04
Understanding Credit Scoring (Chicago Title).. . . . 3 credit hours 5/04
Data Sources for Real Estate (AI) . . . . . 2 credit hours 5/04
Basic Income Capitalization (310)(AI). . . . . 30 credit hours 2/04
What's Legally Permissible? (AI). . . . . 2 credit hours 2/04
New Const. and Lien Issues (Chicago Title). . . . . 3 credit hours 11/03
Short Sales (First AM). . . . . 4 credit hours 10/03
Uniform Standards of Professional Pracitce (AI).. 7 credit hours 10/03
Real Estate Financing/Land Use Planning (AI). . . 2 credit hours 10/03
(MLS)Locator Computer Sys. (WAR). . . . . 3.5 credit hours 10/03
Lender Pressure (AI). . . . . 3 credit hours 8/03
Appraisal Landmines (AI). . . . . 7 credit hours 8/03
Washington State Appraisal Issues (AI).. . . . . 2 credit hours 5/03
Revisions to Real Estate Forms (WAR). . . . . 7 credit hours 2/03
Real Estate Outlook (AI). . . . . 2 credit hours 2/03
What's my back yard worth? (AI). . . . . 7 credit hours 1/03
Business Market (AI). . . . . 2 credit hours 1/03
Understanding Mold Claims and Managing Risk.. . 2 credit hours 9/02
Fannie Mae, Appraisal Issues and D.T.U. . . . . 2 credit hours 6/02
Master Planned Community Development (AI).. . . 2 credit hours 4/02
Easements and Their Affect on Value (AI) . . . . . 4 credit hours 11/01
Partial Interest Valuation - Undivided (AI). . . . . 7 credit hours 10/01
Technology - the New Paradigm (AI). . . . . 4 credit hours 10/01

Making Money with Today's Technology
(Realtors) .. . . . . 3 credit hours 10/01
Price Sells Property (Pro Directions) . . . . . 3 credit hours 7/01
Keep Your License (Pro Directions). . . . . 7.5 credit hours 7/01
Puget Sound Residential Real Estate (AI). . . . . 2 credit hours 6/01
Uniform Standards of Professional Practice (AI). 8 credit hours 5/01
Waterfront titles in Washington. . . . . 3 credit hours 10/01
AIRD - Residential Database . . . . . 2 credit hours 11/00
Case Studies Residential Highest and Best use . . 7 credit hours 9/00
Washington Real Estate Practices. . . . . 30 credit hours 2/00
Appraising of Unusual Residential Properties .. . 2 credit hours 1/00
Automated Valuation Models . . . . . 7 credit hours 5/99
Loss Prevention Program for RE Appraisers. . . . 4 credit hours 10/99
The FHA and the Appraisal Process . . . . . 7 credit hours 9/99
Growth Management Act . . . . . 2 credit hours 4/99
Appraising Waterfront properties.. . . . . 2 credit hours 2/99
FNMA Requirements for Desktop Underwriting .4 credit hours 11/98
Appraising complex properties . . . . . 4 credit hours 11/98
Standards of Appraisal Practice .. . . . . 7 credit hours 9/98
Appraising High-Value and Historic Homes. . . . 7 credit hours 4/98
Growth Management . . . . . 5 credit hours 7/97
Alternative Residential reporting forms . . . . . 7 credit hours 2/97
Advanced Writing Skills . . . . . 7 credit hours 5/96
Legal Liabilities. . . . . 4 credit hours 1/96
Real Estate instructor training course, ... 15 credit hours 11/95
The Fundamentals of Relocation Appraisals . . . . 7 credit hours 10/95
Collateral Assessment Training. . . . . 7 credit hours 8/95
Appraising FHA Properties (HUD) .. . . . . 8 credit hours 11/94
Understanding Limited Appraisals & Report Opt .7 credit hours 7/94
Appraisal Review - Residential Properties . . . . . 7 credit hours 5/94
Real Estate Law (MYKUT) .. . . . . 30 credit hours 10/93
FIRREA/New URAR Seminar (AIREA) . . . . . 7 credit hours 10/93
Appraisal Review Symposium (AIREA) . . . . . 4 credit hours 10/92
U.S.P.A.P (Bellevue Community College) .. . . 15 credit hours 4/91
FIRREA/FNMA Requirements (AIREA) .. . . . . 7 credit hours 3/91
Residential Valuation (AIREA) . . . . . 39 credit hours 10/90
FIRREA Seminar
(Office of Thrift Supervision).. . . . . 4 credit hours 9/90
Real Estate Appraisal Principles (AIREA) . . . 39 credit hours 2/89
Standards of Professional Practice (AIREA) . 24 credit hours 4/88
Real Estate Contract Law (Board of Realtors) . 8 credit hours 1982
Real Estate Financing.. . . . . 7 credit hours 1982
Real Estate Finance & Law. . . . . 8 credit hours 1980

Additional Appraisal Seminars:
Mortgage Brokers Practices Act (Participated in creating the law)1994
Washington Mutual Appraisal Requirements 1991
FNMA Requirements Seminar (AIREA) 1990
Real Estate Values in King County (AIREA) 1989
FNMA/FHLMC Requirements Seminar (FHLBB) 1987

Bank Compliance Supplement ~ to the Resume of
RICHARD J. HAGAR, SRA

7433 S.E. 27th Street
Mercer Island, WA 98040
Business Phone: (206) 236-3037

National Speaker - Author - Lecturer - Educator

Advanced Instruction

Special training provided to Government and Banking Agencies including:

- Homeland Security
- Federal Bureau of Investigations (FBI)
- Secret Service
- Drug Enforcement Administration (DEA)
- Immigration Customs Enforcement (ICE)
- IRS - Criminal Investigations (IRS-CI)
- Federal Deposit Insurance Corporation (FDIC)
- Department of Financial Institutions (multiple states)
- Attorney's General Office (Multiple states)
- Corporate Securities and Finance
- Department of Licensing (Agent, Appraiser, Bank, Mortgage Broker - Multiple states)
- Association of Credit Union Internal Auditors (ACUIA)
- National Association of State Credit Union Supervisors (NASCUS)
- Multi-State Drug and Organized Crime Task Forces

Banks, Mortgage Lenders and Credit Unions ~ Compliance and Training Webinars

Author and Instructor:

- New Exemptions, Requirements, Audits, Compliance and Fines
- Appraisals and AMCs The Dodd-Frank Act Creates a New Compliance Reality
- Appraiser Independence and the Mandatory Reporting of USPAP Violations - Banking Version
- Required Licensing or Registration of Loan Originators
- Get Ready for the Implementation of the SAFE Act
- SAFE Act #3 Policies, Procedures and Compliance Considerations For Lending Institutions
- Identifying and Preventing Real Estate & Mortgage Loan Fraud for Banks & Lending Institutions
- Mortgage Loan Scams - When Real Estate Isn't "Real"
- Lawsuits and Banks
- Compensation: New Federal Regulations Impact Compensation
- Compliance, Audits and Foreclosures: What "Robo-signers" mean to Foreclosures and Small Banks
- Compliance Regarding Appraisals and AMCs
- Understanding Appraisal Management Companies (AMCs) & Other Third-Party Relationships
- Appraisal Process – New Requirements
- Appraisals: What You Need To Know NOW!
- Fannie Mae and Freddie Mac's Appraisal Requirements
- Appraisals: New rules, new forms, new procedures
- Understanding Commercial Real Estate Appraisals: Reviewing the Appraisal
- Appraisal Review - Saving Time and Cost
- Understanding the Loan Modification and Foreclosure "Rescue" Business

Focused Classes ~ Author and Instructor:

- Introduction To The **Bank Secrecy Act** and Anti Money Laundering (AML/BSA) - What's a SAR?
- Recognizing Frauds, Money Laundering And The Reporting of SARs
- The Prosecutor and Investigators Guide To Real Estate and Mortgage Fraud
- How One Loan Originator Destroyed A Bank
- What Policies And Procedures Mortgage Brokers Must Implement
- How to Identify and Prevent Real Estate and Mortgage Fraud
- Organized Crime's Involvement with Real Estate Fraud
- Real Estate Fraud - The Documents
- Real Estate Appraisers Involvement with Mortgage Fraud
- Foreclosure "Rescue" and Short-Sales

Member & Contributor

- International Association of Financial Crimes Investigators

Special Services - Fraud Profiling, Expert Witness or Consultant For:

- Department of Justice/US Attorney's Office Oregon and Washington.
- Attorney General - Washington, Oregon, Arizona, Illinois.
- Department of Financial Institutions - Washington, Arizona, and Indiana.
- Department of Corporate Securities and Finance - Oregon.
- Portland Police.
- Snohomish and King County Drug Task Force
- Clark County Sheriff's Office - Drug Task Force.
- Federal Public Defenders Office - Washington, and Oregon

"In the Media" ~ Supplement to the resume of

RICHARD J. HAGAR, SRA

7433 S.E. 27th Street
Mercer Island, WA 98040
Business Phone: (206) 236-3037

National Speaker - Author - Lecturer - Educator

Webinars created for National Magazine:
Working Real Estate 2011 to Present

- March 2015: How to Support and Prove Your Adjustments
- February 2015: Keeping Off Fannie Mae's New Appraiser "Black List"
- February 2015: Fannie Mae's AQM, Understanding Quality and Condition Ratings
- January 2015: Top 5 Questions Asked of Appraisers and How to Answer

Prior to 2014:

- Defining Market Value and How to Adjust for Concessions
- Appraiser Liability and Independence - How to Protect Yourself
- Fannie Mae's AQM and How To Stay Out of Trouble
- Appraisal Review & The Law
- Surviving AMCs: Get Paid & Protect Yourself
- 3 Part Series - How To Limit Liability, Maintain Independence & Fight Influence
- Appraisal Review & The Law
- Top 5 Questions Asked of Appraisers And How to Answer
- 1,000 Appraisals A Year: Realities of Appraiser Liability

NPR ~ KUOW 94.9 - Richard Hagar

01/13 Recovery Of The Housing Market? Your Housing Questions Answered
09/11 Your Housing Questions Answered
05/11 The Housing Market & You
02/11 Is it Ethical to Walk Away From a Mortgage?
10/10 Facing Foreclosure? How to Fight
09/10 Forestalling Foreclosure
05/10 The Housing Market
04/10 Foreclosures, The Housing Market & You
01/10 Foreclosures & You
07/09 Navigating the Current Housing Market
06/09 Shore Sales, Foreclosures & First Time Home Buyers
10/08 Buying or Selling A Home?
07/08 Real Estate & Mortgage Fraud
01/08 Foreclosures, Fraud

KPLU 88.5 Richard Hagar and John Maynard ~ Monthly: ***"Street Cents"***

10/13 Property $$: Computers Versus The Human Eye
09/13 New Apartments Filling Up While Retail Space Below Sits Empty
08/13 Buying A Historical Landmark
07/13 Seattle's Hot Housing Market Says " Buy Don't Rent"
06/13 Money For Thin Air: Selling Your Home's Air Rights
05/13 Better To Talk More And Text Less When Buying A Home
04/13 Foreclosed Houses At Higher Risk of Meth Contamination
03/13 Are You Living On A Garbage Dump?
02/13 Seattle Property Values: Catching Up with San Francisco?
01/13 High Tides And Storms Risky for Waterfront Property
12/12 Fewer Parking Spaces in Seattle
11/12 Full Disclosure or Risk a Lawsuit
08/12 Population Growth & Housing in Seattle
06/12 It's not an Apartment or a Condo, It's a Co-op!
05/12 Bank Loans hard to get for Fire Stations & Churches
03/12 Real Estate Commissions Aren't Set in Stone
02/12 Rough Time Refinancing? Try Again
01/12 Not all Condos are Buildings in the Investment World
12/11 For Some, Adjustable Rate Mortgages Make Sense
11/11 Banks Give Money For Keeping A Foreclosed House Looking Good
09/11 New Home Sales: Great Deals in Center of Our State or at the End of A Runway
08/11 Aurora Motels - Entering a Time of Change
05/11 Bad Traffic and Future Congestion Could Sabotage Home Sales
04/11 Relief for Strapped Borrowers: "Foreclosure Fairness" Is Now Law
04/11 How High and Low Can You Go
03/11 Walking Away From A Mortgage
02/11 Seattle Area Foreclosures Surpass National Average
12/10 Wrongful Foreclosures

Radio Shows:

- Monthly on KPLU/Seattle, Title of Show: ***"Street Cents"***
- Quarterly on NPR/KUOW

EXHIBIT “A”

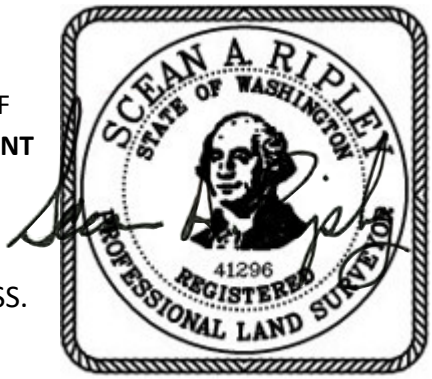
(RIGHT-OF-WAY VACATION DESCRIPTION)

THAT PORTION OF 100TH STREET SW (KNOWN AS LAKE STEILACOOM AVE AS SHOWN ON “LAKE STEILACOOM PARK” PLAT, RECORDED UNDER VOLUME 4, PAGE 103, RECORDS OF PIERCE COUNTY, WASHINGTON), LYING WEST OF DEKOVEN DRIVE SW (KNOWN AS PARK BOULEVARD OF SAID PLAT) AND EAST OF STEILACOOM LAKE; BEING A PORTION OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER, OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON; SAID BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED UNDER RECORDING 201912110114 (TAX PARCEL NUMBER 5030001430) RECORDS OF SAID COUNTY, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF 100TH ST SW;

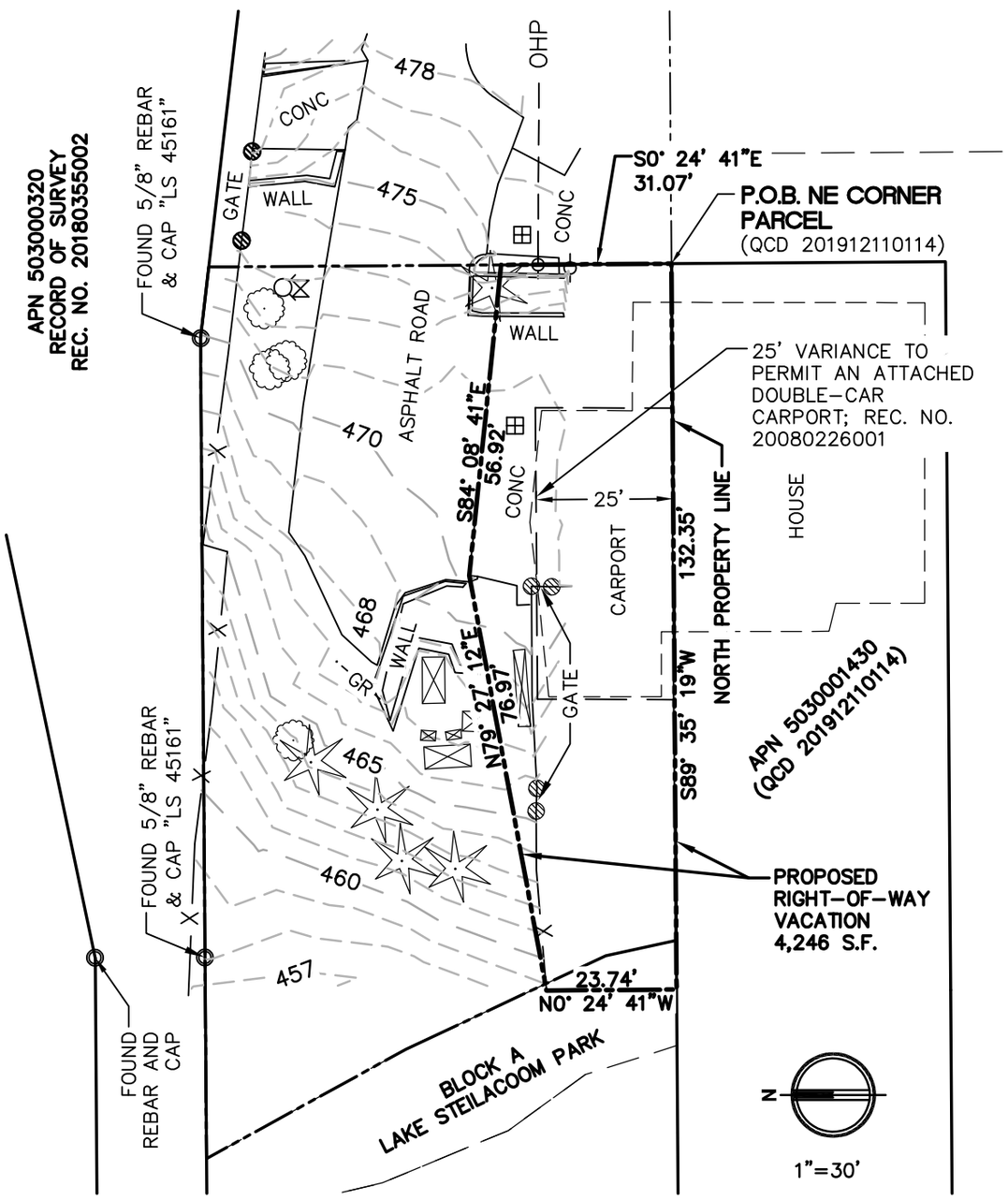
THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89° 35’ 19” WEST, 132.35 FEET;
THENCE LEAVING SAID NORTH LINE, NORTH 00° 24’ 41” WEST, 23.74 FEET;
THENCE NORTH 79° 27’ 17” EAST, 76.97 FEET
THENCE SOUTH 84° 08’ 41” EAST, 56.92 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF AFORESAID PARCEL;
THENCE SOUTHERLY ALONG SAID EXTENSION AND SAID EAST LINE OF AFORESAID PARCEL, SOUTH 00° 24’ 41” EAST, 31.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,246 SQUARE FEET, OR 0.10 ACRES MORE OR LESS.



09/16/2026

EXHIBIT "B1"



LEGEND

	FOUND PROPERTY CORNER
	GATE POST
	PLANTER BOX
	UTILITY POWER POLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
CONC	CONCRETE PAD
GR	GUARD RAIL
	CONIFEROUS TREE
	DECIDUOUS TREE
OHP	OVERHEAD UTILITIES
X	FENCE

[TOPOGRAPHY SHOWN HEREON WAS PREFORMED MAY 2024]

SCEAN A. RIPLEY
STATE OF WASHINGTON
41296
REGISTERED
PROFESSIONAL LAND SURVEYOR

09/16/2026

JOB NO. 2240209.50
09/16/26
R.O.W. VACATION EXHIBIT
LEGAL BY: SR EXHIBIT BY: FS
NE 1/4, NE 1/4, S3, T19N, R2E
w:\sdskproj\2024\2240209\2240209 rw vacation.dwg

AHBL
2215 North 30th Street,
Suite 200,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

PROJECT MEMO

TO:	Clint Johnson 6926 100th Street SW Lakewood, WA 98499	**DATE:**	September 16, 2026
FROM:	Scean Ripley, PLS Tacoma - (253) 383-2422	**PROJECT NO.:**	2240209.50
		PROJECT NAME:	100th St ROW Vacation
SUBJECT:	Response to City's comments dated 09/08/2026		

Dear Mr. Johnson,

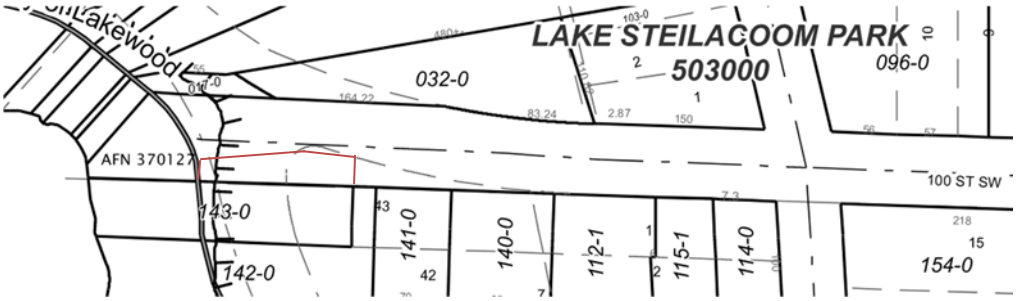
The following is our response to the City of Lakewood staff comments regarding the proposed 100th Street SW right-of-way vacation:

- Westerly boundary / OHWM
  - The submitted survey identifies the westerly boundary as the "edge of water as located in May 2024." Because the water's edge is variable, additional information is needed to establish the proposed vacation boundary.
  - Provide a revised survey/legal description tied to the ordinary high water mark (OHWM); identify the method, date, and surveyor responsible for locating the OHWM; and confirm whether any portion of the proposed vacation lies waterward of the OHWM.
  - Ch. 58.09 RCW; Ch. 90.58 RCW; LMC Title 16 Lakewood Shoreline Master Program

Response:

The "Edge of Water" notation shown on the survey was intended for informational purposes only and was not intended to represent a property boundary, ownership line, or the limits of the proposed vacation area. To eliminate potential confusion, the "Edge of Water" reference has been removed from the legal description and exhibit map.

Based on our review, the OHWM is not necessary to define the limits of the proposed vacation. The existing right-of-way for 100th Street SW includes portions of Lake Steilacoom Avenue, Lake Boulevard, and Block A as shown on the plat of Lake Steilacoom Park, recorded in Volume 4, Page 103, Records of Pierce County, Washington. The area proposed for vacation is located primarily within Lake Boulevard and a small portion of Block A.



Regarding Chapter 58.09 RCW, it is our understanding that the City's concern may relate to discrepancies or encroachments identified during the survey process.
The purpose of the proposed vacation is to resolve existing encroachments affecting the right-of-way. Upon completion of the vacation, those encroachments would no longer exist. Should the vacation not be approved, a Record of Survey would be prepared and recorded in accordance with applicable statutory requirements.

With respect to Chapter 90.58 RCW and the Lakewood Shoreline Master Program, we understand these regulations may affect shoreline jurisdiction, permitting, and development review. However, they are not necessary for establishing the proposed vacation boundary, which is based on existing platted right-of-way. If the City requires identification of the OHWM for future improvements or shoreline permitting considerations, we believe that would be a separate matter from the right-of-way vacation request currently under review.

- Survey flagging
    - The application includes a sealed survey, but the materials submitted do not indicate whether the proposed vacation boundaries were physically flagged.
    - Confirm whether the boundaries were flagged and provide the date and photographs, if available.
    - LMC 12.05.220(C)(3)

Response:

The original petition line was flagged in the field during our survey efforts. As the revised vacation proposal moves forward, we will schedule our survey field crew to stake the proposed vacation boundary and document the staking with photographs. Our field crews are currently scheduled approximately three weeks in advance. We will provide photographs and supporting documentation following completion of the field work and will advance the work sooner if scheduling permits.

Scean Ripley, PLS
AHBL Survey Project Manager

c: Chris Dodos - AHBL

Q:\2024\2240209\50_SUR\NON_CAD\Outgoing\20260916 Legal Description_Momo w-response to city comments\2240209.50 ROW Vac of 100th St in Lakewood_Memo responce to city comments.docx

Return to Agenda

CITY OF LAKEWOOD

Street Vacation Request
100th Street SW at Lake Steilacoom

Permit No. ENG-2026-103

City Council Meeting | October 19, 2026 | Resolution setting the public hearing date

Angie Silva, Assistant Director Planning & Public Works

Return to Agenda

Street Vacation Process

Lakewood Municipal Code Ch. 12.05, Article II | RCW 35.79 and RCW 35A.47.020

1 Application

Vacation initiated

12.05.210 | owner petition or Council resolution

Application filed with PPW

12.05.220 | form, fees, survey, appraisal, etc

PPW brings to Council

12.05.230(A) | Complete application within 30 calendar days

TONIGHT — OCT 19

Council resolution sets public hearing date

12.05.230(A) | hearing 20 to 60 days out following resolution approval

2 Public process

Staff report

12.05.230(B) | Available 5 days before hearing

Notice of hearing

12.05.230(C) | owners within 300 feet; utility providers, site posting, etc

Protest check

12.05.230(D) *Only applicable if a City Council initiated vacation request*

Hearing and Council decision

12.05.230 and 12.05.240

3 If granted

Vacation ordinance adopted

12.05.250 | conditions and easements

Compensation paid

12.05.260 | required before effective date

Recorded with County Auditor

12.05.270 | Pierce County

What is requested tonight

Return to Agenda

TONIGHT — OCT 19

Set a hearing date.

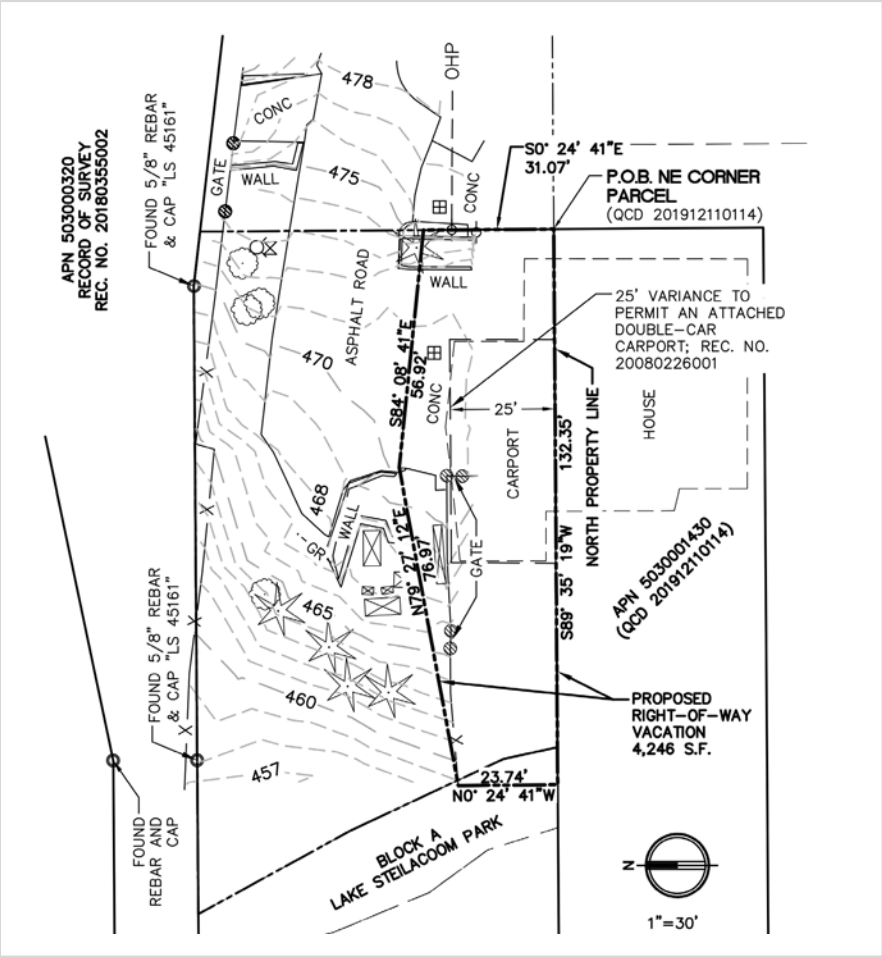
- Adopt a resolution setting the public hearing
- Direct Department to complete staff report and public noticing requirements

NOT TONIGHT

No decision on the merits.

- No finding that any criterion has or has not been met
- No commitment to vacate any portion of the right-of-way

The request at a glance



Area

4,246 square feet, or 0.10 acre; a partial vacation. The balance of the street end remains public right-of-way.

West line

23.74 feet along the westerly line. The revised legal (Sept. 16, 2026) no longer runs this line along the edge of water.

Depth

132.35 feet west from the northerly extension of the petitioners' east property line.

1966 County approval

The survey shows the 25-foot 1966 Pierce County variance No. V7-66 approval; Recording No. 20080226001.

Existing features

Carport, walls, gates and concrete within the area; the asphalt road and the remainder of the street end lie north and west of the new line.

Return to Agenda

This street end has been before the City

1966	**Pierce County legacy approval (prior to city incorporation)** Board of Adjustment Written Order No. V7-66 authorized the carport and parking improvements within the 100th Street right-of-way. Recorded on title in 2008.
2007/2008	**PRAB street-end review** Recommended a “Sell” designation. Public meeting notes: no real parking area, grading required, cars would block driveways.
2023	**City street-end analysis** Recommended developing the site as a public park, included concept design. No survey work or title search completed.
2024	**Prior petition denied** Hearing August 5; Council denied request September 16. That request covered roughly 12,100 SF, essentially the entire street end.
2025	**City survey of the site** The City surveyed and reviewed title report of the street end in order to determine which street ends could be eligible for volunteer program.
2026	**Revised partial petition** ENG-2026-86 withdrawn September 1; New application submitted ENG-2026-103, deemed complete October 1, 2026. Partial request (4,246 SF), retaining the balance of the street end as public right-of-way.

Return to Agenda

Because it abuts Lake Steilacoom

RCW 35.79.035 and LMC 12.05.240 add an additional thresholds

Return to Agenda

The threshold the Council must determine

RCW 35.79.035 and LMC 12.05.240 | rights-of-way abutting a body of water

The City shall not vacate a street abutting fresh or salt water unless one of three pathways applies.

A City acquisition for public use

Vacation sought to let the City acquire the property for port, beach or water access, moorage, launching, park, public view, recreation, or education.

This is a private petition. No City acquisition is involved.

B Council finding of unsuitability

Council declares that the portion requested to be vacated is not presently used as a street and is not suitable for any of those same public purposes.

C Adopted access plan

Vacation sought to implement a plan, adopted by resolution or ordinance, giving comparable or improved public shoreline access.

No such plan has been adopted to date.

Return to Agenda

Notices must issue by October 27

LMC 12.05.230(C) requires at least 20 days' notice. This means for a November 16, 2026 hearing date, notices must be completed within 8 days of resolution adoption

Publish in Tacoma News Tribune	**LMC 12.05.230(C)(1)**
Post placards with a map at each end of the ROW	**LMC 12.05.230(C)(2)**
Mail to owners within 300 feet radius	**LMC 12.05.230(C)(3)**
Mail to the petitioners' and representative	**LMC 12.05.230(C)**
Post notice conspicuously on the right-of-way itself	**LMC 12.05.240(B)(3)**
Solicit comments from public agencies and utilities	**LMC 12.05.230(B)**

8

days to complete

Return to Agenda

Schedule

All dates fall within the windows required by LMC 12.05.230(A)(1)



Resolution setting hearing	Notice issued	Staff report transmitted	Public hearing	Council action by ordinance
Within 30 days of complete application	Publish, mail, post at least 20 days out	At least 5 days before the hearing	Hold between 20 and 60 days after resolution	Approve, Approve with conditions, or Deny

Permitted hearing window

November 8 – December 18, 2026. November 16 sits 28 days after resolution adoption.

Return to Agenda

Questions?

Planning & Public Works | (253) 589-7839 | asilva@cityoflakewood.us

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: October 19, 2026	**TITLE:** Approving the 2027 Human Services Funding Allocations.	**TYPE OF ACTION:**
		__ ORDINANCE
	ATTACHMENTS:	__ RESOLUTION
REVIEW: October 12, 2026	2027 Human Services Funding Recommendations	X MOTION NO. 2026-76
		__ OTHER

SUBMITTED BY: Shannon Bennett, Human Services Coordinator

RECOMMENDATION: It is recommended that the City Council adopt the human services funding recommendations presented on October 12, 2026 totalling $550,000 and authorize the City Manager to approve contracts to support human services programs.

DISCUSSION: A competitive application process was used to identify qualified programs to serve Lakewood's most vulnerable populations. A total of forty-one human services funding requests totalling $1,045,664 were received. Upon their initial review, four applications were found to be incomplete and therefore inellibible to be considered for funding. The Community Services Advisory Board (CSAB) conducted a rigorous review process of the remaining 37 applications. All recommended services are within the Council-approved strategic areas of emotional supports and youth programming, access to food, access to health and behavioral health, assistance & homelessness prevention and crisis stabilization and advocacy.

ALTERNATIVE(S): Council could choose to increase funding for various program services, reduce funding for various programs or services, fund additional programs or services or ask for additional review of proposals which meet Council strategies and community needs. Additional review could delay contract awards in January.

FISCAL IMPACT: $550,000 from the general fund human services appropriations.

Prepared by:

Shannon Bennett, Coordinator

Roxanne Miles Department Director

City Manager Review

Attachment A: 2027 Human Services Funding Recommendations

Agency Name	Program(s)	Priority	2027/28 Requested Funding	2027/28 Recommended Funding	Avg. Rated Score
Emergency Food Network	Home Delivery	Access to Food	$ 25,000.00	$ 17,000.00	90
Emergency Food Network	Co-Op Food Purchasing	Access to Food	$ 25,000.00	$ 23,000.00	93
Making a Difference	Eloise's Cooking Pot Food Bank Delivery Program	Access to Food	$ 25,000.00	$ 10,000.00	89
Nourish	Nourishing Food For Families	Access to Food	$ 25,000.00	$ 20,000.00	92
St Leos	Feeding the Hungry in Lakewood	Access to Food	$ 25,000.00	$ 23,000.00	93
Tillicum Community Center	Food Pantry	Access to Food	$ 25,000.00	$ 17,000.00	90
Multicultural Child & Family	Cora's Pantry Food Access Program	Access to Food	$ 25,000.00	$ 7,000.00	85
First Baptist Church of Lake	Loaves & Fishes	Access to Food	$ 5,000.00	$ -	0
		Total Access to Food Request	*$ 180,000.00*	*$ 117,000.00*	
Asia Pacific Cultural Center	Mental Health	Access to Health & Behavioral Health	$ 25,000.00	$ 17,000.00	90
Community Health Care	Behavioral Health Services	Access to Health & Behavioral Health	$ 15,000.00	$ 15,000.00	91
Greater Lakes Mental Healt	Behavioral Health Contact Team (BHCT)	Access to Health & Behavioral Health	$ 25,000.00	$ 20,000.00	92
Lindquist Dental	Uncompensated Dental Care	Access to Health & Behavioral Health	$ 25,000.00	$ 25,000.00	95
TACID	Wellness & Recovery Program	Access to Health & Behavioral Health	$ 25,000.00	$ 7,000.00	84
Lakewood United Pentacos	Freedom Foreward	Access to Health & Behavioral Health	$ 17,164.00	$ 7,000.00	85
Pierce County Project Acce	Donated Care and General Operating	Access to Health & Behavioral Health	$ 20,000.00	$ -	0
		Total Access to Health & Behavioral Health Request	*$ 132,164.00*	*$ 91,000.00*	
Rebuilding Hope	Advocacy and Therapy Sexual Assault Victim Services	Crisis Stabilization	$ 30,000.00	$ 23,000.00	93
Tillicum Community Center	Referrals for Assistance and Community	Crisis Stabilization	$ 25,000.00	$ 10,000.00	89
DADS	LAKEWOOD FATHERHOOD PROGRAM	Crisis Stabilization	$ 25,000.00	$ 7,000.00	98
YWCA	Pierce County Housing Program	Crisis Stabilization	$ 25,000.00	$ 17,000.00	90
PC Coalition for Developme	Resource Navigation Program	Crisis Stabilization	$ 15,000.00	$ 7,000.00	85
Our Sister's House	Trauma-informed, survivor-centered advocacy and victim se	Crisis Stabilization	$ 25,000.00	$ 10,000.00	89
		Total Crisis Stabilization Request	*$ 145,000.00*	*$ 74,000.00*	
Asia Pacific Cultural Center	PLOT Youth	Emotional Supports & Youth Programming	$ 25,000.00	$ 7,000.00	84
B&GC	Social / Emotional Learning	Emotional Supports & Youth Programming	$ 25,000.00	$ 17,000.00	90
Communitites in Schools	Elementary In- School Supports	Emotional Supports & Youth Programming	$ 25,000.00	$ 20,000.00	92
Communitites in Schools	High School In-School Supports	Emotional Supports & Youth Programming	$ 25,000.00	$ 20,000.00	92
Communitites in Schools	Middle School In-School Supports	Emotional Supports & Youth Programming	$ 25,000.00	$ 20,000.00	91
Oasis	Supports for LGBTQ+ Youth in Lakewood	Emotional Supports & Youth Programming	$ 20,000.00	$ 10,000.00	89
Safe Streets	Health is Wealth Youth Program	Emotional Supports & Youth Programming	$ 66,000.00	$ 7,000.00	83
321 Buddy Fundraising	The Opportunity Circle	Emotional Supports & Youth Programming	$ 10,000.00	$ 7,000.00	83
YMCA	Lakewood Childcare Program	Emotional Supports & Youth Programming	$ 25,000.00	$ 10,000.00	88
Mi Centro	College Readiness Support Program	Emotional Supports & Youth Programming	$ 50,000.00	$ 7,000.00	85
Lakewood Baseball Club	Youth baseball	Emotional Supports & Youth Programming	$ 7,500.00	$ -	0
Lakewood's Promise	City Advisory Board / 5 Promises	Emotional Supports & Youth Programming	$ 35,000.00	$ 35,000.00	n/a
		Total Emotional Supports & Youth Programming Request	*$ 338,500.00*	*$ 160,000.00*	
LASA	Emergency Shelter	Housing Assist. & Homeless Prevention	$ 25,000.00	$ 17,000.00	90
LASA	Client Services & Hygeine Center	Housing Assist. & Homeless Prevention	$ 25,000.00	$ 20,000.00	91
Exodus House	Diversion DV Assistance Program	Housing Assist. & Homeless Prevention	$ 50,000.00	$ 7,000.00	84
Tacoma Pro Bono	Client Support Services	Housing Assist. & Homeless Prevention	$ 25,000.00	$ 10,000.00	87
Tacoma Pro Bono	Housing Justice Center	Housing Assist. & Homeless Prevention	$ 25,000.00	$ 10,000.00	89
Communities In Schools	Housing Stability Program	Housing Assist. & Homeless Prevention	$ 25,000.00	$ 9,000.00	88
Supporting The Enlisted (ST	Preventing homeless ness for Military and Veteran Families	Housing Assist. & Homeless Prevention	$ 25,000.00	$ 25,000.00	94
Rebuilding Together South	Community Revitalization Partnership	Housing Assist. & Homeless Prevention	$ 25,000.00	$ 10,000.00	89
CJK Community House	Housing Navigation, Navigation and Stabilization	Housing Assist. & Homeless Prevention	$ 25,000.00	$ -	0
		Total Housing Assist. & Homeless Prevention Request	*$ 250,000.00*	*$ 108,000.00*	
		Total Requested and Recommended Funding	**$1,045,664.00**	**$ 550,000.00**	**89**

Red indicates applications deemed non-responsive for failing to submit all required documents.

Return to Agenda

TO: Mayor, Deputy Mayor, and City Councilmembers

FROM: Roxanne Miles, Parks, Recreation & Community Services Director

THROUGH: Doug Russell, City Manager

DATE: October 19, 2026

SUBJECT: APPROVAL OF ART FOR EAGLE SCOUT PROJECT

ATTACHMENTS: Draft Design

Summary

The City of Lakewood has an established process and practice for supporting Eagle Scout projects in the community. The Eagle Scout is responsible for planning and executing the project, including fundraising and solicitation of partners and volunteers. Because this Eagle Scout project includes art, the Scout was also required to bring his design before the Arts Commission, as the Arts Commission approves artwork under $15,000 and briefs Council for concurrence prior to the art being installed. Liam Toner has provided a design for art on the bulkhead at Harry Todd Park. That art is being provided and presented for Council concurrence with the intent to begin the installation process immediately, weather permitting. The Eagle Scout project includes engagement and mentorship of younger scout members, hoping to inspire them to pursue similar community service projects in the future.

Background

Liam Toner met with Parks staff to discuss and agree on an Eagle Scout project in July, 2026. Liam attended the August 3, 2026 arts commission meeting to share his concept, noting that his art would be subject to commission review before he could proceed. Commission members shared ideas for installation and fundraising with Liam. Liam presented his project to the Parks & Recreation Advisory Board on August 25, 2026 and received approval for the project, allowing for submittal of the Eagle Scout project to the BSA Troop 294 Eagle Review Board for the Pacific Harbors Council for authorization. This body conveys Eagle Scout ranking upon project completion. Since then, Liam proceeded with the development of his project and fundraising plans. Liam brought forward his design to the October 5, 2026 Arts Commission meeting and received unanimous approval to proceed. Concurrence of public art by Council is the final required step of approval for the project to be completed.

Next Steps

With concurrence, Liam Toner can proceed with fundraising, scheduling the art installation and recruitment of volunteers and partners to paint the bulkhead at Harry Todd Park, with the goal of commencing the project no later than Making A Difference Day, October 24, 2026.


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www.inchcalculator.com

To: Mayor, Deputy Mayor, and City Councilmembers

From: Michael Vargas, Assistant to the City Manager/Policy Analyst

Through: Doug Russell, City Manager

Date: October 19, 2026

Subject: Review of 2027 Federal Legislative Priorities, State Legislative Agenda, Policy Manual and Pierce County Policy Manual

Attachments: Legislative materials

Federal Agenda Overview:

- Remain similar to draft presented to City Council during retreat.
- Second item mentions possibility of BUILD grant to expand on planning scope of Green Street Loop to include corridors beyond original scope

State Agenda, Policy Manual Overview:

- State agenda comprises of Community Partnership Program request, two potential capital requests for the 28th LD (FSP parking accessibility and Lake City Boulevard street end), a policy request for geographic equity for state discharges, and a transportation request for funding the I-5 Nisqually Delta project in future years.
    - There are three one pagers for potential requests (CPP, FSP parking, and street end) since these are specific funding requests in 2027.
    - It is recommended Council choose one of the recommended or an alternate priority for the 28th LD (FSP parking accessibility or Lake City Boulevard)
    - No parks capital requests were found to be ready for a request in the 29th LD for 2027.
- The policy manual has been pared down (both redline and clean version included in packet) to reduce redundant positions, increase efficiency in conveying positions, and remove old items that have not been pursued or have been completed.

Pierce County Policy Agenda:

- The four policy items include behavioral health sales tax, interim public park at the old Lakewood library site, county land transfer for public benefit, and chambers creek canyon.
- The agenda reflects specific actions that may be advocated by the Council.

2027-28 City of Lakewood State Legislative Agenda

Continue the Community Partnership Program at Western State Hospital

For nearly 20 years the City of Lakewood has operated the Community Partnership Program at Western State Hospital, which allows Lakewood Police Department to closely coordinate with the hospital to create a safer environment for patients, staff and the surrounding community. Every biennium the City joins the Department of Social and Health Services in requesting funding to continue the program. This biennium, the City requests $640,000, the same amount that was allocated in the previous budget cycle.

Lake City Boulevard Street End: Lakewood is expanding equitable public access to its four lakes—American, Gravelly, Louise, and Steilacoom—where 13 lakefront street ends provide opportunities for recreation and shoreline access. Growing demand and safety concerns at sites such as American Lake Park and Harry Todd Park highlight the need for additional safe, accessible waterfront opportunities. The Lakefront Street End Development Program prioritizes improvements based on recreational opportunities, accessibility, and community input. Proposed Lake City Boulevard improvements include ADA parking and waterfront routes, enhanced safety and visibility, improved beach, shoreline habitat, native plantings, and site-condition improvements. The City requests $530,000 to complete this project in 2028.

FSP Parking Accessibility: Fort Steilacoom Park is a 340-acre historic regional attraction in Lakewood, WA, featuring historic barns and cemetery, picnic shelters, a pavilion, playground, and 4.1 miles of walking paths. Since the City acquired the park in 2019, it has become a primary special-event and family destination, hosting over 250 third-party events and more than 1 million annual users. Growing demand has exceeded parking, pedestrian, and accessibility infrastructure, with ADA parking full during major events and unsafe routes from overflow lots. Proposed improvements include stormwater management, ADA and EV stalls, trees, and safe connections. The City requests $300,000 to complete this project, creating over 200 new parking stalls to meet demand, increase safe, and ensure accessibility.

DRAFT

Douglas Russell, City of Lakewood City Manager | 253-983-7703 | droussell@CityofLakewood.Us
Michael Vargas, Asst. to the City Manager/Policy Analyst | 253-983-7717 | mvargas@cityoflakewood.us
Shelly Helder, Gordon Thomas Honeywell Government Relations | 360-209-3338 | SHelder@GTH-Gov.com

Promote Geographic Equity: The City supports reforms that promote geographic equity in the siting and placement of community-based facilities for individuals transitioning from long term civil commitment. The state should uphold fair-share principles that promote balanced distribution of placements, consider existing concentrations of similar facilities, and provide financial and regulatory incentives to expand residential care and behavioral health services in underserved areas of the state.

Preserve and Protect Funding for the I-5 Nisqually River Delta: The City urges the state to invest in vital improvements along I-5 to address erosion and flood risks, enhance infrastructure resilience, restore critical habitat, and improve mobility. The project has advanced as far as it can with current resources. To maintain project momentum, $37 million is needed in the 2027–29 biennium which will advance the design and technical work needed to prepare the project for design-build procurement. Without this funding, the federal environmental review decision will not be issued, project continuity will be lost, costs will rise, and NEPA/SEPA documentation may require updates.

DRAFT

Western State Hospital Community Partnership Program

Request: For nearly 20 years the City of Lakewood has operated the Community Partnership Program at Western State Hospital, which allows Lakewood Police Department to closely coordinate with the hospital to create a safer environment for patients, staff and the surrounding community. Every biennium the City joins the Department of Social and Health Services in requesting funding for the program. **The City requests $640,000, the same as the previous appropriation, to continue operating this successful program.**

Background: The Community Partnership Program was established in 2007 and despite the ongoing need and the program's consistent success, funding has not been codified. Each fiscal biennium the Legislature must appropriate funds for the program's continued operation.

The program has been so successful that it was replicated by the City of Medical Lake at Eastern State Hospital in 2023. Now staff and patients at both hospitals and in both communities benefit from this best practice.

Impact: Over the last two years this collaborative partnership allowed LPD to clear 323 cases through a variety of dispositions including, but not limited to, resolution, arrest/prosecution, cases dismissed by the Court, and referrals to other agencies. Importantly, many of these matters were resolved without removing patients from the hospital, reducing the risk of escape and helping individuals remain connected to critical treatment services. These outcomes demonstrate both the ongoing need for the program and its effectiveness in supporting the hospital's mission.



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City of Lakewood

Return to Agenda

Fort Steilacoom Park – Safe Parking Accessibility

Fort Steilacoom Park Regional Attraction

Fort Steilacoom Park is a major, historic regional attraction in Lakewood, WA. The 340-acre park is located within the Fort Steilacoom Historical District and includes a number of valuable assets that are historic (barns, and cemetery), as well as picnic shelters, an enclosed pavilion that acts as a community stage/band shell, a playground and numerous walking paths used by residents. The City of Lakewood received ownership of the park from the State in 2019, and it has become the City's main special event venue, a favored family gathering site and host to over 250 permitted third-party events, supporting over 1 million annual users. It is 77% of the City's parkland and 70% of the city's 63,000 residents indicate it is their most used park.

Increased Demand

With the increase in demand, and the high interest in events by seniors and people with disabilities, the parking infrastructure, walkways, and traffic flow is significantly behind pace with usership and safety standards. ADA parking stalls are completely full on special events such as SummerFEST (45,000+) and overflow lots lack adequate safe routes to the paved shared use pathways that allow for wheelchair access. The park also lacks EV charging for guests staying for full day experiences such as the farmer's market, concerts, and festivals.

These support services are necessary for safety, accessibility and responsiveness to the needs of the residents of Lakewood and the growing demand for the park. The design will include appropriate storm water management, trees, ADA stalls, EV stalls and integrated connections for the most commonly used existing and proposed public facilities in the park.



Funding Request

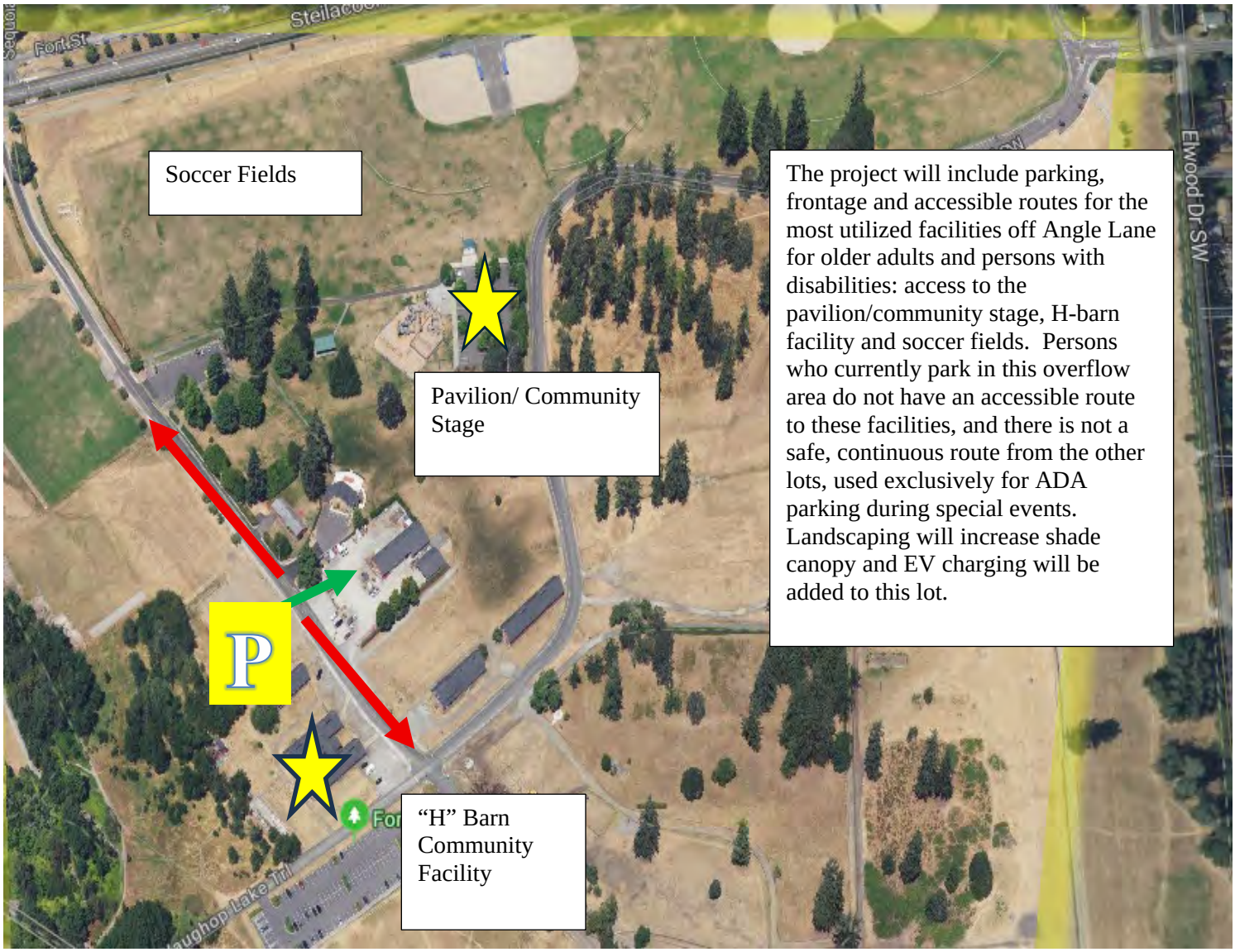
The City requests $300,000 to complete this project. The project would create over 400 new stalls, with connecting pathways to the historic barn slated for redevelopment, a cross walk to the pavilion/stage, and other interior park features by adding safe pedestrian routes along Angle Lane, a main park thoroughfare.

Source	Amount
City	$350,000
State	$300,000
Phase Total	$650,000

Contact Information:

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Soccer Fields
Pavilion/ Community Stage
P
"H" Barn Community Facility
The project will include parking, frontage and accessible routes for the most utilized facilities off Angle Lane for older adults and persons with disabilities: access to the pavilion/community stage, H-barn facility and soccer fields. Persons who currently park in this overflow area do not have an accessible route to these facilities, and there is not a safe, continuous route from the other lots, used exclusively for ADA parking during special events. Landscaping will increase shade canopy and EV charging will be added to this lot.
Elwood Dr SW

City of Lakewood

Return to Agenda

Lake City Boulevard – Lakefront Street End

Increased Demand for Water Access

The City aims to ensure equitable water access for all residents by prioritizing acquisition, development and protection of public open spaces along Lakewood shorelines. There are 13 lakefront street ends in Lakewood that border four lakes: American Lake, Gravelly Lake, Lake Louise, and Lake Steilacoom. Current public access to water within Lakewood is limited and capacity issues at certain sites such as American Lake Park and Harry Todd Park have experienced safety issues in recent years. There is increased demand for more safe public access opportunities.

Lakefront Street End Development Program

In 2022, the City analyzed and prioritized street ends for infrastructure improvements using criteria including diverse recreational opportunities, ease of access to the lakefront, and prior assessment and public outreach through the Legacy Parks, Recreation, and Open Space Plan. Following completion of the first street end site in 2027, the City is developing Lake City Boulevard.



- **Site Access & Parking:** Improve parking and site access through designated ADA parking, resurfaced asphalt, and improved pedestrian egress
- **Site Visibility, Safety & Boundaries:** Improve visibility and safety by replacing existing guardrails and fencing with lower-profile elements
- **Accessible Waterfront Connectivity:** Create an ADA-accessible route from the site entrance to the beach providing improved circulation, and overlooks
- **Waterfront & Recreation Enhancements:** Improve the waterfront experience with enhanced sandy beach, removal of deteriorated concrete debris, new rounded gravel, and habitat boulders that also provide informal seating.
- **Landscape, Habitat & Site Conditions:** Enhance the shoreline and overall landscape with native, low-growing plantings and riparian habitat, while addressing existing site conditions, including the apparent property encroachment and evaluation of the existing in-water concrete structure.

Source	Amount
City	$270,000
State Request	$530,000
Project Total	$800,000

Funding Request

The City requests $530,000 to complete this project in 2028.

Contact Information:
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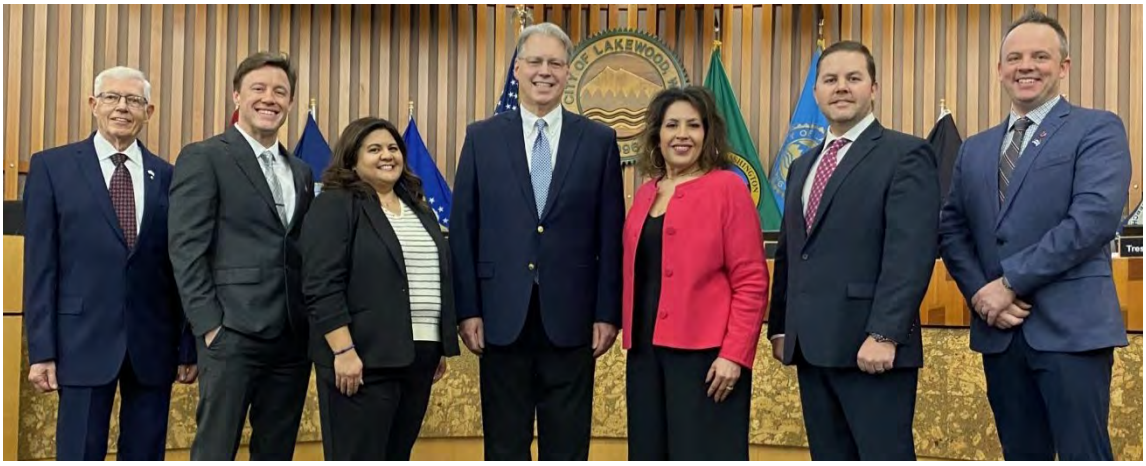


2027 State Legislative Policy Manual

Adopted on DATE

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

Paul Bocchi, *Mayor*
Patti Belle, *Deputy Mayor*
Ellen Talbo, *Councilmember*
Michael Brandstetter, *Councilmember*
Philip Lindholm, C*ouncilmember*
Ryan Pearson, C*ouncilmember*
J. Trestin Lauricella, *Councilmember*

Contact Information

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CITY OF LAKEWOOD
State POLICY MANUAL
ADOPTED BY THE CITY COUNCIL ON .....

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.

HOUSING/ HOMELESSNESS SERVICES

- **SSHA3P:** The City, a founding SSHA3P member, supports the partnership's 2027 legislative priorities: strengthening CHIP, restoring stability to Washington's land-use framework, and extending and improving affordable housing property tax exemptions.
- **Quality Affordable Housing & Homelessness Services:** The City supports incentives and funding for affordable housing, including the Multifamily Housing Tax Exemption and Housing Trust Fund, and requests continued state partnership to fund services preventing homelessness and meeting affordable and emergency housing needs.
- **Utility Connections for Middle Housing:** The City supports middle housing as an affordable, equitable option and legislation to reduce costly utility and side sewer connection fees, which can otherwise make duplexes, triplexes, and ADUs financially infeasible, particularly for lower-income households.

COMMUNITY& ECONOMIC DEVELOPMENT

- **Economic Development Tools:** The City supports sustainable funding for economic development programs and optional tools, including the Multifamily Housing Tax Exemption and Main Street Act, to revitalize neighborhoods, support businesses, finance public facilities, and address blighted properties.
- **Unit Lot Subdivisions:** The City supports clarifying legislation to establish how "child lots" created through unit lot subdivisions are tracked over time in assessor-treasurer records and recorded documents and how they are addressed when separated from the parent lot.
- **Tax Increment Financing:** The City supports protecting Tax Increment Financing (TIF), which provides cities, towns, counties, and port districts with a tool to fund infrastructure projects that support economic development.
- **Local Authority:** The City supports preserving local authority over taxation, land use planning, zoning, and regulation under GMA and SEPA, opposes state preemption, and supports military sustainability efforts when they do not erode local control over land use and infrastructure planning.
- **Military Installation Land Use:** The City supports recognizing unique density restrictions near military installations in buildable lands reports, growth targets, and comprehensive plans, allowing jurisdictions to comply with GMA while following FAA, DoD, ACUB, and AICUZ guidance.

PARKS, RECREATION, & COMMUNITY SERVICES

- **(Capital Request) Lake City Boulevard Street End:** Lakewood is expanding equitable public access to its four lakes—American, Gravelly, Louise, and Steilacoom—where 13 lakefront street ends provide opportunities for recreation and shoreline access. Growing demand and safety concerns at sites such as American Lake Park and Harry Todd Park highlight the need for additional safe, accessible waterfront opportunities. The Lakefront Street End Development Program prioritizes improvements based on recreational opportunities, accessibility, and community input. Proposed Lake City Boulevard improvements include ADA parking and waterfront routes, enhanced safety and visibility, an accessible fishing deck, improved beach, shoreline habitat, native plantings, and site-condition improvements. The City requests $530,000 to complete this project in 2028.

- **(Capital Request) FSP Parking Accessibility:** Fort Steilacoom Park is a 340-acre historic regional attraction in Lakewood, WA, featuring historic barns and cemetery, picnic shelters, a pavilion, playground, and 4.1 miles of walking paths. Since the City acquired the park in 2019, it has become a primary special-event and family destination, hosting over 250 third-party events and more than 1 million annual users. Growing demand has exceeded parking, pedestrian, and accessibility infrastructure, with ADA parking full during major events and unsafe routes from overflow lots. Proposed improvements include stormwater management, ADA and EV stalls, trees, and safe connections. The City requests $300,000 to complete this project, creating over 200 new parking stalls to meet demand, increase safe, and ensure accessibility.

- **RCO Grants**: The City supports continued funding for Washington State Recreation and Conservation Office programs, including WWRP, ALEA, and Boating Facilities grants, and opposes diverting funds from these programs.

- **Camp Murray Boat Launch:** The City and Camp Murray are exploring improvements to the Camp Murray Boat Launch to enhance public access to American Lake, but the City's ability to invest in infrastructure is limited because the property is managed by WDFW and not City-owned.

CITY OF LAKEWOOD
State POLICY MANUAL
ADOPTED BY THE CITY COUNCIL ON .....

TRANSPORTATION & INFRASTRUCTURE

- **I-5 South Sound improvements** The City supports WSDOT's holistic approach to I-5 South Sound improvements, emphasizing investments that address overall congestion rather than shift bottlenecks, including JBLM, HOV lanes, and Main Gate Interchange projects.

- **Infrastructure Funding:** The City supports increased state funding for local infrastructure maintenance and preservation, and urges any replacement for the gas tax to include dedicated revenue for local governments to sustain critical transportation assets and services.

- **Future Commercial Airfields – JBLM:** The City opposes using JBLM as a commercial airfield or siting a new airfield that could impede JBLM operations, citing military concerns, congestion, limited transit, and state/regional assessments questioning its suitability.

- **Sound Transit** The City opposes any increase in revenue generating authority for Sound Transit until there is greater accountability for Sound Transit leadership from South Sound communities.

- **(Transportation Request) Preserve and Protect Funding for the I-5 Nisqually River Delta**: The City urges the state to invest in vital improvements along I-5 to address erosion and flood risks, enhance infrastructure resilience, restore critical habitat, and improve mobility. The project has advanced as far as it can with current resources. To maintain project momentum, $37 million is needed in the 2027–29 biennium which will advance the design and technical work needed to prepare the project for design-build procurement. Without this funding, the federal environmental review decision will not be issued, project continuity will be lost, costs will rise, and NEPA/SEPA documentation may require updates.

FINANCES

- **Funding for Implementation of State Mandates** The City supports a formula-based state grant program to help local governments address the substantial costs of complying with rapidly changing planning mandates. Since 2023, state planning requirements have changed 37 times, including HB 2266 (2026, STEP housing siting), HB 1491 (2025, transit-oriented development), and HB 1096 (2025, lot splitting), while providing little funding for required local code updates.

- **Insurance Costs** The City supports balanced tort reforms that preserve fair compensation while protecting taxpayers from disproportionate liability and litigation costs. Liability rates increased 37% from 2022–2023 and another 41.2% from 2023–2024. The Legislature should pursue predictable reforms that reduce unnecessary claims and preserve resources for essential public services.

- **State-Shared Revenue** The City requests continued appropriation of committed state-shared revenues, including Liquor Excise Taxes and Profits, City-County Assistance Account, Municipal Criminal Justice Account, Annexation Sales Tax Credit, and public health funding. These funds support police, infrastructure, public defenders, courts, and other essential services, comprising approximately 6% of the City's operating revenue each biennium.

- **Public Defense Funding:** The City requests the State adequately fund its constitutional indigent defense obligation rather than shifting costs to local governments. To address workforce shortages and new caseload standards, the State should support student loan forgiveness, tuition reimbursement, funded fellowships, and competitive retention incentives to strengthen recruitment, retention, and delivery of required defense services.

- **Unfunded Mandates & Other State Budget Impacts:** Mandates from the State government are rarely accompanied with adequate new revenues or taxing authority, but instead force the City to reduce funding levels for other services. The City opposes efforts by the State Legislature to balance budgets by shifting responsibilities to cities.

PUBLIC SAFETY

- **Blake Response:** The City appreciates state funding addressing costs from the Blake Decision and requests sustained investment in alternative response teams, adult and juvenile treatment facilities, jail-based treatment, and support for social workers, treatment providers, and system navigators to connect people with appropriate treatment.

- **Community Partnership Program at Western State Hospital:** The City operates the successful CPP, which promotes a safer environment for patients, staff, and the surrounding community. Because CPP funding is not included in DSHS' maintenance budget and must be requested annually, the City requests **$640,000** in the 2027–29 operating budget.

- **Hiring and Retention:** The City supports state policies and funding for local law enforcement agencies that strengthen recruitment and retention of officers and expedite training opportunities for newly hired officers.

- **Geographic Equity in Discharge from State Facilities:** The City supports a more geographically distributed behavioral health system and requests state investment in long-term care facilities in underserved regions. The City also supports incentivizing providers, particularly adult family homes, to serve underserved areas and extending SB 5163 (2021) fair-share discharge planning policies for individuals with histories of violent acts to state hospitals.

- **Adult Family Home Safety:** The City supports legislation to protect vulnerable AFH residents by preventing Level 2 and 3 registered sex offenders, sexually violent predators, and "felony flips" from residing in AFHs. The City requests amending RCW 70.128.010 to exclude individuals convicted of sexually violent crimes or offenses requiring sex-offender registration from the definition of "resident."

- **Traffic Enforcement Cameras:** The City supports allowing traffic camera images to be used in criminal cases when probable cause exists and supports greater flexibility in using traffic camera revenue. While HB 2384 (2024) expanded camera authority, restrictions on revenue use create administrative burdens and limit cities' ability to efficiently manage programs and services.

- **Basic Law Enforcement Academy (BLEA):** The City supports continued funding for BLEA and CJTC regional campuses to ensure timely training opportunities as officers retire. The City also supports allowing CJTC to reserve academy seats based on anticipated hiring needs, rather than requiring a prospective officer's name before a seat can be held, helping reduce hiring delays.

- **License Plate Readers:** The City maintains that License Plate Readers (LPRs) are effective tools for public safety and opposes policies that limit LPRs for that purpose. LPRs and traffic enforcement cameras should be treated similarly in terms of Public Records Act (PRA) regulations and authorized use cases, such as for criminal cases with probable cause.

- **Enhanced Services Facilities:** Enhanced Services Facilities (ESFs) serve adults with mental and chemical disorders or other impairments that require supervision and daily care. The City supports legislation that would prohibit Adult Family Home businesses (AFHs) from converting to ESFs, as well as legislation that would prohibit the locating of ESFs in residential neighborhoods

- **Promote Geographic Equity:** The City supports reforms that promote geographic equity in the siting and placement of community-based facilities for individuals transitioning from long term civil commitment. The state should uphold fair-share principles that promote balanced distribution of placements, consider existing concentrations of similar facilities, and provide financial and regulatory incentives to expand residential care and behavioral health services in underserved areas of the state.

GENERAL GOVERNMENT

- **Public Records Act:** The City supports public access to legitimate public records while allowing recovery of reasonable costs associated with searching, gathering, and reviewing requested documents. The City supports reasonable Public Records Act reforms and opposes requirements to record executive sessions or other restrictions on their legitimate use.

- **Clean Buildings Standard Compliance:** The City supports continued flexibility under the Clean Buildings Act and requests ongoing state funding through grants or direct appropriations to support required upgrades at City Hall and the Police Station. The City also requests extended compliance timelines to improve access to capital resources and allow cost-effective implementation.

MILITARY AFFAIRS

- **South Sound Military & Communities Partnership (SSMCP) & Joint Base Lewis-McChord:** The City of Lakewood is a strong partner with Joint Base Lewis-McChord (JBLM) and a founding member of the South Sound Military & Communities Partnership (SSMCP), a nationally recognized organization that gives unique voice to a range of issues affecting Pierce and Thurston Counties and their cities as well as JBLM, the largest military installation in Washington State. JBLM is a regional employment hub and a major statewide economic driver. The City supports the ongoing efforts of SSMCP and supports policy and financial decisions that assist JBLM's operational readiness and sustainability. The City also believes in strong policy and financial commitments from the State in support of statewide military affairs while preserving local governments' and regional coordinating organizations' flexibility and authority to maintain communications and relationships with area installations. The City supports SSMCP's 2027 legislative priorities:

  1) Preserve and Protect Funding for the I-5 Nisqually River Delta
  2) Continue Investment in the Defense Community Compatibility Account
  3) Strengthen Statewide Leadership for Washington's Military Communities
  4) Improve Military Family Quality of Life

Return to Agenda

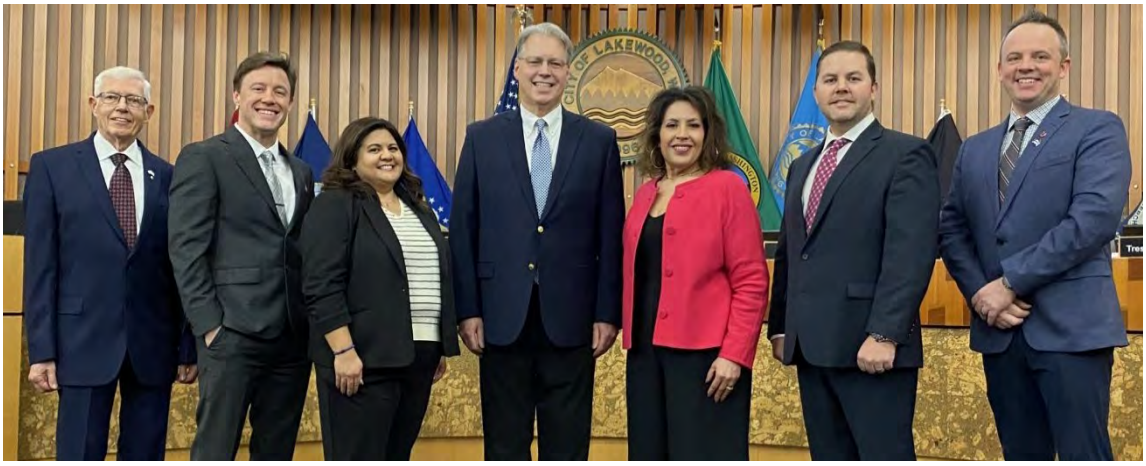


2027 State Legislative Policy Manual

Adopted on DATE

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

Paul Bocchi, *Mayor*
Patti Belle, *Deputy Mayor*
Ellen Talbo, *Councilmember*
Michael Brandstetter, *Councilmember*
Philip Lindholm, C*ouncilmember*
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CITY OF LAKEWOOD
State POLICY MANUAL
ADOPTED BY THE CITY COUNCIL ON October 20th, 2025

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.

CITY OF LAKEWOOD
State POLICY MANUAL
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HOUSING/ HOMELESSNESS SERVICES

South Sound Housing Affordability Partners

The City is a founding member of the South Sound Affordable Housing Partners (SSHA^{3}P), which is a regional effort by member municipalities to address affordable housing with a coordinated approach. The City supports SSHA^{3}P's 2027 state legislative priorities, including 1) Strengthening the Connecting Housing to Infrastructure Program (CHIP), 2) Restoring Stability to Washington's Land Use Framework, and 3) Extending and improving affordable housing property tax exemptions.

Quality Affordable Housing

The City supports legislation that incentivizes developers to build affordable housing, such as the multifamily housing tax exemption, and funding allocated for public and nonprofit affordable housing, including the Housing Trust Fund.

Support for Homelessness Services

Every year since incorporation, the City has allocated 1% of its general fund to support low-income and vulnerable residents by partnering with and funding community-based organizations to provide access to: housing, food, youth programs, behavioral health services, and other human services. The City requests the state's ongoing partnership in supporting programs and services that help prevent temporary and recurrent homelessness as well as meet housing growth targets that include specific numbers of emergency housing units and housing units affordable to those at 80% and below Pierce County area median income (AMI.)

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 lawsLegislation from the 2023 session, (HB 1337 and HB 1110,) require cities to allow middle housing on historically single family lots, but the zoning is not the barrier. For these units to be viable, they must connect to utilities that the City does not own. The City supports legislation to address costly connection fees to foster middle housing development.

New section:

- **SHAP:** The City, a founding SSHA3P member, supports the partnership's 2027 legislative

priorities: strengthening CHIP, restoring stability to Washington's land-use framework, and extending and improving affordable housing property tax exemptions.

- **Quality Affordable Housing & Homelessness Services:** The City supports incentives and funding for affordable housing, including the Multifamily Housing Tax Exemption and Housing Trust Fund, and requests continued state partnership to fund services preventing homelessness and meeting affordable and emergency housing needs.
- **Utility Connections for Middle Housing:** The City supports middle housing as an affordable, equitable option and legislation to reduce costly utility and side sewer connection fees, which can otherwise make duplexes, triplexes, and ADUs financially infeasible, particularly for lower-income households.

COMMUNITY& ECONOMIC DEVELOPMENT

Economic Development Tools

The City supports robust and sustainable funding for the Economic Development Strategic Reserve Fund, Community Economic Revitalization Board, Public Works Assistance Account, Public Facility Districts, and other programs that assist local governments in neighborhood residential and commercial area rehabilitation. The City also supports legislation that provides optional economic development tools for cities, such as the multi-family housing tax incentive, lodging tax, the Main Street Act (a series of small tax incentives for neighborhood business districts), creative districts, complete streets grant program, community facility financing, shared state revenue for construction of convention and special event centers, additional shared state revenue for urban renewal and other public facility improvements, and innovative approaches to property tax assessment that reduces the current incentive to allow property to remain blighted.

Unit Lot Subdivisions

Senate Bill 5559, streamlined the subdivision process for residential developments within urban growth areas by establishing procedures for "unit lot subdivisions." However, the bill did not clarify how such lots would be tracked over time through assessor-treasurer records or recorded documents, and did not clarify how addressing for such lots would be handled. The City supports clarifying legislation regarding how "child lots" will be tracked over time as well as how they will be addressed when separated from the parent lot.

Tax Increment Financing (TIF)

The City appreciates the Legislature's authorization of tax increment financing as an economic development tool (HB 1189, 2021). This law allows cities, towns, counties, and port districts in Washington to use Tax Increment Financing (TIF) as a tool for funding infrastructure projects that support economic development. The City supports legislation that makes necessary refinements to theprotects this statute to enable the long term success of this vital economic development tool.
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Local Authority for Land Use and Planning

The City supports preserving the authority of local governments regarding local taxation, as well as land use planning, zoning and regulation consistent with the GMA (RCW 36.70A) and SEPA (RCW 43.21C.) and opposes preemption

of local authority by the state legislature. The City supports state level efforts to bolster military installations' sustainability and operational readiness and address land use compatibility issues, so long as local jurisdictional control over land use and infrastructure planning is not eroded.

Need for Unique Restrictions in Air Corridors

The City believes that unique restrictions on land use density is necessary for land proximate to military installations. Such restrictions must be recognized within buildable lands reports, growth targets, and comprehensive planning. The North Clear Zone, Air Corridor 1 and Air Corridor 2 zones in Lakewood's case are zones that reflect the FAA and DoD guidance regarding safe densities and types of uses. Cities should not be forced to choose between GMA compliance and guidance from Army Compatible Use Buffer (ACUB) and Air Installation Compatible Use Zones (AICUZ) reports.

New section:

- **Economic Development Tools:** The City supports sustainable funding for economic development programs and optional tools, including the Multifamily Housing Tax Exemption and Main Street Act, to revitalize neighborhoods, support businesses, finance public facilities, and address blighted properties.
- **Unit Lot Subdivisions:** The City supports clarifying legislation to establish how "child lots" created through unit lot subdivisions are tracked over time in assessor-treasurer records and recorded documents and how they are addressed when separated from the parent lot.
- **Tax Increment Financing:** The City supports protecting Tax Increment Financing (TIF), which provides cities, towns, counties, and port districts with a tool to fund infrastructure projects that support economic development.
- **Local Authority:** The City supports preserving local authority over taxation, land use planning, zoning, and regulation under GMA and SEPA, opposes state preemption, and supports military sustainability efforts when they do not erode local control over land use and infrastructure planning.
- **Military Installation Land Use:** The City supports recognizing unique density restrictions near military installations in buildable lands reports, growth targets, and comprehensive plans, allowing jurisdictions to comply with GMA while following FAA, DoD, ACUB, and AICUZ guidance.

PARKS, RECREATION, & COMMUNITY SERVICES

Recreation and Conservation Office (RCO) Funding

The City supports programs administered by the Washington State Recreation and Conservation Office (RCO) and opposes diversion from RCO programs. Specifically, the City supports ongoing funding for the Washington Wildlife and Recreation Program (WWRP), Aquatic Land Enhancement Account (ALEA), and the Boating Facilities Program (BFG)) grant programs.

Camp Murray Boat Launch Improvements

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 but is limited in what resources it can use to improve property it does not own. The City requests ….

New section:

- (Capital Request) Lake City Boulevard Street End: Lakewood is expanding equitable public access to its four lakes—American, Gravelly, Louise, and Steilacoom—where 13 lakefront street ends provide opportunities for recreation and shoreline access. Growing demand and safety concerns at sites such as American Lake Park and Harry Todd Park highlight the need for additional safe, accessible waterfront opportunities. The Lakefront Street End Development Program prioritizes improvements based on recreational opportunities, accessibility, and community input. Proposed Lake City Boulevard improvements include ADA parking and waterfront routes, enhanced safety and visibility, improved beach, shoreline habitat, native plantings, and site-condition improvements. The City requests $530,000 to complete this project in 2028.
- (Capital Request) FSP Parking Accessibility: Fort Steilacoom Park is a 340-acre historic regional attraction in Lakewood, WA, featuring historic barns and cemetery, picnic shelters, a pavilion, playground, and 4.1 miles of walking paths. Since the City acquired the park in 2019, it has become a primary special-event and family destination, hosting over 250 third-party events and more than 1 million annual users. Growing demand has exceeded parking, pedestrian, and accessibility infrastructure, with ADA parking full during major events and unsafe routes from overflow lots. Proposed improvements include stormwater management, ADA and EV stalls, trees, and safe connections. The City requests $300,000 to complete this project, creating over 200 new parking stalls to meet demand, increase safe, and ensure accessibility.
- RCO Grants: The City supports continued funding for Washington State Recreation and Conservation Office programs, including WWRP, ALEA, and Boating Facilities grants, and opposes diverting funds from these programs.
- Camp Murray Boat Launch: The City and Camp Murray are exploring improvements to the Camp Murray Boat Launch to enhance public access to American Lake, but the City's ability to invest in infrastructure is limited because the property is

managed by WDFW and not City-owned.

TRANSPORTATION & INFRASTRUCTURE

I-5 South Sound Corridor Improvements

The Washington State Department of Transportation (WSDOT) has indicated a preference to take a holistic approach to transportation improvements along the I-5 corridor. The City supports this position and WSDOT's efforts to ensure that future investments in the I-5 south sound corridor resolve, rather than shift traffic congestion points. Such issues include I-5 JBLM corridor improvements from the 2015 Connecting Washington package, the I-5 Tacoma/Pierce County High-Occupancy Vehicle (HOV) Lanes Program from the 2022 Move Ahead WA package, and the Main Gate Interchange project.

Infrastructure Funding

The City supports increased state funding for the maintenance and preservation of local infrastructure. As the state develops alternatives to the gas tax, replacement transportation revenues should include a dedicated local government share to ensure cities can continue to maintain critical transportation assets and services.

Future Commercial Airfields - JBLM

The City opposes the use of Joint Base Lewis-McChord (JBLM) as a commercial airfield and as well as the identification of any location for a new commercial airfield, that would impede the operations of JBLM. In regards to considering JBLM as a potential site, there is strong opposition from the Lakewood congressional delegation, significant concerns raised by the military, high congestion issues, no transit service, and was rated "unlikely" by WSDOT and "unable to accommodate commercial air service" by the Puget Sound Regional Council. House Bill 1791 rebranded the Commercial Aviation Coordinating Commission (CACC) to be the Commercial Aviation Work Group and calls for annual reports on siting progress rather than identification of a single location by date certain.

Sound Transit

The City opposes any increase in revenue generating authority for Sound Transit until there is greater accountability for Sound Transit leadership from South Sound communities.

New section:

- **I-5 South Sound improvement**s The City supports WSDOT's holistic approach to I-5 South Sound improvements, emphasizing investments that address overall congestion rather than shift bottlenecks, including JBLM, HOV lanes, and Main Gate Interchange projects.
- **Infrastructure Funding:** The City supports increased state funding for local infrastructure maintenance and preservation, and urges any replacement for the gas tax to include dedicated revenue for local governments to sustain critical transportation assets and services.
- **Future Commercial Airfields – JBLM:** The City opposes using JBLM as a commercial airfield or siting a new airfield that could impede JBLM operations, citing military concerns, congestion, limited transit, and state/regional assessments questioning its suitability.
- **Sound Transit:** The City opposes any increase in revenue generating authority for Sound Transit until there is greater accountability for Sound Transit leadership from South Sound communities.
- **(Transportation Request) Preserve and Protect Funding for the I-5 Nisqually River Delta:** The City urges the state to invest in vital improvements along I-5 to address erosion and flood risks, enhance infrastructure resilience, restore critical habitat, and improve mobility. The project has advanced as far as it can with current resources. To maintain project momentum, $37 million is needed in the 2027–29 biennium which will advance the design and technical work needed to prepare the project for design-build procurement. Without this funding, the federal environmental review decision will not be issued, project continuity will be lost, costs will rise, and NEPA/SEPA documentation may require updates.

FINANCES

Funding for Implementation of State Mandates

According to the Department of Commerce, state planning requirements for local governments have changed 37 times since 2023. Some of the changes include: SB 6026 (2026, commercial-to-residential conversions), HB 2266 (2026, STEP housing siting), SB 5184 (2025, reduced parking requirements for cities over 30,000), HB 1491 (2025, transit-oriented development), and HB 1096 (2025, lot splitting). Despite the massive amount of work these laws create, there has been close to no funding provided to local governments to update their code to comply with these mandates. The City supports a formulaic grant program to remedy these unfunded mandates.

Insurance Costs

The City's liability rates increased by 37% from 2022 to 2023 and by another 41.2% from 2023 to 2024. The City supports balanced tort law reforms that preserve the ability of injured parties to obtain fair compensation while protecting taxpayers from disproportionate liability and unnecessary litigation costs. Every dollar spent on settlements, judgments, and legal expenses is a taxpayer dollar that cannot be invested in police, transportation, parks, and other essential public services. The Legislature should avoid liability expansions that drive additional claims and instead pursue reforms that promote fairness, accountability, and a predictable legal environment, ensuring public resources remain focused on community priorities.

State-Shared Revenues

Cities rely on state-shared revenues to provide critical funding for essential public services. The City requests continued appropriation of committed state shared funds, such as Liquor Excise Taxes and Profits, City-County Assistance Account, Municipal Criminal Justice Account, Annexation Sales Tax Credit, and public health funding. These funds are used to support city activities, including police, infrastructure development, public defenders, municipal court, etc. In total, state-shared revenues constitute a significant portion of the City's operating revenue at around 6% each biennium.

Public Defense Funding

Indigent defense is a constitutional right and a state obligation. The state has passed the responsibility to provide indigent defense to counties and cities but has not provided adequate funding. The City requests the State fulfill its responsibility to provide the constitutional right to an attorney rather than exacerbating this unfunded mandate to local governments.

Additionally, the City is concerned that the new caseload standards will further stress the already under resourced public defender workforce. To address this,

we urge the state to implement structural measures such as targeted student loan forgiveness programs, tuition reimbursement for law graduates entering public defense, funded fellowships, and competitive retention incentives. These strategies will expand recruitment pipelines, improve retention, and stabilize the delivery of constitutionally required defense services.

Unfunded Mandates & Other State Budget Impacts

Mandates from the State government are rarely accompanied with adequate new revenues or taxing authority, but instead force the City to reduce funding levels for other services. The City opposes efforts by the State Legislature to balance budgets by shifting responsibilities to cities.

New section:

- **Funding for Implementation of State Mandates:** The City supports a formula-based state grant program to help local governments address the substantial costs of complying with rapidly changing planning mandates. Since 2023, state planning requirements have changed 37 times, including HB 2266 (2026, STEP housing siting), HB 1491 (2025, transit-oriented development), and HB 1096 (2025, lot splitting), while providing little funding for required local code updates.

- **Insurance Costs:** The City supports balanced tort reforms that preserve fair compensation while protecting taxpayers from disproportionate liability and litigation costs. Liability rates increased 37% from 2022–2023 and another 41.2% from 2023–2024. The Legislature should pursue predictable reforms that reduce unnecessary claims and preserve resources for essential public services.

- **State-Shared Revenue** The City requests continued appropriation of committed state-shared revenues, including Liquor Excise Taxes and Profits, City-County Assistance Account, Municipal Criminal Justice Account, Annexation Sales Tax Credit, and public health funding. These funds support police, infrastructure, public defenders, courts, and other essential services, comprising approximately 6% of the City's operating revenue each biennium.

- **Public Defense Funding:** The City requests the State adequately fund its constitutional indigent defense obligation rather than shifting costs to local governments. To address workforce shortages and new caseload standards, the State should support student loan forgiveness, tuition reimbursement, funded fellowships, and competitive retention incentives to strengthen recruitment, retention, and delivery of required defense services.

- **Unfunded Mandates & Other State Budget Impacts:** Mandates from the State government are rarely accompanied with adequate new revenues or taxing authority, but instead force the City to reduce funding levels for other services. The City opposes efforts by the State Legislature to balance budgets by shifting responsibilities to cities.

PUBLIC SAFETY

Community Partnership Program at Western State Hospital

The City proudly operates the successful community partnership program (CPP), which provides a safer environment for patients, staff and the surrounding community at Western State Hospital. Funding for this program is not included in DSHS' maintenance budget and must be requested each year. We request $640,000 be included in the 2027-29 operating budget.

Blake Response

The City is grateful the state has provided funding to help offset city costs created by the Blake Decision on how possession of controlled substances is handled by the criminal justice system. City costs include processing criminal conviction vacations and repaying legal financial obligations as well as support for ongoing costs for diversion programs and municipal court impacts. The City requests long-term state investment in alternative response teams, treatment facilities for adults and juveniles, treatment in jails, and to provide support to social workers, treatment providers and system navigators to help direct people to treatment.

Hiring and Retention

Public safety agencies nationwide are experiencing officers leaving the profession at an unprecedented rate, either through early retirement or leaving the field. The City supports state policies including funding to local law enforcement agencies that promote recruitment and retention of law enforcement officers and expedite opportunities for newly hired officers to receive training.

CITY OF LAKEWOOD
State POLICY MANUAL
ADOPTED BY THE CITY COUNCIL TBD

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 most, but also for the facilities to be more geographically disbursed. Based on the findings from the Commerce report, the State should invest in long term care facilities in underserved regions of the state.

The City requests the following changes be made to state law:

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).

Protecting Residents of Adult Family Homes

Adult Family Homes (AFHs) serve adults with functional limitations who need personal and special care. The City requests 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 AFHs. The City supports 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.

Body Worn Cameras

In the 2023-25 budget the state legislature allocated $1.6 million for the body camera grant program administered by the WA Association of Sheriffs and Police Chiefs (WASPC). This program was not funded in the 2025-27 budget but the City supports funding for this program in future budgets to assist municipalities with the purchase, maintenance or replacement of Body Worn Cameras (BWC), ongoing costs related to record management, and hiring of personnel to operate the BWC program.

Traffic Enforcement Cameras

Traffic enforcement cameras have proven to be successful at reducing instances of speeding and violations of traffic signals. The City supports legislation allowing images from traffic enforcement cameras to be used by law enforcement in criminal cases when there is probable cause.

The City appreciates the expanded authority to utilize traffic safety cameras with the passage of HB 2384 in 2024. However, the City remains concerned with the restrictions on the ability to use traffic camera revenue on general

government services. This limitation creates administrative burdens and inefficiencies. Cities need flexibility in how to oversee and manage city programs.

License Plate Readers

The City maintains that License Plate Readers (LPRs) are effective tools for public safety and opposes policies that limit LPRs for that purpose. LPRs and traffic enforcement cameras should be treated similarly in terms of Public Records Act (PRA) regulations and authorized use cases, such as for criminal cases with probable cause.

Basic Law Enforcement Academy (BLEA)

The City supports ongoing funding of the Basic Law Enforcement Academy and the Criminal Justice Training Commission (CJTC) regional campuses. With an increasing number of law enforcement officers retiring, it is imperative this program receive adequate funding to provide ample training openings for new hires in a timely manner. The City also supports the discretion of CJTC to hold academy seats based on number of anticipated officer hires, as currently, academy seats are not held until a potential hire name has been provided, which can further delay the hiring process.

Enhanced Services Facilities

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

New section:

- **Blake Response:** The City appreciates state funding addressing costs from the Blake Decision and requests sustained investment in alternative response teams, adult and juvenile treatment facilities, jail-based treatment, and support for social workers, treatment providers, and system navigators to connect people with appropriate treatment.

- **(Funding Request) Community Partnership Program at Western State Hospital:** The City operates the successful CPP, which promotes a safer environment for patients, staff, and the surrounding community. Because CPP funding is not included in DSHS' maintenance budget and must be requested annually, the City requests **$640,000** in the 2027–29 operating budget.

- **Hiring and Retention:** The City supports state policies and funding for local law enforcement agencies that strengthen recruitment and retention of officers and expedite training opportunities for newly hired officers.

- **Geographic Equity in Discharge from State Facilities:** The City supports a more geographically distributed behavioral health system and requests state investment in long-term care facilities in underserved regions. The City also supports incentivizing providers, particularly adult family homes, to serve underserved areas and extending SB 5163 (2021) fair-share discharge planning policies for individuals with histories of violent acts to state hospitals.

- **Adult Family Home Safety:** The City supports legislation to protect vulnerable AFH residents by preventing Level 2 and 3 registered sex offenders, sexually violent predators, and "felony flips" from residing in AFHs. The City requests amending RCW 70.128.010 to exclude individuals convicted of sexually violent crimes or offenses requiring sex-offender registration from the definition of "resident."

- **Traffic Enforcement Cameras:** The City supports allowing traffic camera images to be used in criminal cases when probable cause exists and supports greater flexibility in using traffic camera revenue. While HB 2384 (2024) expanded camera authority, restrictions on revenue use create administrative burdens and limit cities' ability to efficiently manage programs and services.

- **Basic Law Enforcement Academy (BLEA):** The City supports continued funding for BLEA and CJTC regional campuses to ensure timely training opportunities as officers retire. The City also supports allowing CJTC to reserve academy seats based on anticipated hiring needs, rather than requiring a prospective officer's name before a seat can be held, helping reduce hiring delays.

- **Enhanced Services Facilities:** Enhanced Services Facilities (ESFs) serve adults with mental and chemical disorders or other impairments that require supervision and daily care. The City supports legislation that would prohibit Adult Family Home businesses (AFHs) from converting to ESFs, as well as legislation that would prohibit the locating of ESFs in residential neighborhoods.**License Plate Readers:** The City maintains that License Plate Readers (LPRs) are effective tools for public safety and opposes policies that limit LPRs for that purpose.

GENERAL GOVERNMENT

Public Records & Open Meetings

The City respects the right of the public to have access to legitimate public records and documents. The City believes its ability to recover the costs of searching for, gathering and reviewing requested documents is also in the public's interest. The City supports reasonable reforms to the Public Records Act. The City opposes requiring the recording of executive sessions or other restrictions on legitimate uses of executive sessions.

Clean Buildings Standard Compliance

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 City appreciates that the Legislature modified the Clean Buildings Act to allow for alternative compliance pathways. The City will be engaging in the implementation of that legislation to request discretion on whether the improvements will add value to the building or result in greater cost savings over time.

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. Secondly, the City requests extending the timeline for compliance to improve access to capital resources.

New Section:

- **Public Records Act:** The City supports public access to legitimate public records while allowing recovery of reasonable costs associated with searching, gathering, and reviewing requested documents. The City supports reasonable Public Records Act reforms and opposes requirements to record executive sessions or other restrictions on their legitimate use.

- **Clean Buildings Standard Compliance:** The City supports continued flexibility under the Clean Buildings Act and requests ongoing state funding through grants or direct appropriations to support required upgrades at City Hall and the Police Station. The City also requests extended compliance timelines to improve access to capital resources and allow cost-effective implementation.

MILITARY AFFAIRS

South Sound Military & Communities Partnership (SSMCP) & Joint Base Lewis-McChord

The City of Lakewood is a strong partner with Joint Base Lewis-McChord (JBLM) and a founding member of the South Sound Military & Communities Partnership (SSMCP), a nationally recognized organization that gives unique voice to a range of issues affecting Pierce and Thurston Counties and their cities as well as JBLM, the largest military installation in Washington State. JBLM is a regional employment hub and a major statewide economic driver. The City supports the ongoing efforts of SSMCP and supports policy and financial decisions that assist JBLM's operational readiness and sustainability.

1) The City also believes in strong policy and financial commitments from the State in support of statewide military affairs while preserving local governments' and regional coordinating organizations' flexibility and authority to maintain communications and relationships with area installations. The City supports SSMCP's 2027 legislative priorities. Preserve and Protect Funding for the I-5 Nisqually River Delta
2) Continue Investment in the Defense Community Compatibility Account
3) Strengthen Statewide Leadership for Washington's Military Communities
4) Improve Military Family Quality of Life

City of Lakewood

DRAFT 2027 Federal Agenda
City of Lakewood

1. Bring Federal Funding to the City of Lakewood for the Fort Steilacoom Community Center Project

- Lobby for the $3,200,00 in funding for the Lakewood Fort Steilacoom Project currently funded in the FY'27 House Transportation Appropriations bill for $500,000 by Rep. Marilyn Strickland and requested for $3,200,000 by Senator Cantwell in the Senate Transportation Appropriations bill.
- Coordinate with delegation about the funding in any final budget bill.
- Track the Notice of Funding Availability for the award in 2027 and coordinate with delegation to swiftly obtain the funds and meet grant contracting requirements.
- Begin to evaluate the next federal funding request with city staff. Potential projects may include an expanded Community Center and / or Senior Center.

2. Prepare for a BUILD construction grant for the City's Downtown / Green Loop Project with Expanded Scope

- The City was awarded an $850,000 RAISE Planning grant in 2024 to evaluate the Green Loop Project. That planning process is anticipated to be complete in late 2026 / early 2027 and the City may choose to pursue a BUILD construction grant in 2027 or 2028.
- The BUILD construction grant will expand on the planning scope from the Green Loop project to include connections and key mobility corridors.
- BUILD construction grants can be as much as $25 million and need comprehensive coordination with the congressional delegation for success.
- BUILD grants are likely to be due at the end of February / early March in each of the funding years.

3. Support federal funding for additional regional projects and federal programs

- I-5 Nisqually River Bridge Project
- Defense Community Infrastructure Program
- Community Development Block Grant Program
- HOME Investment Partnership Program

4. Support the Appropriations Language that would base federal grant funding on project merits rather than Administration policy goals.

- The Trump Administration has proposed far reaching changes to federal contracting for all grantmaking agencies that would put political appointees in charge of grant awards and ensure that awarded grant projects align with non-germane Administration policy priorities.
- This effort has been blocked by the Courts and language was included in the short-term funding package passed by Congress to block this proposed rule from taking effect until December.

- This proposed rule would significantly disadvantage cities like Lakewood from obtaining federal funding.

5. **Support federal funding opportunities and tax policy goals benefitting the City of Lakewood without onerous restrictions or irrelevant policies.**

   - Continue to support congressional earmarking authority for public entities.
   - Protect federal grant funding from discriminatory and restrictive requirements pushed via Executive Orders that would make federal funding contingent upon recipients eliminating any programs intended to promote diversity, equity and inclusion policies and complying with Immigration and Customs Enforcement officials, among other policy agenda goals.
   - Lobby for preserving and expanding the New Markets Tax Credit, the Opportunity Zones Tax Credit, the Affordable Housing Tax Credit and the State and Local Sales Tax Deduction. These policies, in addition to policies that would negatively value municipal bonding authority, remain under debate in Congress and the City should advocate for strong municipal authority and tax credits that facilitate economic development and meet our region's critical housing needs.

6. **Obtain Additional Small and Medium Sized City Set Asides in Federal Grant Programs**

   - Continue to collaborate with other Washington cities in support of language in the Federal Transportation Reauthorization bill which expires in 2026 and needs to be reauthorized or extended.
   - Continue to coordinate with delegation – especially Rep. Strickland who serves on the House Transportation Committee and Senator Cantwell who serves on the Senate committee of jurisdiction - about the legislative effort to support this policy goal.

7. **Delegation Meetings**

   A key part of our engagement moving forward will be to build on the relationships already in place between the City of Lakewood and its Congressional Delegation. This may include meetings in Washington, D.C. between the city and its delegation as well as other federal agencies and offices. We will also meet locally with district-based congressional staff and elected officials. It is possible that some of these meetings take place via videoconference as well as in person.

The City of Lakewood has a deep interest in an array of other federal policy issue areas that are in alignment with the City's core values. The City may communicate at any time to the delegation about any policies in these areas that are under legislative consideration, align with delegation priorities and meet community concerns.

2027 City of Lakewood Pierce County Legislative Agenda

Behavioral Health Sales Tax: The City supports engaging with the County to maximize the impact of the County's 1/10th of one percent Behavioral Health Sales Tax on the Lakewood community. Data shows that about 8% of Pierce County residents served by behavioral health tax funded programs reside in Lakewood (Zip Code 98499), while Lakewood comprises about 6% of the total county population. The City supports continuing this fair proportional funding.

Interim Public Park at Old Lakewood Library Site: The City supports entering into an Interlocal Agreement with PCLS to create and maintain an interim public park at the old downtown library site. This may be accomplished through the City, in partnership with PCLS, applying for the Pierce County Conservation Futures program.

The interim public park would feature clean, usable, and safe green 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.

County Land Transfer: The City supports engaging with the County to transfer underutilized or underdeveloped land in order for the City to further develop or maintain the sites for public use. The possible sites include:

- **The Pierce County Community Center Land:** The City is supportive of taking ownership of this land parcel.

- **Seeley Lake Conservancy Park:** 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 furthering its partnership with the County via a land transfer, in order to enhance this area, expand its use appropriately based on its environmental importance, and make the site more accessible for all park users.

- **Springbrook Gravel Pit** (parcel 0219123112, 18.21 acres and parcel 0219122160, 7.71): Colloquially known as the gravel pit, the City is supportive of further developing these parcels into park assets in the Springbrook neighborhood.

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 finished Phase 2 in 2025.

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.

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Michael Vargas, Asst. to the City Manager/Policy Analyst | 253-983-7717 | mvargas@cityoflakewood.us

Return to Agenda

TO: Mayor, Deputy Mayor, and City Councilmembers

FROM: ROXANNE MILES, PARKS, RECREATION & COMMUNITY SERVICES DIRECTOR

THROUGH: DOUG RUSSELL, CITY MANAGER

DATE: OCTOBER 19, 2026

SUBJECT: LEGACY PLAN – FINAL DRAFT UPDATE

ATTACHMENTS: LEGACY PLAN UPDATE PRESENTATION

Summary

Lakewood's Parks, Recreation, Open Space and Trails Plan, known as the Legacy Plan, is a guiding document that is updated regularly to capture changes in the city's comprehensive plan, goals, population demographics, and community demands and needs as the park system evolves over time. The last Legacy Plan was adopted in May 2020 and does not extend beyond 2026. Staff began the update process in 2025, brought forward a draft plan to Council on September 14, 2026 and is bringing forward a summary of changes being recommended for inclusion in the final plan prior to adoption. Most of the changes are technical clarifications or items that align the plan with the City Comprehensive Plan or Active Transportation plan. These changes will be made to the plan prior to October 23, 2026, so the final plan can be reviewed by the Council and public before the scheduled November 2, 2026 hearing date. Attached is the initial draft of the legacy plan.

Background

The Washington State Recreation & Conservation Office requires that an agency's strategic plan governing Parks, Recreation, Open Space and Trails is no older than 6 years old for the City to be eligible to apply for grant funding offered or managed by the Office. As the department relies on this granting source for most capital projects, having a compliant plan that defines our projected needs is important for future funding requests. The current plan expired May, 2026.

PRCS staff engaged in community outreach in 2025 to solicit public opinion on the current park system, future hopes and system needs. From March-August of 2026, staff worked with BERK consulting to update demographic charts, update our condition assessment reports, gather local and regional trails data, and do benchmarking against other similar communities and national standards. The plan includes mapping tools that demonstrate how well the city is delivering on its defined level of service standard and what opportunities we have for keeping up with projected growth and closing equity gaps. The background data, public interest survey and benchmarking review led to recommendations for a long-term capital program and management strategies to meet Lakewood's park and recreation needs.

The draft plan was released for public review and several community presentations occurred August 14-September 30, including a Council Study Session, Parks & Recreation Advisory Board meeting, and outreach at community events and neighborhood associations. Meetings were held to evaluate concurrence between the Legacy Plan and the City Comprehensive Plan and Active Transportation Plan as well. Edits have been summarized in the attached presentation.

Next Steps

The final draft Legacy Plan, incorporating changes presented today, will be posted no later than October 23, 2026. The hearing on plan adoption is scheduled for November 2, 2026.

Return to Agenda







2026 Legacy Plan Draft Feedback

October 19th, 2026

Ted Thelin, Associate Planner
Roxanne Miles, Director
Parks Recreation & Community Services (PRCS)
rmiles@cityoflakewood.us

Scan for Legacy Plan Updates!

Return to Agenda

Project Schedule

Public Survey/ Engagement (Aug 2025 - Feb 2026)



Inventory & Evaluate



Prioritize & Strategize



Draft & Share Plan

Mar | Apr | May | June | July | Aug | Sept | Oct | Nov

Plan Compilation

Draft Plan Completed

Integrating Feedback

Plan Submittal

Council Adoption

Parks Board Review

Council Review

RCO Review

Return to Agenda

Draft Plan Review

Open August 14-September 30

- Hosted table at Community Events – SummerFEST & Fiesta de la Familia
- Neighborhood Association meetings
- Rotary Presentations
- Parks & Recreation Advisory Board meetings
- Departmental/Inter-Departmental Review

Overall:

- Sound presentation and methodology
- Feedback on individual interests and priorities

Return to Agenda

Feedback Survey Results (1 of 2)

Which park projects should Lakewood focus on for the next 6 years?

- Updates to Neighborhood & Community parks (50% response rate)
  - The general sentiment is that Lakewood should concentrate on maintaining existing inventory before adding new inventory
- All other responses ~20-30% response rate

Which park projects are most important to you?

- Harry Todd skate park (10+)
- Local Art & History (4)
- Trails Connections (2)
- Fort Steilacoom Park H-Barn Project
- Community Center
- Revitalize Seeley Lake Park
- Fort Steilacoom Dog Park watering stations
- Youth Sports
- Water Access

Return to Agenda

Feedback Survey Results (2 of 2)

How do you feel about parks & recreation in Lakewood?

- Trails, multimodal paths, and active transportation system need improvement
- 10-minute neighborhood park walkshed needs improvement
- Recreation programs need improvement (and a community center)

Please share any thoughts or concerns you have about Lakewood's parks, open space, trails, programs, or events:

Park Safety needs to improve (4)
    - E-bikes
- Harry Todd skate park (4)
- Improve & expand recreation programming (3)
    - Senior programming
    - Youth programming
- H-barn should be built to the original design
- Lakewood should include more Art & History
- More visibility for tribes at farmers markets and events
- Improve trails & paths
- Lakewood needs a splash park/spray pad feature
- City events are great!

Return to Agenda

Summary of Pending Edits

Upcoming changes to the final plan
that will come forth for adoption:
Lakewood Parks Legacy Plan - City of Lakewood

- Technical edits
- Concurrence with other documents
- Accessibility of information/ease of access
- Clarification of shared use trails compared to other active transportation infrastructure
- Edits to capital program projected timelines

Return to Agenda

Preface & Chapter 1: vision, mission, goals

Land Acknowledgement

- Add Lakewood's land acknowledgement to the Legacy Plan document

New documents to include

- Update City Council Goals from 2025-2026 to 2027-2028
- Add Parks and Recreation Advisory Board (PRAB) recommendation letter to preface and appendix
- Adoption will be added to the preface and appendix after adoption by City Council

Return to Agenda

Chapter 2: City Demographics & Department Profile

Growth Management Act (GMA) 2044 targets

- Update GMA population targets to match Comprehensive Plan policy LU-1.1
- Update information, analysis, and graphics to match 2044 target of 86,792 residents

Population Density Map

- Add contrast between city-owned properties and other parks & open space

Return to Agenda

Chapter 3: Parks and Open Space

Downtown Park

- Downtown Park to be separated from Colonial Plaza & Motor Ave.
- Designate as 1.58 Acres of undeveloped open space

Street Ends Matrix

- Add the 2024 PRAB street ends prioritization matrix for context on which street ends are being considered for water access and why

Art & History Elements of Design

- Add a section about Art & History in Lakewood

Individual Park Inventories

- Individual park inventory ‘one-pagers’ to return to chapter 3 from the appendix

Return to Agenda

Chapter 4: Trails

Proposed Trail Projects Map

- Add a map of proposed trail projects for visual context by reviewer request

Trails Level of Service Gap Areas Map

- Add a map of LOS gap areas in Lakewood's trails network

Chambers Creek Trails

- Adjust Chambers Creek walking trails erroneously included in Lakewood's trails inventory

Capital Project & Maintenance Responsibilities

- Add narrative to clarify department responsibilities between public works & parks/recreation

Gate Dr. / Edgewood Drive Trail Connection

- Add Gate Dr. / Edgewood Drive (Camp Murray / Tillicum) trail connection project

Return to Agenda

Chapter 5: Recreation Programming

No Major Changes

- There will be some minor editing and format changes, but no major changes are recommended to this chapter

Return to Agenda

Chapter 6: Demand & Needs Analysis

Air Corridor Zone

- Request to add Air Corridor Zone overlay for “area 4” in Level of Service (LOS) Gap Analysis
- Provides context as to why this area of the city has a gap in parks service

Return to Agenda

Chapter 7: Parks Capital Facility Program

CIP 2020-2026 Summary

- Add CIP summary of projects completed between 2020-2026

Parks Capital Facility Program clarification

- Add narrative to differentiate city CIP & Comprehensive Plan from Parks Capital Facility Program
- Chapter 7 is an outline of the program necessary to deliver all council priorities
    - It is not an official workplan and does not include budget/costs

Street Ends Development Timeline

- Update Street Ends development timeline to more accurately reflect street end development requirement for encroachment resolution and shoreline/in-water permitting

Return to Agenda

Chapter 8: Strategic Management

12-year Park Update Schedule Clarification

- Add narrative to explain varied scope of “update” expected within every 12 years
  - Update includes replacement of any equipment currently beyond lifecycle expectation, or due to expire before next update
  - Does not mean a complete overhaul/redesign of every park every 12 years

Street Ends clarification

- Add narrative to explain capital & maintenance responsibilities for Street Ends, since they are both ‘parks’ and ‘right-of-way’.

Return to Agenda

Questions?



Updated Plan released no later than October 23, 2026

Tentative Date of Adoption – November 2, 2026









LAKEWOOD LEGACY PLAN 2026

DRAFT – October 2026





LAKEWOOD 30
1996–2026









Acknowledgements

The People of Lakewood

Mayor, Deputy Mayor & City Council

City Staff

Parks and Recreation Advisory Board

Partner Organizations

BERK Consulting

HBB Landscape Architects

INDIGENOUS PEOPLE AND LANDS ACKNOWLEDGEMENT

Lakewood acknowledges its location on traditional Nisqually land and recognizes the history of displacement. The City is committed to serving the community equitably and respecting the Nisqually people and their elders.

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Appendices

Appendix A: Ordinance Adopting the Legacy Plan

Appendix B: Online Survey

Appendix C: Goals and Policies

Appendix D: Progress Report for Legacy Plan 2020-2026

Appendix E: 2027-2036 CIP Funding by Source

Appendix F: PACA Scoring Criteria

Appendix G: Parks & Open Space Inventory

Acronyms

ABA	Architectural Barriers Act
ACS	American Community Survey
ADA	Americans with Disabilities Act
BIPOC	Black, Indigenous, and People of Color
CDBG	Community Development Block Grant
CF	Conservation Futures
CIP	Capital Improvement Program
CISL	Communities in Schools of Lakewood
CPHS	Clover Park High School
CPSD	Clover Park School District
CPTC	Clover Park Technical College
CPTED	Crime Prevention Through Environmental Design
ESL	English Second Language
FTE	Full Time Equivalent
GHG	Greenhouse Gas
GIS	Geographic Information Systems
GMA	Washington State Growth Management Act
HOA	Home Owners Association
JBLM	Joint Base Lewis-McChord
LID	Low Impact Development
LOS	Level of Service
MMP	Maintenance Management Plan
NECC	Lakewood Natural Environment and Climate Change Program
NGO	Non-Governmental Organization
NMTP	Non-Motorized Transportation Plan
NRPA	National Recreation and Parks Association
OFM	Washington Office of Financial Management
PACA	Park Amenity Condition Assessment
PCFP	Parks Capital Facility Program

PPW	Planning and Public Works
PRAB	Parks and Recreation Advisory Board
PRCS	Parks, Recreation, and Community Services Department
PROS	Parks, Recreation, and Open Space
PROST	Parks, Recreation, Open Space, and Trails
PSRC	Puget Sound Regional Council
RCO	Washington Recreation and Conservation Office
RCW	Revised Code of Washington
REET	Real Estate Excise Tax
ROW	Right of Way
SCORP	State Conservation and Recreation Plan
STEM	Science, Technology, Engineering, and Mathematics
TC	Towne Center
UW	University of Washington
WCIA	Washington Cities Insurance Authority
WDFW	Washington Department of Fish and Wildlife
WSDOT	Washington State Department of Transportation

Abbreviations

“City” - City of Lakewood

“Plan” - 2026 Legacy Plan

Glossary

Advisory Boards	Bodies that provide non-binding strategic advice to the management of the City. Examples of advisory boards include the Park and Recreation Advisory Board and the Arts Commission.
Connectivity	The state or extent of being connected or interconnected. For the plan, this means the ability to access parks and park amenities, build and leverage social connections, for people to feel comfortable and welcome in the City's public spaces, and for civic engagement.
Cost Recovery	The percentage of "cost or expenditure" recovered or offset by "revenue" generated from a program. Target cost recovery level for the City's park and recreation programs and services is 45%.
Healthy Communities	An environment that supports and encourages the physical, emotional, social, and mental health of those who live, work, visit and play in the community.
Level of Service Measurements (LOS)	Tools that provide a quantifiable assessment of the strengths, weaknesses, and gaps of service in the City's current park and recreation system. RCO recommends a LOS determination for park and recreation planning. However, this element is not required to be eligible for RCO grants.
Parks Capital Facility Program	A minimum 6-year plan that identifies capital projects needed to meet the defined level of service, with a cost estimate, implementation schedule and funding sources.
Personal Enrichment Programs	Programs that provide opportunities for individuals of any age to learn new skills and enrich their lives. Program examples include life-long learning classes, day camps, afterschool programs, and community events.

Revenue	Income from activities, including program fees (earned revenue) and alternative funding sources, such as grants and sponsorships.
Open Space	LMC 18A.10.180 defines "Open space" as land and/or water area with its surface predominantly open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable natural resources, and structuring urban development and form.
Park	LMC 18A.10.180 defines a "Park" as open space use in which an area is permanently dedicated to recreational, aesthetic, educational or cultural use and generally is characterized by its natural and landscape features. A park may be used for both passive and active forms of recreation; however, its distinctive feature is the opportunity offered for passive recreation such as walking, sitting and watching. Park classifications in Lakewood include neighborhood parks (includes pocket parks), community parks, regional parks, urban parks, and natural areas. Other providers of parks and open space in Lakewood also have boat launches and wildlife areas.
Parks, Recreation, and Community Services (PRCS)	The Parks, Recreation and Community Services Department preserves and maintains the City's parks, open spaces, public buildings, facilities, and areas to enhance the beauty and positive image of Lakewood. The department establishes partnerships to ensure that a comprehensive system of programs, facilities, and services are available to meet the needs of the community.
Program Areas	Program areas help categorize programming activities based on interests, audiences, benefits or delivery methods.

Street Ends	Portions of the City's rights-of-way (ROW) or public easements that "dead end" at the shoreline of public lakes.
Underserved Populations	Individuals or groups that face health inequities including limited access to parks and recreation services.

Core Values



Service

Provide safe, clean, green, equitable, healthy, fun, accessible, and sustainable services.



Teamwork

Effectively engage partners, personnel, residents, and interested parties to leverage the community's collective capabilities and resources



Integrity

Demonstrate ethical, honest, responsible, transparent, and accountable behavior.



Respect

Embrace and encourage diversity, show compassion, honor the richness of different backgrounds and perspectives, and be good stewards.



Sustainability

Craft and leverage systems and partnerships that ensure the environmental, social, and cultural needs and desires of future generations are not compromised.

Preface

The Prairie

The land Lakewood rests on is the ancestral home of the Coast Salish peoples.

Lakewood was originally called The Prairie. The Prairie was an expanse of land about 20 miles square, dotted with small lakes and stands of Garry oak trees. Coast Salish peoples used the Prairie as a ready source of food and held gatherings before European hunters, trappers, and settlers came to the land.

This abundant Prairie located midway between the Columbia River and the city of Vancouver, BC, had strategic value to the British Empire. The British built Fort Nisqually in 1833 at what is now known as Point Defiance in Tacoma. In 1869, the fur trade was in decline, and Fort Nisqually was purchased by the United States federal government.

Lakewood acknowledges its location on traditional Nisqually land and recognizes the history of displacement. The City is committed to serving the community equitably and respecting the Nisqually people and their elders. The City is currently facilitating a partnership project with the Nisqually Indian Tribe to highlight their past, present, and future culture at Fort Steilacoom Park.

The Lakes District

At the end of the 1800s, prairie homes gave way to estate homes built along the shorelines of the lakes in the area. This area was a popular summer vacation spot for the wealthy and began to be known as the Lakes District. The Tacoma Country and Golf Club was established in 1894 to further attract the rich and famous. The club is still operating in Lakewood today. During the early 1900s, summer residents began to expand their lake cottages into year-round homes.



Thornewood Castle under construction

The most notable estate of this time is Thornewood, built on the shore of American Lake between 1909 and 1911. Thornewood, otherwise known as the Thorne Mansion, was once considered one of the most beautiful estates and gardens in the nation. It attracted illustrious people of the early 1900s and is now a renovated bed and breakfast. Another spectacular home and garden of that era is the lovely Lakewold Gardens and Wagner Home on Gravelly Lake Drive.

In 1917, Camp Lewis was built on land donated to the federal government by the citizens of Pierce County. McChord Air Force Base was developed from the Tacoma Air Field in 1938. This military establishment grew into the current Joint Base Lewis-McChord which currently employs ~70,000 people.

Lakewood was beginning to take on its own identity during the 1930s and 1940s. As the Great Depression lifted, business development took off. In 1937, Norton Clapp started construction of the Lakewood Colonial Center. The Colonial Center was the first suburban shopping center built west of the Mississippi river. Today, the Colonial Center is a shopping center, theater, city plaza, and festival street.

City Incorporation (1996)

The City of Lakewood incorporated in 1996 as the second largest city in Pierce County behind Tacoma. At the time of incorporation, most of the land in the area was already developed. Many of the lakes were already encircled by private residences. Public water access is currently a major priority for both the State of Washington and the City of Lakewood. Providing public access to the lakes of Lakewood is an ongoing challenge due to development patterns prior to incorporation.

The First Parks Legacy Plan (2014)

The city adopted its first Parks Legacy Plan in 2014. The original plan focused on sustainable growth, economic development, and community identity. The plan guided decisions about land use, infrastructure, and quality of life. The first update to the Parks Legacy Plan followed in 2020. The 2026 Parks Legacy Plan update maps out Lakewood's parks, recreation, open space, and trails journey for 2027-2032.

Fort Steilacoom Park (2019)

The establishment of Fort Steilacoom as a military post in the 1850s is a major milestone in the region. The federal government abandoned the fort in 1868. It transferred the fort to Washington Territory in 1871 for use as a hospital. The hospital is now known as Western State Hospital and is still in use today. The hospital's associated farmlands are now Fort Steilacoom Park. These farmlands include the historic H-Barn complex. The State of Washington transferred Fort Steilacoom Park to the City of Lakewood in 2019. This transfer marked a major milestone in the City's development. Fort Steilacoom Park contains several cultural and historic landmarks. The City is working to preserve and provide access to these landmarks.

Colonial Plaza & Motor Ave. Festival Street (2019)

The original Colonial Center included shops, services, and entertainment venues. It helped to create a shared civic identity long before the city existed. In 2019, Lakewood completed its Colonial Plaza project to begin revitalization of the Lakewood Downtown Subarea. The Colonial Theater and Motor Avenue now serve as an urban plaza and festival street for city events and community functions.



Lakewood Colonial Center (1951)



Lakewood Colonial Center (2025)

Lakewood Legacy (PROST) Plan

The Lakewood Parks Legacy Plan takes inventory of current park assets and creates a planning foundation. The City's goal is to leave a legacy of sustainable and equitable parks, recreation, open space and trail facilities, often shortened to PROST. Legacy is not limited to physical assets passed from generation to generation. Legacy also includes community values, traditions, and efforts made to benefit the community now and in the future.

Healthy and vibrant PROST plansare the result of collaboration, hard work, trust, and support. This 2026 Lakewood Parks Legacy Plan update acts as a strategic guide for the City Council and City personnel for the next six years (2027-2032). The intent of this plan is to align Lakewood's PROST inventory with the needs and desires of Lakewood's diverse and evolving community. It serves to instill the vision and goals of the City Council now and into the future.The plan acts as a foundation for future strategic planning, decision making, and visioning exercises. It serves as a guide to create and maintain PROST infrastructure and services.

The planning area for this document includes all areas within the city of Lakewood's jurisdiction. The plan also considers the effects and service areas of PROST assets located in adjacent jurisdictions. This includes University Place and areas of unincorporated Pierce County.

Growth Management Act Requirements

This Legacy Plan complies with Growth Management Act (GMA) requirements and supplements the City's Comprehensive Plan, specifically RCW 36.70A.020 and Section 3.10.

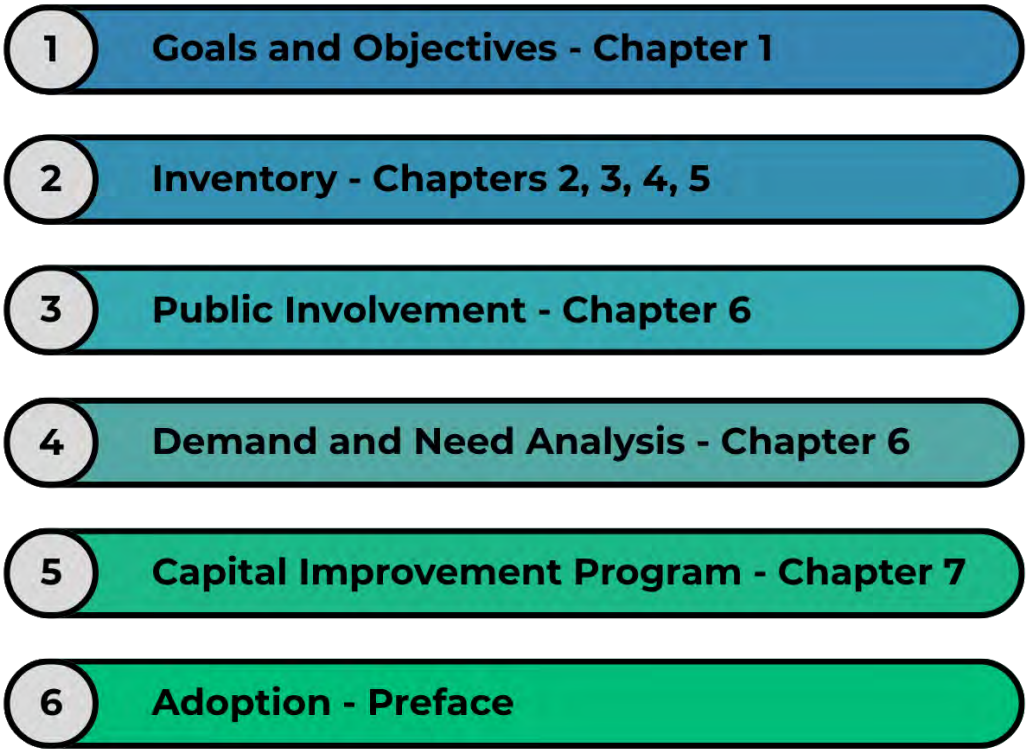
The Washington Office of Financial Management (OFM) projects that Lakewood will grow in population by 34% to 86,792 residents by 2044. We also expect that Lakewood's population will continue to be older by average and more diverse. More housing and higher density housing will be necessary to accommodate this population growth. Most parcels in Lakewood are already developed to some degree. This means new housing will come through infill development and the redevelopment of existing parcels. This increase in density will also increase the community's needs and desires for PROST facilities.

Recreation & Conservation Office Requirements

The plan meets the planning requirements of the Washington State Recreation and Conservation Office (RCO). The RCO is a state agency that manages grant programs. It creates outdoor recreation opportunities and protects natural habitats. The Agency has awarded more than $2.6 billion in grants across more than 10,000 projects since

it began in 1964. RCO awards 270 grants for $78 million every year, on average. The City must update its PROST plan every six years to remain eligible for RCO grant funding. The Lakewood Parks Legacy Plan serves as the City's PROST plan.

The plan includes all RCO required plan elements and meets the six-year planning requirements as established in the RCO's Funding Board, Manual 2, Planning Policies and Guidelines (January 2024):



Strategic Framework

The Legacy Plan is the product of many planning bodies, documents, and public input. The plan coexists with the City Council Goals 2027-2028 and the City's Comprehensive Plan. The Legacy Plan details the next 6-20 years of operations and capital improvements at Lakewood's parks, facilities, open space, and natural areas.

The chart below shows the flow of City Council goals, community will, advisory input, regulatory requirements, and maintenance needs in relation to the Legacy Plan.

Strategic Framework



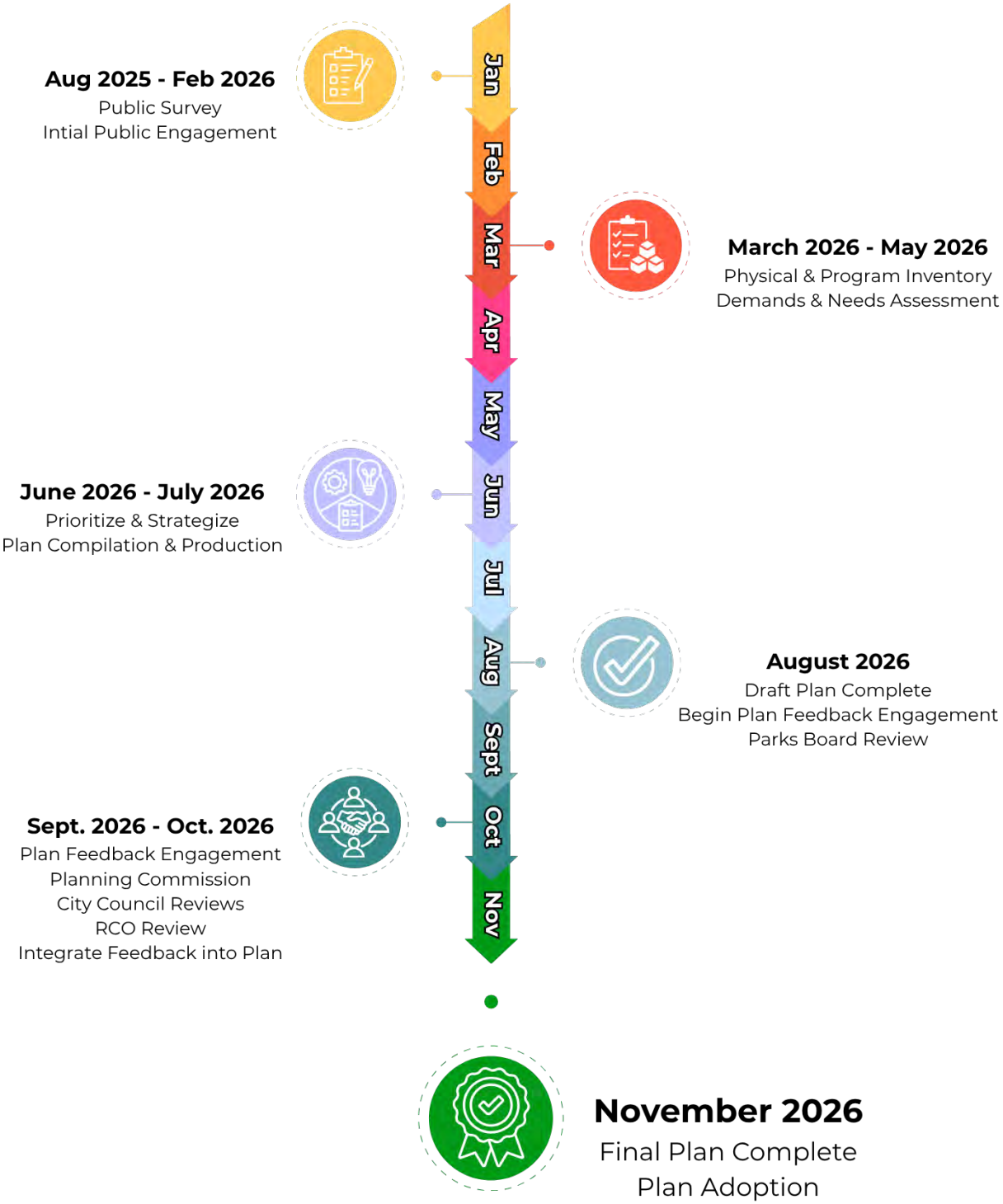
Source: City of Lakewood, 2026.

Comprehensive Plan

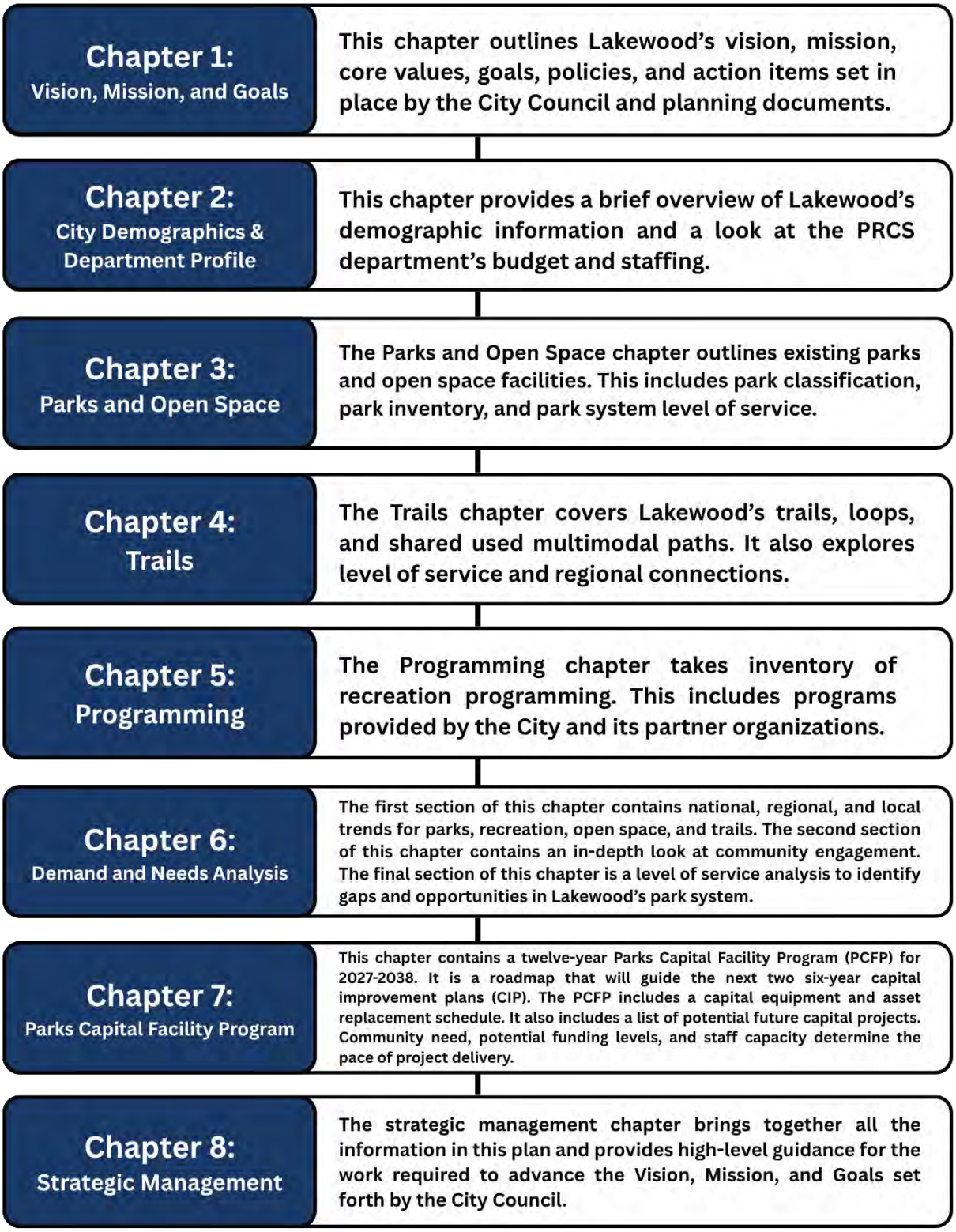
The City's Comprehensive Plan is a requirement of the Growth Management Act (GMA) and serves as the cornerstone of local planning. The GMA includes a goal to "retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreational facilities" [RCW 336.70A.020(9)].

The goals and priorities of the 2026 Legacy Plan are in-line with the goals of the 2024 Lakewood Comprehensive Plan Update. Lakewood will update the PROST+ chapters of the Comprehensive Plan in 2030 to match the 2026 Legacy Plan update.

Timeline


Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sept
Oct
Nov
Aug 2025 - Feb 2026
Public Survey
Intial Public Engagement
March 2026 - May 2026
Physical & Program Inventory
Demands & Needs Assessment
June 2026 - July 2026
Prioritize & Strategize
Plan Compilation & Production
August 2026
Draft Plan Complete
Begin Plan Feedback Engagement
Parks Board Review
Sept. 2026 - Oct. 2026
Plan Feedback Engagement
Planning Commission
City Council Reviews
RCO Review
Integrate Feedback into Plan
November 2026
Final Plan Complete
Plan Adoption

Plan Structure



Adoption

[This section to be completed after Adoption by city council.]

This plan has been reviewed by the public, presented to stakeholder groups, brought before advisory councils and adopted by City Council.

The resolution for adoption was presented on XXX, 2026. Appendix will have full resolution

Return to Agenda



1. Vision, Mission, and Goals

1.1 Vision

Lakewood is a healthy and vibrant community where opportunities abound.

The plan's vision describes the desired future of the community and its parks and recreation system. This vision aligns with the 2025-2026 City Council Strategic Plan, City Council's Vision 2026, and reflects the needs and desires of the community.

Healthy Communities

A Healthy Community is an environment that supports and encourages the physical, emotional, social, and mental health of those who live, work, visit and play in the community.

Vibrant Communities

A Vibrant Community is a lively, dynamic, creative, and aesthetically beautiful community filled with opportunities for building social connections and civic engagement. This includes honoring and supporting socially and culturally diverse interests, needs, and perspectives.

Opportunities Abound

Opportunities for growth, expression and connection occur through a wide range of quality park experiences, recreation programs, events and services that are accessible, both physically and financially, to people of all ages, cultures, backgrounds, interests, and abilities.

1.1 Mission

Lakewood provides quality parks and diverse community programs through sustainable practices that encourage an engaged and livable community.

Quality Parks

Quality parks are reflective of community needs, inclusive, well-maintained, and safe. Quality parks, open spaces, and natural areas offer restorative opportunities for well-being, promote healthy lifestyles and encourage an active community.

Diverse Programs

Diverse programs provide a full spectrum of recreation services that are accessible and inviting to people of all ages, cultures, backgrounds, interests, and abilities.

Sustainable Practices

Sustainable practices are responsible planning, use, and maintenance of systems and equipment to ensure the environmental, economic, social, and cultural needs of future generations will be considered, planned for, and uncompromised by the actions of today.

Engaged Community

Engaged community members are active in the use, maintenance, and planning of parks and green spaces across the city. Civic engagement includes volunteerism, event attendance, and engaging with the planning process for capital projects, so designs are community-centric and responsive to changing needs.

Livable Community

A livable community is a place that provides a high quality of life through community-focused place-making and opportunities that attract residents, businesses, and visitors to Lakewood and make it a place they are proud to call home.

1.2 City Council Strategic Goals

The PRCS department advances several goals established through the City Council's 2025-2026 Strategic Visioning process and the parks, recreation, open space and active transportation (trails) sections of the City's Comprehensive Plan. The Legacy Plan advances these goals for the benefit of Lakewood residents and visitors.



1.3 Comprehensive Plan Goals

The Comprehensive Plan has five key Park and Recreation goals. These goals are the foundation of the Capital Facility Program chapter (Chapter 7) and the Strategic Management chapter (Chapter 8). The comprehensive list of PRCS goals and sub-goals can be found in Appendix C: Goals and Policies.



These goals are aspirational and incorporate the values and public service mindset of the department, framing not only what, but how, the vision and mission will be accomplished.



2. City Demographics & Department Profile

2.1 City Demographics

Location

Lakewood is in Pierce County, Washington. Lakewood is located 20 miles from Olympia, the state capital, and 32 miles from Seattle, the state's largest city.

Lakewood shares borders with the following entities:

- North: The city of Tacoma
- South/East: Joint Base Lewis-McChord (JBLM).
- West: The town of Steilacoom

The largest north-south transportation corridor in the state, Interstate 5, bisects the eastern portion of Lakewood. The Springbrook and Woodbrook neighborhoods on Lakewood's east side are separated from the rest of the city by the freeway. Lakewood also serves as the western terminus for state Route 512, the main east-west suburban connector in Pierce County.

Longitude and Latitude: 47°10'N 122°32'W

Exhibit 2-1: Lakewood Locator Map



Source: City of Lakewood, 2026.

Demographics

Lakewood is referred to as a 'barbell' community. This is because the economic distribution of the city looks somewhat like a barbell. The community consists mostly of a large group of low-income citizens on one end, and a large group of high-income citizens on the other.

The City is also a bedroom community serving Joint Base Lewis-McChord. Lakewood has a high rate of rental properties due to the transient nature of military employment and associated support staff and industries. Rental rates are also driven by low-income populations that are reliant on affordable and multi-generational housing.

The population of Lakewood is very diverse. The City has several strong cultural groups with significant populations. Military employment also brings people of many cultures to Lakewood.

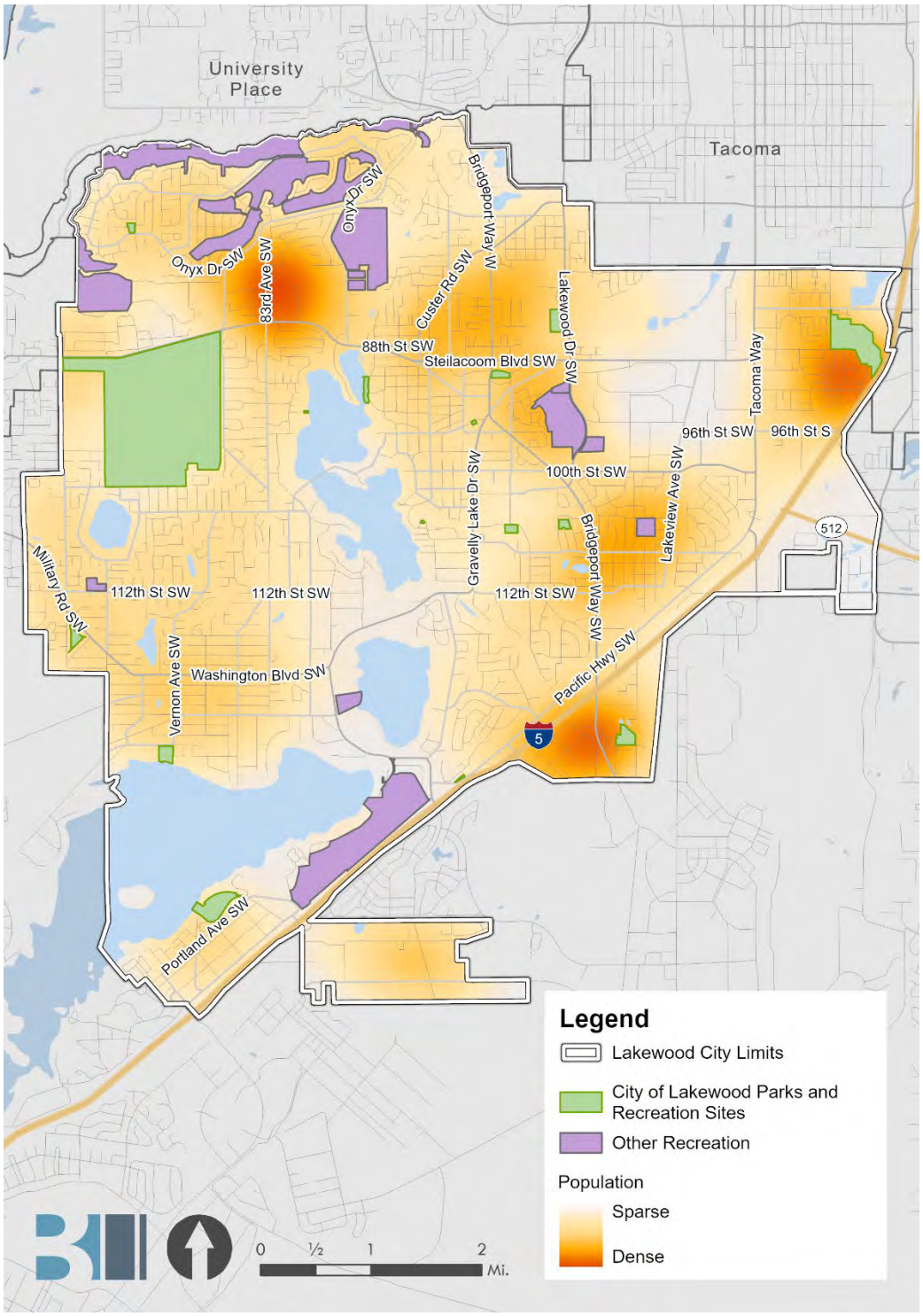
Exhibit 2-2: Population Characteristics

2026 Population 64,670	**2044 Projected Population (GMA)** 86,792	**Median Age** 37.4
Total Housing Units 28,591	**Owner Occupied** 47.5%	**Number of People per Household (Average)** 2.92
Household Speaks a Language other than English 23.2%	**Households with Children** 6,990	**Median Household Income** $74,720
Population that Identifies as a Minority 54.4%	**Population with Annual Income above $200,000** 11.1%	**Population at or Below Poverty Line** 13.2%
Population with Disabilities 20.6%	**Elder Adult Population (55 and Older)** 29.9%	**Young Population (19 and Younger)** 21.5%

Source: US Census, 2025; City of Lakewood, 2026.

Population Density

Exhibit 2-3: Population Density Map

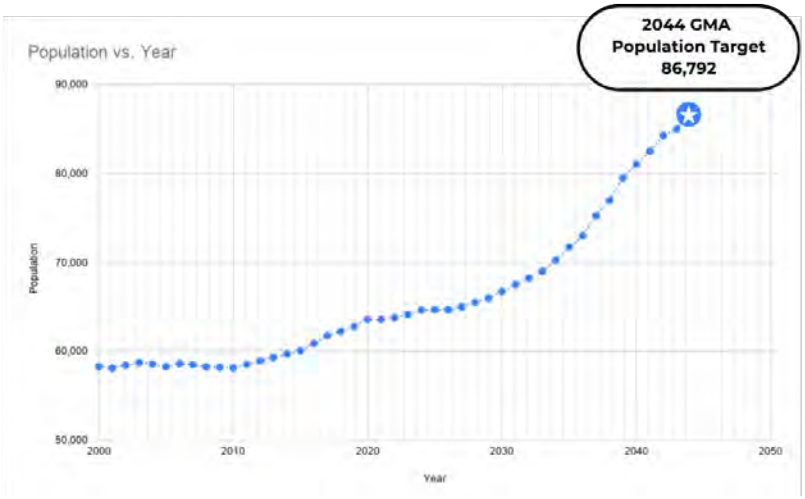


Source: US Census, 2025; BERK, 2026.

Current and Projected Lakewood Population

Under the State of Washington's Growth Management Act (GMA), the City of Lakewood must "fully plan". This includes creating and maintaining a comprehensive plan for the city. The Washington Office of Financial Management (OFM) provides population projections for all counties in the state. Cities use county population projections to extrapolate expected city population growth over a 20-30 year period. Exhibit 2-4 shows Lakewood's population growth through 2044 according to GMA projections.

Exhibit 2-4: GMA Projected Lakewood Population, 2000-2044 Growth



Source: WA Office of Financial Management, 2024.

2.2 Department Profile

Exhibit 2-6: Department Snapshot

PRCS Operating Budget (2026) $3,117,791	**Park Capital Projects (2027-2032)** $24,747,291*	**PRCS FTEs** 17.5
Number of Park Sites: 17 total (14 current +3 in development) 3 more owned by County/State	**Total Park Acres** 427.86	**Number of Playgrounds** 11
PRCS Operating Budget per capita $48.21	**Number of Residents per park** 3,809.41	**Acres of Park Land per 1000 residents** 6.6

* See Appendix E: 2020-2025 CIP Funding by Source.

Source: City of Lakewood, 2026; BERK, 2026.

Operating Budget

The Lakewood PRCS department's operating budget for 2026 is $3,117,791, or $48.21 per resident, per year. Based on national standards, this level of investment is about 60% less funding than the median jurisdiction with close to Lakewood's population and total area of parkland.

Exhibit 2-6: Operating Expenditures (median shown)



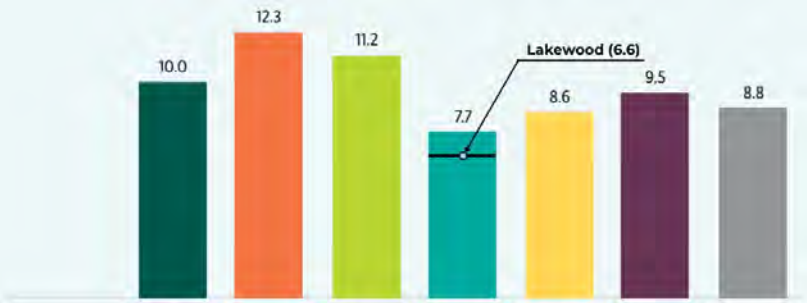
	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 249,999	250,000 to 499,999	500,000 or More
Median	$111.73	$155.23	$132.66	$131.13	$110.34	$84.09	$55.40
Lower quartile	$62.59	$84.67	$71.75	$73.30	$57.84	$48.42	$24.60
Upper quartile	$204.68	$369.20	$250.75	$213.15	$156.56	$130.20	$97.85

Source: NRPA 2026 Agency Performance Review, 2026.

Parklands

Lakewood's 427.86 acres of parkland is nearly on par with other jurisdictions of similar size at 6.6 acres of parkland per 1,000 residents. Though the City's total area of parklands is close to average, Fort Steilacoom Park accounts for approximately 75% of Lakewood's parklands. Since Fort Steilacoom Park represents such a large portion of the City's parklands, the City must carefully determine the size and placement of its neighborhood and community park system to fill in service gaps for all residents to have equitable access.

Exhibit 2-5: Acres of Parkland Per 1,000 Residents (median shown)



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 249,999	250,000 to 499,999	500,000 or More
Median	10.0	12.3	11.2	7.7	8.6	9.5	8.8
Lower quartile	5.0	7.0	6.0	3.8	4.3	5.9	4.7
Upper quartile	17.4	22.2	17.2	16.5	15.1	14.3	18.2

Source: NRPA 2026 Agency Performance Review, 2026.

Parklands and City Growth

Lakewood's current population of 64,760 is expected to grow by ~34% to 86,792 residents by 2044. The City must add 145.5 acres of parkland to its inventory by 2044 to keep its' current ratio of 6.6 acres of parkland per 1,000 residents. This section is simply noting the expected amount of parkland expansion compared to population growth. This expectation is based on Lakewood's nation-wide peer jurisdictions. Lakewood does not use acres of parkland per 1,000 residents as a metric to determine whether to purchase new parklands.

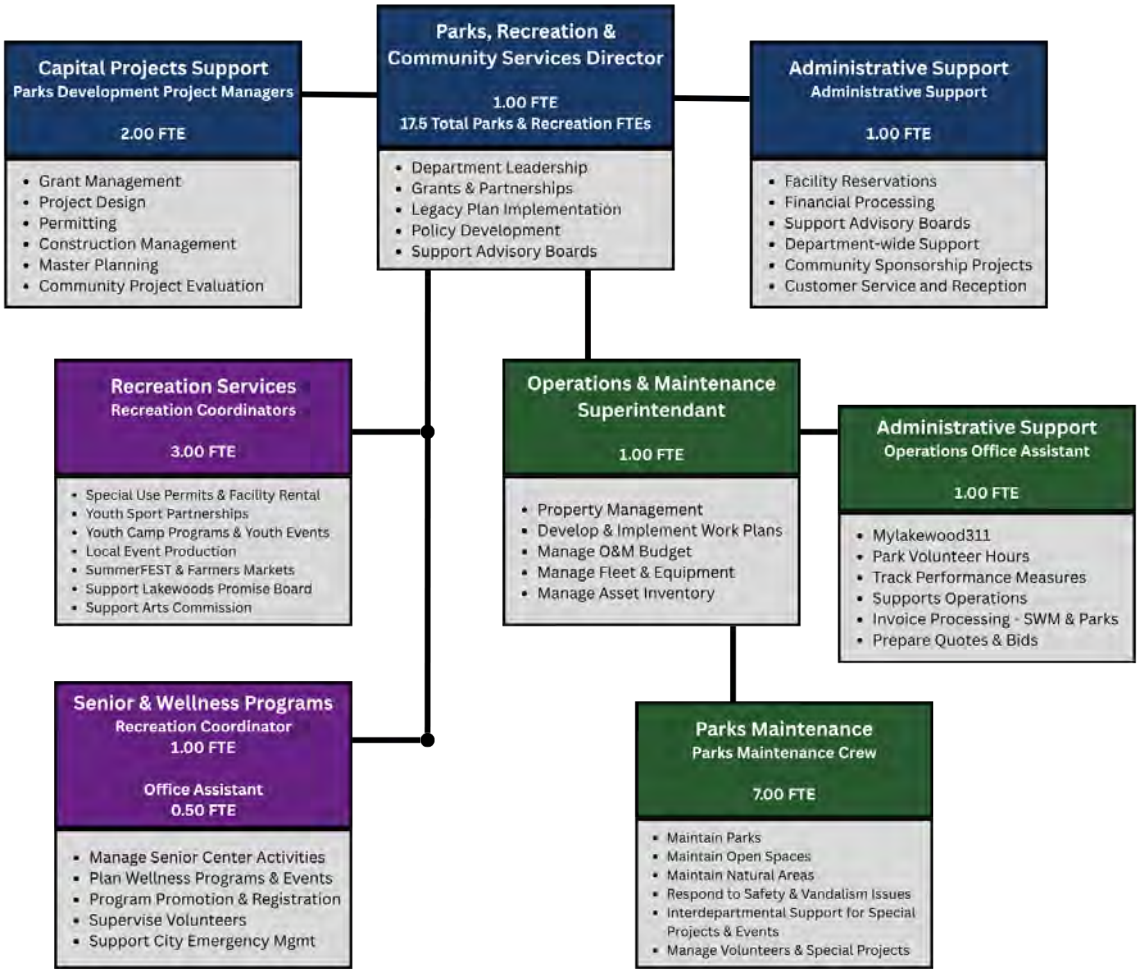
See *Chapter 6: Demands and Needs Analysis* for a detailed look at where Lakewood's future parks should be located and what amenities they should include.

Parks & Recreation Staff

The PRCS department includes Parks Administration, Recreation Programming, Human Services, Parks Operations & Maintenance, and Streets and Facilities Operations & Maintenance. The department has a total of 28.25 FTEs.

The department has 18 operations and maintenance staff. However, 10 of those staff perform street and facilities maintenance. Only 7 Operations & Maintenance workers are assigned to care for the department's parks, recreation, and open space. The Human Services coordinator currently resides in the PRCS department but is not counted towards Parks-&-Recreation-specific staff.

The Parks Legacy Plan details the parks, recreation, and open space portion of the department's responsibilities. For consistent comparison across peer jurisdictions, the total number of parks-and-recreation-specific employees in the PRCS department is 17.5 FTEs.



Operations & Maintenance

Operations and Maintenance (O&M) is the largest team in the department. The O&M team has 7 FTEs who care for parks, shelters, trails, and landscaping. The O&M team's responsibilities are:

- 1 FTE: Operations & Maintenance Superintendent
- 3 FTEs: Fort Steilacoom Regional Park
- 3 FTEs: All other city parks

The O&M Superintendent supports the Parks O&M teams as well as the streets & landscape maintenance team. The superintendent also provides fleet, facilities and property management city-wide. They work alongside Operations and Capital staff to set maintenance management plans and asset replacement cycles.

Capital Development

The Capital Development team of 2 FTEs facilitates planning, grants, design, permitting and construction of capital projects. Both Capital Development positions are currently term-limited and are typically renewed with the City's biennial budget.

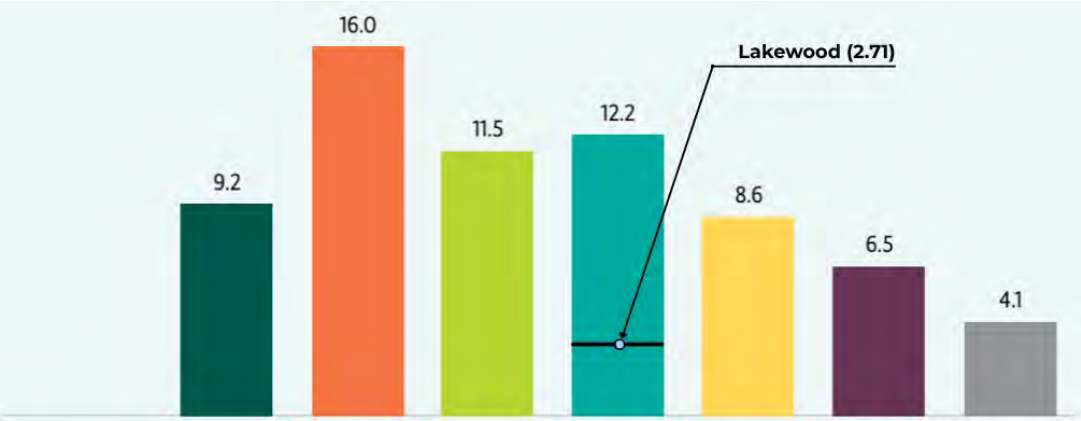
Recreation Programming

The Recreation team of 4 FTEs oversees events, wellness and enrichment classes, facility rentals and recreation programs, primarily for youth and seniors.

Administration

The Administrative team of 4.5 FTEs includes the Director, Administrative Assistant, and Office Assistants to handle day-to-day operations of the department, public inquiries, and business processes.

Exhibit 2-7: Parks & Recreation Staffing: FTE per 10,000 Residents (median shown)



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 249,999	250,000 to 499,999	500,000 or More
Median	9.2	16.0	11.5	12.2	8.6	6.5	4.1
Lower quartile	5.1	7.6	6.6	6.9	4.7	3.4	1.7
Upper quartile	17.3	25.6	22.5	17.3	12.2	9.7	7.0

Source: NRPA 2026 Agency Performance Review, 2026.

Lakewood's Parks, Recreation, and Community Services are provided by a small number of city staff when compared to peer jurisdictions. According to the 2026 NRPA Agency Performance Review, the median park and recreation agency has 9.2 FTEs for every 10,000 residents. Median agencies with populations between 50,000-99,999 have approximately 12.0 FTEs per 10,000 residents. Lakewood's parks & recreation department has 2.71 FTEs per 10,000 residents.

Exhibit 2-8: Peer Jurisdiction Staffing

Jurisdiction	Lakewood (2026)	Sammamish (2024)	Burien (2024)	Shoreline (2023)
Population	64,670	68,280	52,000	61,353
Parks FTEs	17.5	32.5	32	42
FTEs per 10,000 residents	2.71	4.75	6.15	6.8

Source: City of Lakewood, 2026.

Lakewood's PRCS department has 2.71 FTEs for every 10,000 residents. This means Lakewood's PRCS department staffing is among the leanest in the nation. The median staff per 10,000 residents in Exhibit 2-9 reflects the NRPA median staffing levels across nationwide parks and recreation departments.

Exhibit 2-9: PRCS Staffing Gap

Team	Ops & Maint.	Recreation Prog. Coord.	Capital Dev.	Admin. & Support	Total
NRPA Median Staff Distribution	45%	32%	3%	20%	100%
NRPA Median Staff for 64,670	35	24.5*	2.5	15.5	77.5*
Lakewood Current Staff	7	4	2	4.5	17.5
Staff Gap	28	20.5*	0.5	11	60*

*Recreation programs in Lakewood are mostly provided by local partner organizations. The NRPA median staff allocation for recreation program coordinators may not accurately describe Lakewood's need for PRCS program coordinators. This gap can be explained by the City's lack of a city-run community center.

Source: City of Lakewood, 2026.

Lakewood PRCS staff consistently accomplish capital project, recreation program, and operations & maintenance goals despite lower-quartile funding and staff allocation. The department will face even more demand for parks infrastructure and recreation programming as population and park inventory increases.

Lakewood has many Capital Improvements and end-of-life replacement projects planned for the next six years.The City has very few staff to manage the projects. Most projects are completed in partnership with consulting design teams. The City has 10-12 capital projects planned over the next 2 years and will need to maintain an absolute minimum 2 FTEs of Capital Development staff to achieve the projected capital program outlined in Chapter 7. With the number of projects already planned and being discussed for the future, 3 FTEs of permanent Capital Development staff are recommended.

The 2027-2028 City Council goals include the creation of a multi-generational community center. This project will require substantial Capital Development and Administrative staff to complete. The facility will also require a significant increase in Recreation Program Coordinators and Operations & Maintenance staff..

PRCS Operating Budget

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
Recreation						
Revenues	$221,709	$317,354	$345,516	$346,541	$305,229	$277,164
Expenditures	$359,860	$506,322	$619,482	$584,665	$529,416	$539,818
General Fund Subsidy	$138,151	$188,968	$273,966	$238,124	$224,187	$262,654
Recovery Ratio	62%	63%	56%	59%	58%	51%
Senior Services						
Revenues	$80,541	$95,369	$93,178	$97,753	$92,723	$83,952
Expenditures	$153,114	$173,804	$206,487	$206,700	$189,106	$223,205
General Fund Subsidy	$72,573	$78,435	$113,309	$108,947	$96,383	$139,253
Recovery Ratio	53%	55%	45%	47%	49%	38%
Parks Facilities						
Revenues	$249,287	$279,965	$297,550	$345,828	$367,391	$378,943
Expenditures	$499,351	$599,361	$739,043	$884,230	$1,051,730	$1,034,415
General Fund Subsidy	$250,064	$319,396	$441,493	$538,402	$684,339	$655,472
Recovery Ratio	50%	47%	40%	39%	35%	37%
Fort Steilacoom Park						
Revenues	$329,182	$303,514	$287,426	$319,973	$359,401	$367,258
Expenditures	$715,635	$621,533	$710,977	$645,247	$772,133	$833,070
General Fund Subsidy	$386,452	$318,019	$423,551	$325,274	$412,732	$465,812
Recovery Ratio	46%	49%	40%	50%	47%	44%
Subtotal Direct Cost						
Revenues	$880,719	$996,202	$1,023,670	$1,110,095	$1,124,744	$1,107,318
Expenditures	$1,727,959	$1,901,020	$2,275,989	$2,320,842	$2,542,385	$2,630,508
General Fund Subsidy	$847,240	$904,818	$1,252,319	$1,210,747	$1,417,641	$1,523,190
Recovery Ratio	51%	52%	45%	48%	44%	42%
Administration (indirect cost)						
Revenues	$154,319	$170,708	$131,449	$114,705	$137,129	$146,382
Expenditures	$419,838	$471,515	$421,875	$357,379	$458,507	$487,283
General Fund Subsidy	$265,519	$300,807	$290,426	$242,674	$321,378	$340,901
Recovery Ratio	37%	36%	31%	32%	30%	30%
Total Direct & Indirect Cost						
Revenues	$1,035,038	$1,166,910	$1,115,120	$1,224,799	$1,261,872	$1,253,700
Expenditures	$2,147,797	$2,372,535	$2,697,864	$2,678,221	$3,000,892	$3,117,791
General Fund Subsidy	$1,112,759	$1,205,625	$1,542,744	$1,453,422	$1,739,020	$1,864,091
Recovery Ratio	48%	49%	43%	46%	42%	40%
5-Year Average General Fund Subsidy (2021-2025) - $1,410,714						
5-Year Average Recovery Ratio – 46%						

Source: City of Lakewood Financial Report, 2026.

Recreation	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
Revenues						
Expenditures						
General Fund Subsidy						
Recovery Ratio						

Advisory Boards

To support departmental decisions and recommendations to the City Council, the PRCS department is liaison to several advisory groups, including Council-adopted and appointment advisory boards that help guide the provision of park, recreation, and community services. These boards garner community input, build collaboration amongst partners and help the City prioritize spending.

Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board (PRAB) provides policy recommendations to the City Council and PRCS personnel on a variety of park and recreation related issues including:

- Recommend strategies to the City Council to enhance awareness of, and interest in, parks and recreation facilities and programs of the City, which may be in cooperation with any appropriate private, civic or public agency of the City, county, state or federal government.
- Recommend ways and means of obtaining private, local, county, state or federal funds for the promotion of parks and recreation programs and projects within the City.
- Advise the City Council on acquisition of parks and recreation facilities and properties.
- Represent the community and the City of Lakewood as requested by the City Council to address parks and recreation related issues.

- Facilitate cooperation and coordination with City staff, community groups and other entities, agencies and organizations on parks and recreation issues.

The board consists of six members appointed by the mayor and confirmed by the City Council.

Community Service Advisory Board

The Community Services Advisory Board advises the City Council on matters related to Human Services spending and the allocation of Opioid Settlement funding. Funding is often directed toward programs and groups who serve youth and low-income families including:

- Identify community needs.
- Reviewing the allocation of money to human services programs.
- Recommending tools to build collaborative relationships and safety nets in the community to stabilize at risk families.

The board consists of nine members, appointed by the mayor and confirmed by the City Council.

Lakewood Arts Commission

The Lakewood Arts commission assesses the needs, establishes priorities, and makes recommendations for the enrichment of the community and promotion of its cultural vitality through art.

- Promotes the visual, performing and literary arts.
- Encourages the creative contribution of local artists.
- Makes recommendations for Public Art to the City Council.
- Supports community-building events.
- Fosters the City's cultural heritage.

The board consists of 13 members, appointed by the mayor, and confirmed by the City Council.

Youth Council

The Youth Council gives local youth a voice heard by City Council. The Youth Council reports monthly to City Council and members may participate in a variety of City committees, study groups and task forces. The Youth Council:

- Coordinates & assists with city events and programs.
- Regularly presents ideas, issues and needs to City Council.
- Plans and produces an annual Empowerment Summit.

Lakewood's Promise Advisory Board

The Lakewood's Promise Advisory Board examines ways to develop ongoing relationships among Lakewood citizens and businesses to better deliver Promise activities to youth. The advisory board:

- Advises the mayor, city council, and city staff on delivery of the five promises: Caring adults, safe places after school and in the community, a healthy start, a marketable education and meaningful opportunities to serve.
- Represents the community and the City of Lakewood to address issues related to Lakewood's Promise

The board consists of nine members, appointed by the mayor and confirmed by the City Council, including a member from the five following entities/groups: Clover Park School District, Pierce College, Clover Park Technical College, City of Lakewood, and Lakewood Youth Council.

Return to Agenda



3. Parks and Open Space

3.1 Overview

Lakewood gets its name from the many beautiful lakes and trees within its borders. The City owns and operates 427.86 acres across 17 developed and undeveloped park and open space sites. The City has:

- 12 developed parks
- 3 parks currently in development
- 1 undeveloped park,
- 1 undeveloped natural area

Fort Steilacoom Park is the largest and most visited site. It is a 343 acre regional park that serves more than 1 million visitors annually. Most of Lakewood's park assets are developed and well-maintained. Several parks have large natural areas. These include the well-preserved native oak woodland and meadows at Fort Steilacoom Park and the wetlands at Wards Lake Park.

Lakefront public water access is a critical piece of the City's parks infrastructure. Two public water access projects are currently underway. These projects include the development of Edgewater Park and the Westlake street end, both providing water access to Lake Steilacoom.

3.2 Physical Geography

Lakewood rests in a glacial outwash channel and plain. Glacial outwash channels carry water from glacial lake outflows, glacial meltwater streams, and glacial outburst floods. Approximately 10% of Lakewood is covered by water. Lakewood is home to several salmon-bearing creeks that are identified as priority habitats by the Washington State Department of Fish and Wildlife.

Land	Water	Total Size
17.1 Sq. Mi.	1.8 Sq. Mi.	18.9 Sq. Mi.

Natural Features

The City is home to seven beautiful lakes. American Lake and Lake Steilacoom are excellent boating, swimming, and fishing destinations. Other lakes, such as Lake Louise and Gravelly Lake, are smaller with more restrictive uses. Waughop Lake (below), Wards Lake, and Seely Lake are beautiful natural areas with walking paths. The paths allow people to appreciate and enjoy lacustrine and riparian nature. Protected Garry Oak trees (Oregon white oaks) are native to Lakewood and are highly valued by the local community.



Exhibit 3-1: Parks & Natural Features Map


City of Lakewood
PUGET SOUND
University Place
Tacoma
Steilacoom
Pierce County
JBLM
JBLM
Camp Murray
CHAMBERS BAY
Chambers Creek Properties
Chambers Creek Canyon Park
CHAMBERS CREEK
LEACH CREEK
Oakbrook Golf & Country Club
South Puget Sound Wildlife Area
Meadow Park Golf Course
Oak Tree Park
Wards Lake Park
Fort Steilacoom Park
WAUGHOP LAKE
Seeley Lake Park
LAKE LOUISE
LAKE STEILACOOM
PONCE DE LEON CREEK
CARP LAKE
GRAVELLY LAKE
Lakewood Gardens
AMERICAN LAKE
Tacoma Country & Golf Club
Harry Todd Park
MURRAY CREEK
CLOVER CREEK
PLEET CREEK
BRIDGEPORT WAY W
75TH ST W
CUSTER RD W
CUSTER RD SW
BRIDGEPORT WAY SW
LAKEWOOD DR SW
84TH ST S
STEILACOOM BLVD SW
STEILACOOM BLVD SW
S TACOMA WAY
LAKEVIEW AVE SW
96TH ST S
100TH ST SW
108TH ST SW
112TH ST SW
112TH ST S
MAIN ST SW
SR 512
PACIFIC HWY SW
I-5
I-5
83RD AVE SW
PHILLIPS RD SW
HERKINS RD SW
INTERLAAKEN DR SW
FARWEST DR SW
BUTTE DR SW
MILITARY RD SW
VERNON AVE SW
WASHINGTON BLVD SW
VETERANS DR SW
GRAVELLY LAKE DR SW
KYANZA RD SW
UNION AVE SW
146TH ST SW
150TH ST SW
Map Date: June 02, 2026
This product was prepared with care by City of Lakewood GIO. 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.
0 0.25 0.5 Mile
Legend
Lakewood City Limit

Many of Lakewood's natural features shown in Exhibit 3-1 are influenced by the watersheds that flow into Lakewood's rivers and lakes. These watersheds are summarized in Exhibit 3-2.

Exhibit 3-2: List of Receiving Waters with Watershed Areas

Receiving Water	Total Watershed Land Area (in Sq. Mi.)	Portion of Watershed Land in Lakewood
Chambers – Clover System		
Chambers Bay	91	11%
Chambers Creek	89	10%
Leach Creek	8.3	2%
Flett Creek	15	24%
Seeley Lake	1.5	100%
Wards Lake	5.1	3%
Lake Steilacoom	62	5%
Ponce De Leon Creek	1.1	100%
Clover Creek	60	1%
American Lake - Sequalitchew Creek System		
Sequalitchew Creek	46	5%
American Lake	18	11%
Murray Creek	8.8	1%
Pothole Lakes		
Carp Lake	1.6	98%
Charlton Lake	0.5	<1%
Detention Ponds near I-5	3.0	37%
Gravelly Lake	0.4	100%
Lake Louise	0.3	100%
Waughop Lake	0.9	100%
Puget Sound		
Puget Sound	n/a	n/a

Source: Tables from 2022 Lakewood Stormwater Management Action Plan - Receiving Water Conditions Assessment.

With consideration of urban impacts to watersheds, the City must be attentive to environmental and ecological care of these watersheds and lakes. Stewardship of these bodies of water benefits water quality, wildlife, habitat, and recreational experiences. Exhibit 3-3 describes water access at Lakewood's lakes. Access is constrained by environmental conditions and residential buildup around each lake. Lakewood incorporated in 1996, after most of the lakes were surrounded by private residences. Providing public water access remains a challenge even though Lakewood has a large amount of waterfront property.

Exhibit 3-3: Lakewood Waterbodies

Lake	Area	Public Access	Boating	Swimming
American Lake	1,091.3 Acres	Two city parks & boat launches	Yes	Yes
Lake Steilacoom	306 Acres	Public boat launch	Yes	Yes
Gravelly Lake	160 Acres	No public access point	Yes	Yes
Waughop Lake	33 Acres	Waterfront	Non-motorized	No
Wards Lake	6.3 Acres	Waterfront	Non-motorized	No
Lake Louise	38.2 Acres	No formal public access point	Limited Motorized	Yes
Carp Lake	13 Acres	No public access point	Non-motorized	No

Source: City of Lakewood, 2026

3.3 Street Ends Program

One of Lakewood's priorities is to provide public access to water. Many of Lakewood's lakes are encircled by private homes and do not have clear public access points. Public access points that do exist are crowded on hot summer days. Limited public access to water creates strain on the few water access sites in the City. Lakewood is exploring a street end conversion program that will turn unused, unmaintained right-of-way street ends into small neighborhood water access points to the lakes.

An analysis and report of Lakewood's street ends and their viability as water access points was completed in 2023. The report considered each potential street end access point and ranked them based on community need and viability. The scoring results are included below for reference. The full scoring matrix can be found in the 2023 Street Ends Report and subsequent 2024 Parks & Recreation Advisory Board prioritization matrix recommendation.

Exhibit 3-4: Street Ends Prioritization Matrix Results

Site	Lake	Score
Westlake Ave	**Steilacoom**	**17**
Mount Tacoma Dr	Steilacoom	9
Beach Lane	Steilacoom	11
Lake Ave	Steilacoom	8
100th St	Steilacoom	12
Holly Hedge Ln	Steilacoom	3
Lake City Blvd	**American**	**17**
Wadsworth St	**American**	**16**
104th St/Melody Ln	Louise	10
Holden St	Louise	10
Hilltop Ln	Gravelly	14
Linwood Ln	**Gravelly**	**15**

Source: 2024 update to the 2023 Lakewood Street Ends Report

The Westlake Ave street end on Lake Steilacoom was selected as the initial street end pilot project. The project is currently in the permitting phase and will begin construction in 2026. The City Council has not yet selected or approved the development order of the remaining sites.

3.4 Natural Environment & Climate Change

Urban Forestry & Tree Canopy

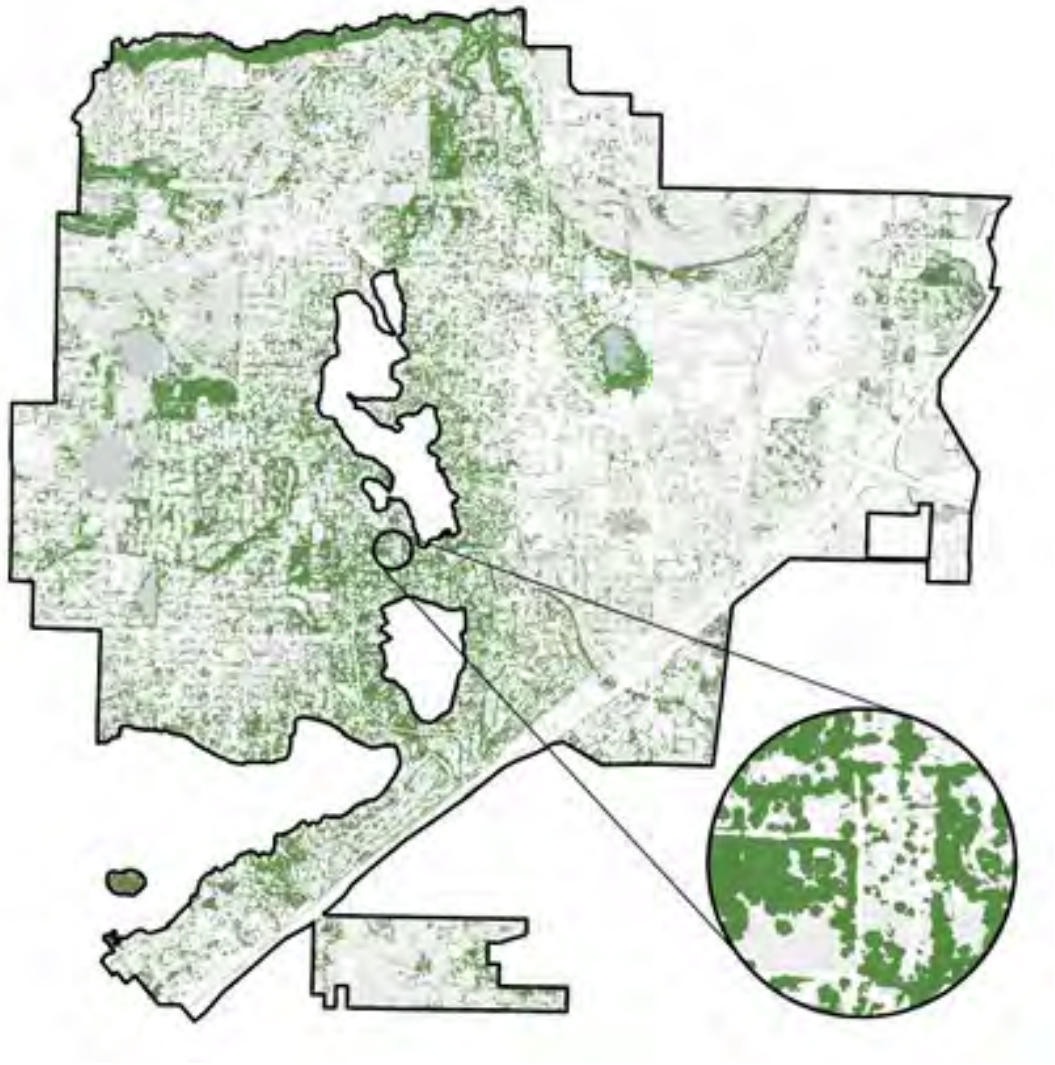
Parks and developed green space are a great way for people to engage with trees and nature. Urban trees provide cleaner air, lower temperatures, and increased quality of life. Lakewood began exploring urban forestry in 2023 with a report from the UW Evans School of Public Policy & Governance. In 2024, the City completed a tree canopy inventory and a heat island map based on recommendations made in that report. Lakewood's Tree Assessment Report was released in 2025. This report will be the basis for creating an urban forestry program in Lakewood.

The City of Lakewood kicked off the Natural Environment & Climate Change (NECC) program in May, 2026. The Lakewood Planning Commission created four advisory committee task forces on urban forestry and related issues to get the program started. These four task forces will produce reports for the Planning Commission. The Planning Commission will use those reports to make program recommendations to the City Council in Spring of 2027.

Task Force Directives:

- Task Force 1: Developing 10 year and 3-5 year implementation and work plans
- Task Force 2: Drafting new climate resiliency and greenhouse gas (GHG) sub-elements for the Comprehensive Plan
- Task Force 3: Creating an Urban Forest Management Plan
- Task Force 4: Developing heat mitigation strategies

Exhibit 3-5: Urban Tree Canopy LiDAR



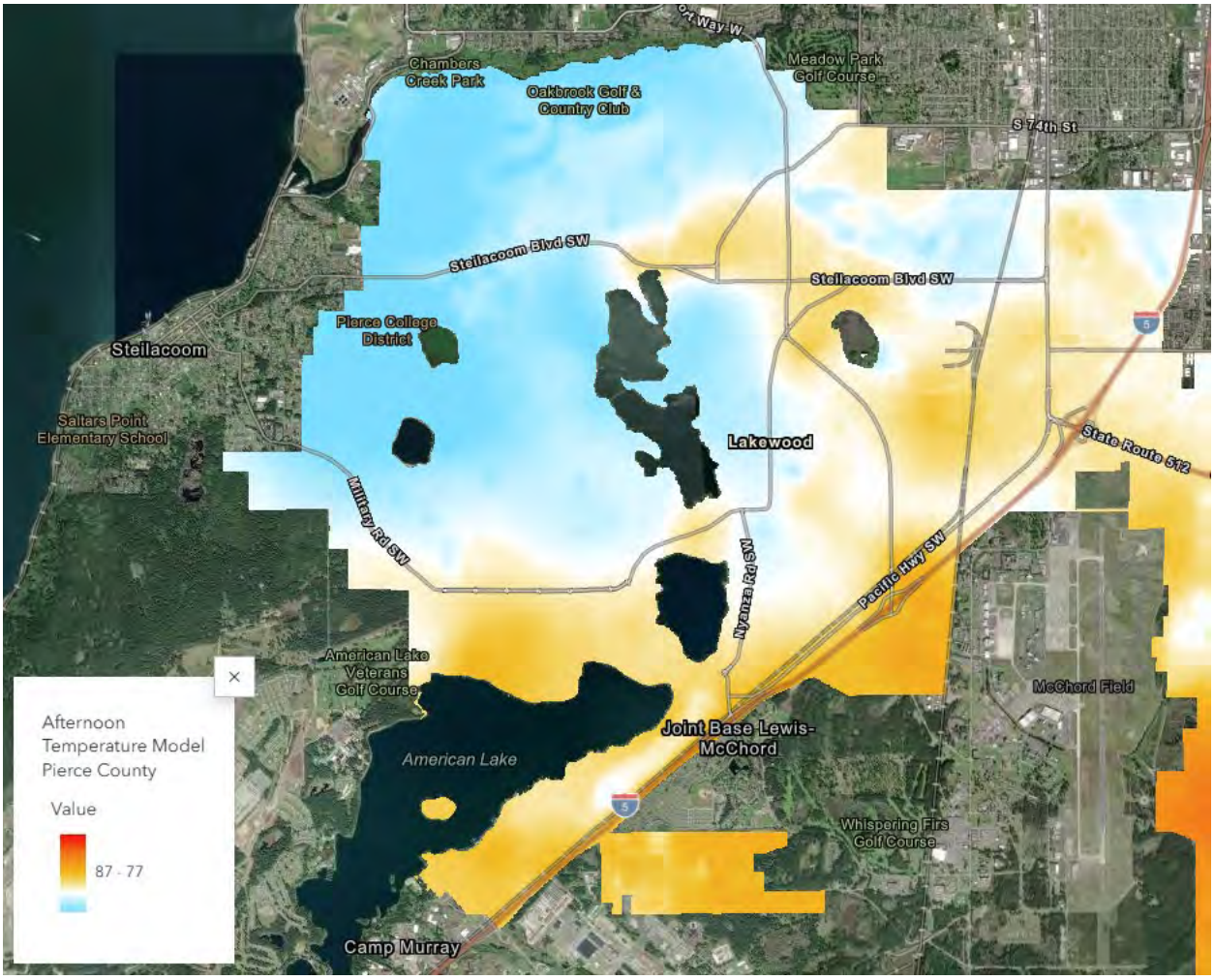
Source: 2024 City of Lakewood Urban Forest Assessment Report

There are several areas throughout Lakewood that lack sufficient tree canopy. The LiDAR Map in Exhibit 3-5 shows many non-green areas, indicating an absence of trees. Some of these areas are industrial, but some are near housing and many voids are on the east side of the City. This information is relevant for PRCS as managers of public lands, with an added responsibility for care of street trees and open space. Many publicly owned properties will need to be assessed for the inclusion of more trees and the acquisition of parkland within these areas may help the City achieve its tree canopy goals.

Urban Heat Mitigation

Exhibit 3-6 shows the difference in afternoon temperature across the city. Compare to the tree canopy map to see how tree canopy affects urban temperatures.

Exhibit 3-6: Afternoon Temperature



Source : Pierce County Heat Watch Afternoon Temperatures Map. Aug 4, 2024

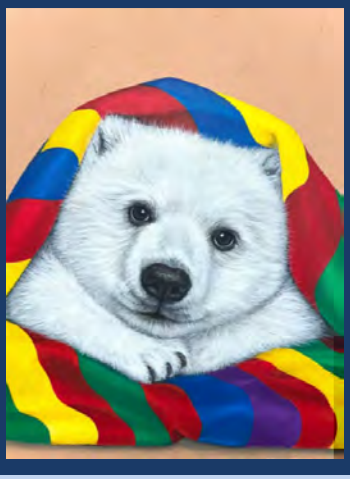
3.5 Art and History

Art Receptions at City Hall

The City honors local artists by hosting artist receptions. Artists hang their artwork at City Hall for a limited time. This allows the city to feature the work of many local artists. Several of the pieces shown at City Hall are included below.



"Crown Jewel"
Chardé Brown



"Polar Bear Illustration with Rainbow Blanket"
Young Cho



"Mandarin Fish Inspired Mermaid"
Kristen Monk

Signal Box Beautification

The City brightens its infrastructure by incorporating signal box wraps by various artists. The art includes influence from local culture, nature, and wildlife. The signal box wraps can be found at intersections and along roadways across the city. See if you can find them all!







Park Infrastructure Beautification

- Park amenity art (American lake trash cans)

- Portland Loo art

Colonial Plaza Gateway Arch

The City installed a public art piece at Colonial Plaza in 2023. The Gateway Arch marks the entrance to Lakewood's Motor Avenue festival street. The arch is etched with phrases, quotes, and stories from residents and community groups.

insert photo of gateway arch

History

- Tensler log
- Nisqually interpretive trail
- Colonial Plaza/Historic society/museum

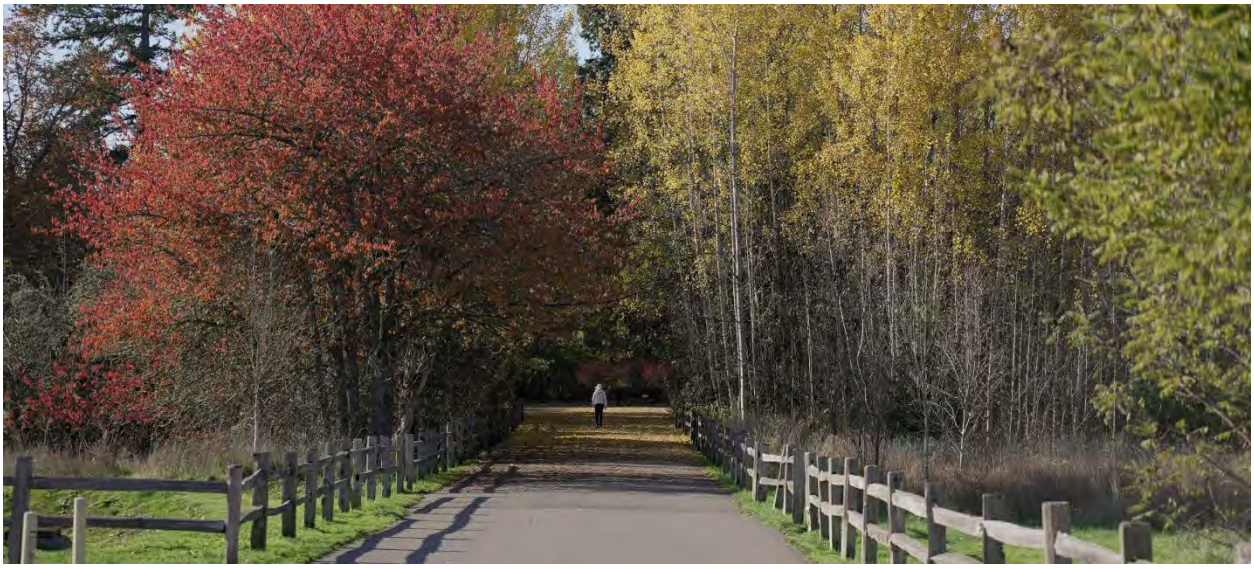
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3.6 Park Classifications

The City uses a classification system to differentiate the purpose, amenities, and level of service of various sites in the park system. Smaller sites are designed for local, walkable access, while larger sites may support city-wide uses. The department also manages several undeveloped sites that do not currently provide public access and cannot be used for analysis of equity.

Regional Parks

Regional parks are destination locations that draw a large number of visitors from throughout and beyond the City. These parks are generally larger than 50 acres. Fort Steilacoom Park is the only regional park within Lakewood's jurisdiction. Lakewood has several trailheads that lead to Chambers Creek Regional Park, but the park itself is in University Place and is managed by Pierce County.



Parks of this size require a high level of park infrastructure to accommodate many visitors. They need connections with public transportation, lots of parking, and permanent restroom facilities. Regional parks can include any number of special use amenities. Fort Steilacoom Park has a concert pavilion, a large playground, a large sports complex, multi-use fields, an off-leash dog park, natural areas, trails, historic & interpretive amenities, and more.

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Signature Community Parks

Signature Community Parks are large city parks that have some city-wide appeal due to a diversity of unique features but are constrained by fewer support facilities. These parks are generally 25-50 acres in size. They are a hub for the surrounding communities while also drawing visitors with special use amenities.



For example, Wards Lake Park includes natural areas, a mountain biking area, and a pump track. These amenities draw visitors from a wider area than a standard service radius. Signature parks can also provide public access to historically significant places or natural features.

Community Parks



Community parks serve an area of about 3 miles, or a 30-minute walking distance. These parks are generally 5-25 acres in size and contain 1-3 special use amenities. Amenities can include a playground, single sport field, sport courts, dog parks, and restrooms.

This level of park can have on-street or off-street parking. These parks will have some connections with trails and public transportation. They can provide ADA accessible amenities and public water access. Larger amenities like amphitheaters and sports complexes are avoided at parks of this size.

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Neighborhood Parks

Neighborhood parks are small, local parks with basic amenities. They are meant to serve a half-mile radius, or about a 10-minute walk. These parks are generally 1-5 acres in size. Basic amenities include benches & tables, playgrounds, paths, gardens, and small park shelters. These parks typically have some parking and ADA accessibility, though these can be limited.



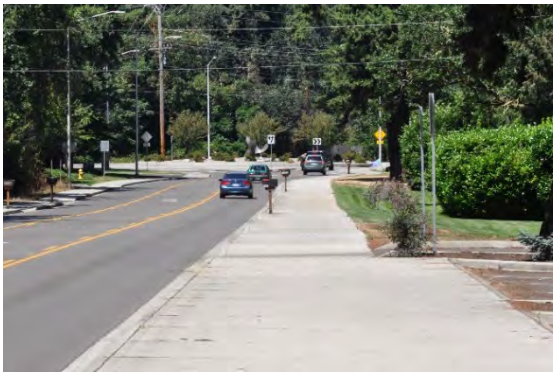
Pocket Parks



Pocket parks are less than 1 acre in size with only basic amenities. A pocket park will typically have 1-2 amenities like a picnic shelter, a playground, or a dog park. These parks often have no parking and are meant to serve the immediate area of about a quarter-mile distance. Primley park (left) came about through community organization and a donation of a small parcel of land.

Urban Shared-Use Paths or Loops

Urban Shared-Use Paths are hard-surface paths through green spaces that connect areas of the city. The top-tier urban Shared-Use Path connects urban areas with amenities dotted along the way. The most basic version of an urban linear park is a maintained trail through nature between two areas of the city.



Urban Plazas

Urban plazas are similar to standard parks with one major difference: parks tend to be areas of green space while urban parks are city gathering spaces. Lakewood's Colonial Plaza on Motor Ave. is a great example of an urban plaza. Urban plazas can be large or small. A rest area with benches & tables near a transportation corridor can be considered a small urban plaza.



Shared Use Spaces with Schools, Public Institutions

Shared use agreements allow public access to school or public institution land and recreation facilities. A school playground that is open to the public outside school hours on evenings and weekends is an example of a shared use recreation facility.

Lakewood is exploring shared use agreements to fill service gaps. The city may have opportunities to provide access to playgrounds and other basic amenities at the neighborhood park level.

Natural Areas (Open Space)



Natural areas are undeveloped, unimproved lands. These are often sensitive or critical areas like wetlands. Lakewood has several large natural areas including Fort Steilacoom Park, Flett Creek, and Wards Lake. Development in these areas is generally limited to walking paths, hiking paths, rest areas, and historic or interpretive signage. There are several natural areas in Lakewood that are not owned or maintained by the city. These areas include Seely Lake and the South Puget Sound Wildlife Area.

Parks and Open Space Inventory

Please see Appendix H: Parks & Open Space Inventory for detailed information about parks and their amenities, community requests, and maintenance needs.

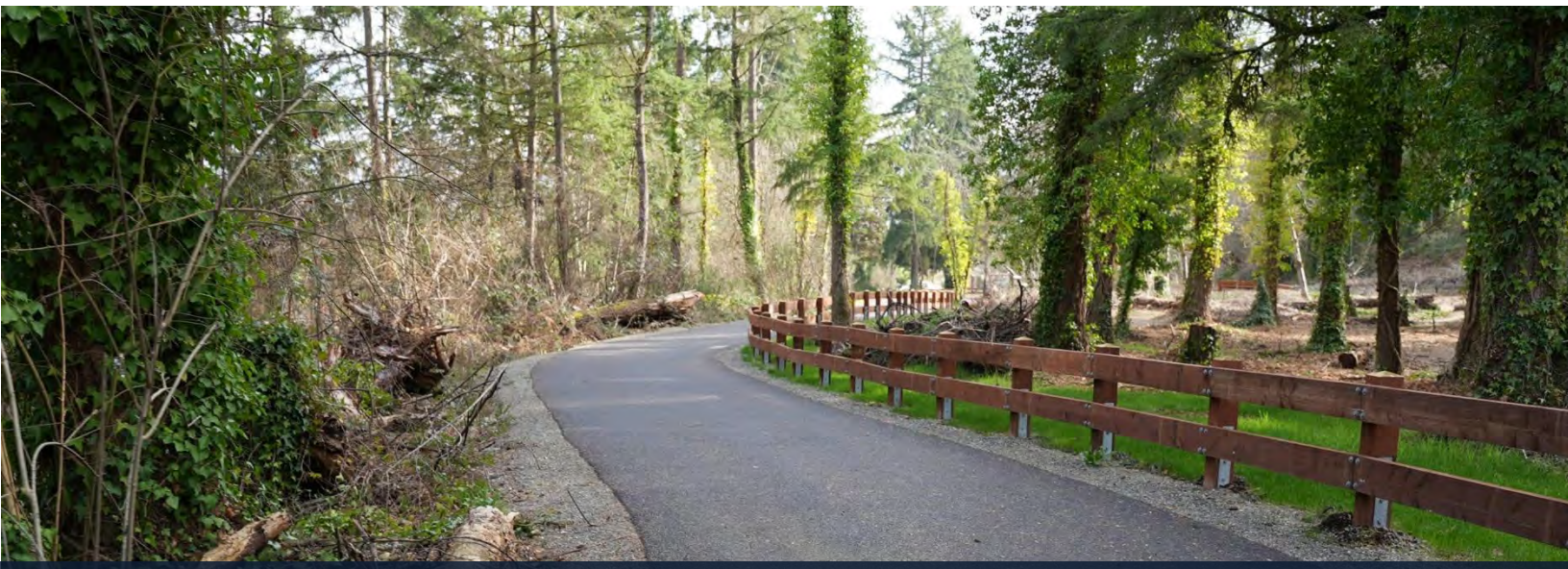
Exhibit 3-8: Lakewood Parks by Type

Park Type	Park	Address	Acres	2026 PACA Quality Score
Regional	Fort Steilacoom Park	8714 87th Ave SW	343.04**	2.58
Signature Community	Wards Lake Park	2716 87th Street	38.51	2.78
Signature Community	Harry Todd Park	8928 Thorne Lane SW	16.78	2.4
Large Nodal	Colonial Plaza & Motor Ave	6100 Motor Ave SW	1	2.4
Community	Springbrook Park	12601 Addison St SW	6.68	2.35
Community	American Lake Park	9222 Veterans Dr SW	5.5	3
Community	Edgewater Park	9102 Edgewater SW	3.17	Currently in development
Community	Kiwanis Park	6002 Fairlawn Rd SW	2.85	2.21
Community	Downtown Park	9522 Gravelly Lake Dr SW	1.58	undeveloped
Small Nodal	Westlake Ave Street End	Westlake Ave @ Lake Steilacoom	0.35	Currently in development
Small Nodal	Lake City Blvd Street End	Lake City Blvd @ American Lake	0.33	Maintenance Only. Not counted as a "park"
Neighborhood	Washington Park	11522 Military Rd	3.64	2.31
Neighborhood	Active Park	10506 Russell Rd SW	2.28	2.15
Neighborhood	Oakbrook Park	9701 Onyx DR SW	1.55	2.2
Neighborhood	Primley Park	10 Barlow Rd SW	0.19	2.29
Small Plaza	Ponders Park	12930 Pacific Hwy SW	0.41	1.75
Shared Use Loop (hard-surface)	Gravelly Lake Loop	Gravelly Lake Dr / Nyanza	3 mi.	Maintained by Public Works
Natural Area	Flett Creek / Blueberry Park	5427 Steilacoom Blvd SW	7.91	undeveloped
Other Parks & Natural Areas in Lakewood				
Regional & Natural Area	Chambers Creek Canyon Area*	6320 Grandview Dr W	200+	1.25 (trailheads)
Natural Area	South Puget Sound Wildlife Area*	Conservancy	72	Maintained by WDFW
Natural Area	Seeley Lake Park*	Conservancy	48	Maintained by Pierce County

* Pierce County/State Park

**City maintains an additional 49 acres adjacent to Fort Steilacoom Park

Source: City of Lakewood, 2026.



4. Trails

4.1 Trail Classifications

This plan focuses on non-motorized trails within the city that encourage physical activity and create safe and equitable recreational opportunities. Trails and paths with widespread connectivity to destinations outside of the city and that offer commuter paths and connections to regional networks are more broadly addressed in the Lakewood Non-Motorized Transportation Plans (NMTP) and the Pierce County Parks, Recreation, and Open Space (PROS) Plan. Loop trails that are designed to provide a planned experience within Lakewood are covered in this Legacy Plan. Below are classifications of trail types.

- Park and Nature Trails are internal to parks and undeveloped open space areas. This includes all trails within park boundaries, paved or unpaved, and trails in open space areas that are otherwise undeveloped. These trails might include amenities and additional elements to enhance the trails such as seating, wayfinding, and interpretive signage.
- Shared Use Multi-Modal Trails are urban, multi-modal routes that may or may not include additional passive or active amenities. These may serve as a recreational destination or a direct means of connection between neighborhoods, to regional trails, or to other destinations. Some trails may be on-street or street-adjacent, including bike lanes, buffered or protected bike paths, bike boulevards for cyclists, sidewalks for pedestrians, and others. If they are part of the sidewalk network, these are generally designed to be wider than a

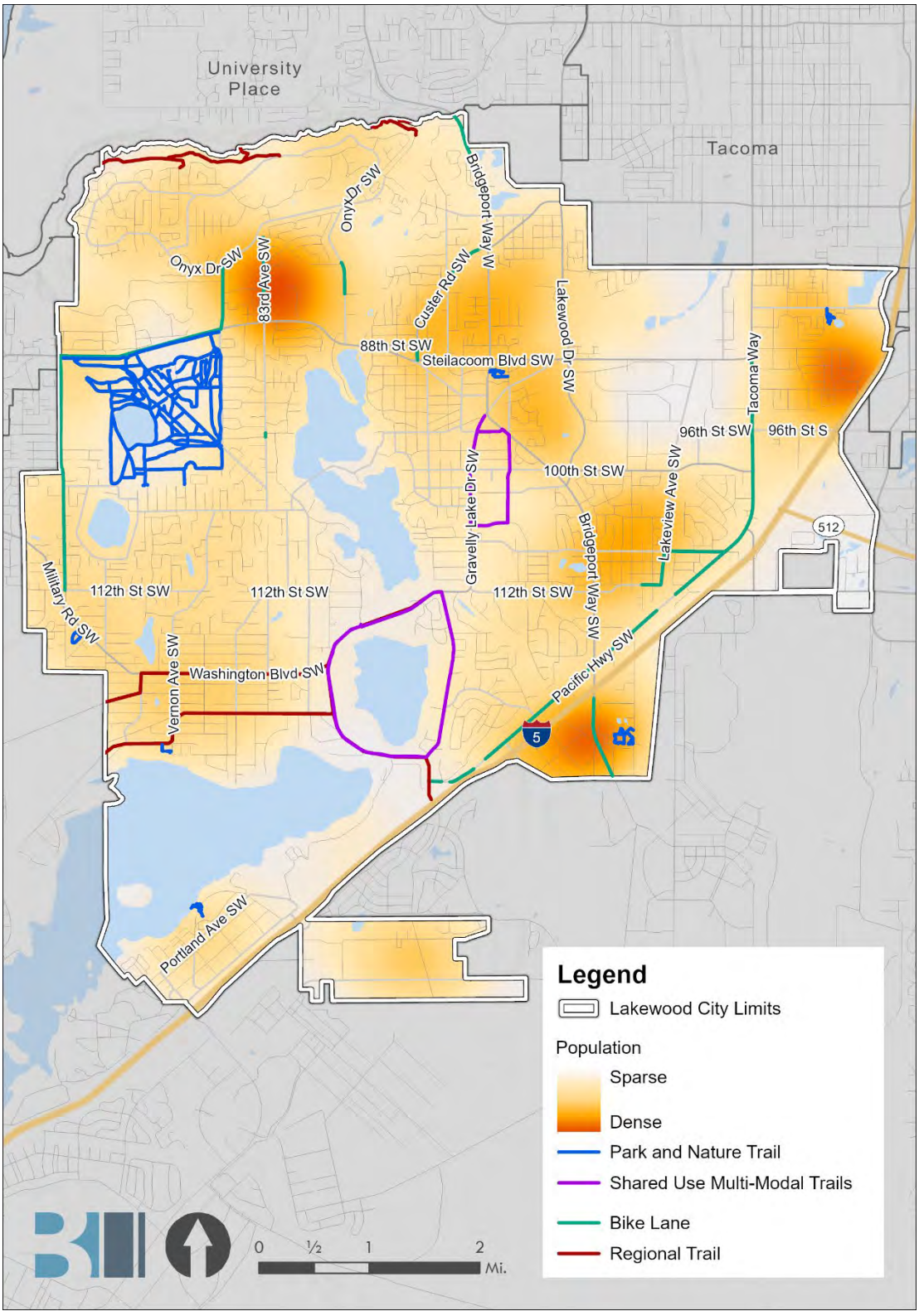
standard sidewalk to allow for passing. Some of these trails are designed into loops that bring residents and guests between locations with a planned experience. Amenities, when present, may include seating, wayfinding and interpretive signage. These trails can be developed independent of parks, open space, or other non-motorized trails. Recreation trails should be paved, though they may be unpaved as part of a phasing strategy. Some shared use multi-modal trails may be included in other plans such as the Non-Motorized Transportation Plan and may have other transportation-related classifications.

- Regional Trails are trails that form the spine of the greater paved Shared Used trail network and are addressed in the Pierce County PROS Plan. These trails are a multi-modal, active transportation network extending into neighboring counties and jurisdictions, serving as recreational and commuter corridors. Regional Trails link parks, open spaces, public facilities, cities and towns, and other destinations or interests.

Exhibit 4-1 shows some of the key trail and active transportation features within Lakewood. There is also a nature-based Regional Park Trail through Chambers Creek Canyon that the City of Lakewood has collaborated with Pierce County to develop through the canyon habitat area. Regional Trails are found within the Pierce County Trails Plan and show how shared use paths can connect into and move out of the city.

Some trails, such as Gravelly Lake Loop, are found in both the Legacy Plan and the Non-Motorized Transportation Plan. This is to ensure consistency across department goals, and eligibility for a range of grants and other funding sources. Generally, a trail can be considered as part of the Legacy Plan if it has wider dimensions than a standard sidewalk, has a clear start and end point, and/or has park amenities along it.

Exhibit 4-1: Existing Trails and Population Density



Source: City of Lakewood, 2026; Pierce County, 2026; PSRC, 2024.

4.2 Existing Inventory

The following is an inventory of the Park and Nature Trails and the Shared Use Multi-Modal Trails within the City of Lakewood. This inventory focuses on the trail experience from the perspective of recreational users. For other multi-modal connectivity within the City of Lakewood, see the Non-Motorized Transportation Plan. For regional trails and paths connecting Lakewood with regional systems outside of the city, see the Pierce County PROS plan.

Exhibit 4-2: Park and Nature Trails Inventory

Parks with Trail System(s)	Miles of Paved	Miles of Unpaved	Parking	Restrooms	ADA Accessible	Other Trail Amenities*
Fort Steilacoom Park System	3.6	7.3	Yes	Yes	Partially	Benches, wayfinding signage
Wards Lake Park	1.2	1.2	yes	yes	Partially	Pump track, mountain bike park, benches
Lakewood Active Park	0.15		Yes	No	Yes	
Kiwanis Park	0.2		Yes	Yes		
Springbrook Park	0.6		Yes	Yes		Pump track
Washington Park	.2		Yes	No	Yes	Benches
Parks with Trail Systems: Not City of Lakewood						
South Puget Sound Wildlife Area (Washington Department of Fish and Wildlife)	.5	Network of unofficial bike trails throughout park area	Yes	Yes	Partially	Benches, interpretive signage
Seeley Lake Park (Pierce County)		1	No	No	No	
Chambers Creek Regional Park (University Place)	3.7	2.5*	Yes	Yes	Yes	Benches, signage

*The trail system crosses in and out of Lakewood because the park is both in and out of City limits.

Source: City of Lakewood, 2026.

Exhibit 4-3: Shared Use Multi-Modal Trails Inventory

Trail Name	Miles of Paved	Miles of Unpaved	Parking	Restrooms	ADA Accessible	Other Trail Amenities*
Green Street Loop	1.6**	n/a	No	No	Yes	
Gravelly Lake Loop	3	n/a	Yes	No	Yes	

Source: City of Lakewood, 2026.

*See Chapter 6 for other amenities within these parks. This inventory specifically focused on trail-related amenities.

**Green Street Loop is still in the planning and design phase and is not yet completed. This mileage does not count towards the existing ratio of trails to population.

Levels of Service

The Level of Service (LOS) can be determined by any of the factors identified in Chapter 6, Demands and Needs Analysis, but it is up to each city to determine what its level of service should be and how it should be measured. The City of Lakewood has chosen to measure the Level of Service for Park and Nature Trails and Shared Use Multi-Modal Trails quantitatively in terms of miles of trail per capita and by analyzing the proximity of residents to access trails. As defined above in the Trail Classifications section, there are specific characteristics that a trail must have in order to be considered a Shared Use Multi-Modal Trail or a Park and Nature Trail, so while the LOS for the trails will focus on access and availability of these trails for all the community residents, this chapter will also discussing specific qualitative improvements that trails may require to meet and exceed the basic definitions of these trail types. By discussing both the quantitative and qualitative aspects of the existing trails, this chapter creates an outline of next steps to complete the network of individual trails within the city.

Existing LOS for this plan calculates the existing miles of trails per capita and analyzes proximity to those trails to residences, to define an existing baseline. **Target LOS** establishes the ideal proposed miles of trails per capita and ideal proximity that any given resident will have to a trail or trail system. Each resident should be within an established distance of access to a trail network that falls under the above defined Shared Use Multi-Modal Trail and/or Park and Nature Trail categories.

Existing Miles Per Capita

Lakewood has 17 distinct parks, encompassing over 400 acres of parkland; over three quarters of this is within Fort Steilacoom Park. Most of these parks are neighborhood and community parks offering multiple amenities such as play equipment and picnic shelters. Only 7 of these parks have trails that are classified as Park and Nature Trails.

Park and Nature Trails within the City of Lakewood include approximately 5.75 miles of paved trails and approximately 11.5 miles of unpaved trails. Of these trails, about 63%, are within Fort Steilacoom Park; the remaining 37% are split between six (6) other city parks. In total, there are approximately **0.22** miles of existing Park and Nature Trails per 1,000 Lakewood residents, and only **0.09** miles of paved Park and Nature Trails per 1,000 residents.

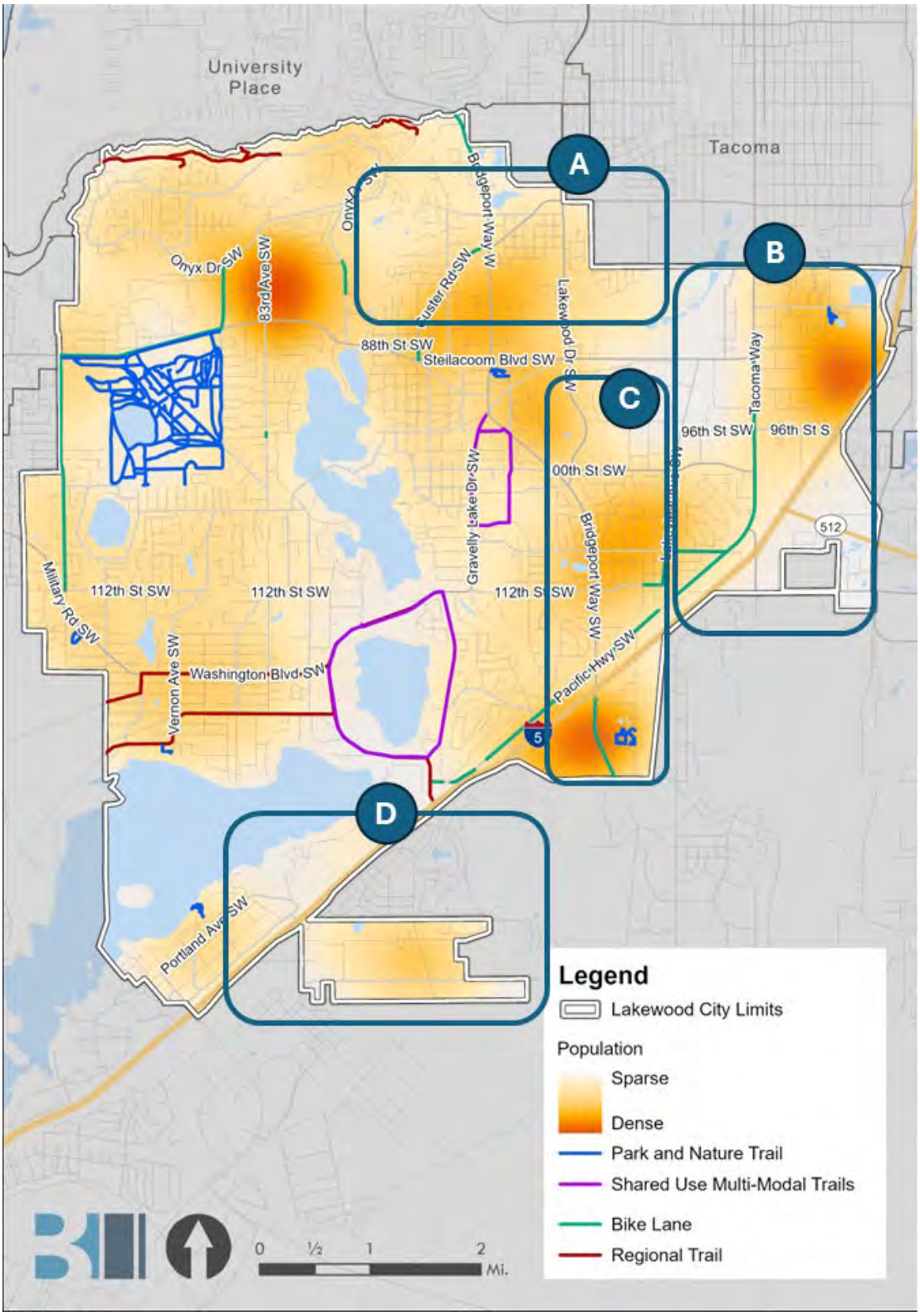
There are only two trails within the City of Lakewood that classify as Shared Use Multi-Modal Trails; the recently completed Gravelly Loop, and the planned for Green Street Loop. These trails are **3** miles of paved multi-use trail, providing **0.05** miles of trail per 1,000 Lakewood residents.

Existing Proximity and Connectivity

- By analyzing the existing proximity of residents to existing trail systems, we can determine gaps within the community. Most trails are concentrated in few locations, so gaps are present within residential areas where parks are sparse and non-motorized transportation infrastructure is limited to sidewalks. As shown in Exhibit 4-4, some populated areas have more access than others. For example, the following areas have no Shared Use Multi-Modal Trails or Park and Nature Trails:North part of the city (Gap Area A)
- Eastern edge of the city (Gap Area B)
- Area around Bridgeport Way SW (Gap Area C)
- Part of the Tillicum-Woodbrook Subarea (Gap Area D)

Exhibit 4-4: Existing Trails and Gaps

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Source: City of Lakewood, 2026; Pierce County, 2026; PSRC, 2024.

Target LOS

The target is to provide the existing ratio of trail mileage to 1,000 residents as the population grows. By increasing the quantity of Shared Use Multi-Modal Trails as the population grows and focusing on strategic additional placement to optimize connectivity to resources, we will see an increase in safe and accessible pedestrian activity throughout the community and easier pedestrian-oriented access to all trail systems. Since Park and Nature Trails are internal to existing parks and open spaces, this plan provides strategies for optimizing the experience of Park and Nature trails while also addressing the connection between these Park and Nature Trails through community connection via Shared Use Multi-Modal Trails.

4.3 Proposed Improvements

This section focuses on the opportunities to improve user experience by meeting the Target LOS. There are two broad groups of improvements that are being proposed; one is to increase the quality of user experience within the existing systems, and the second is to develop new trail infrastructure that enhances and connects trail systems within the city.

Improvement Guidelines

'Park and Nature Trails' Improvement Guidelines

Park and Nature Trails should offer safe, accessible, and equitable experiences for all residents. Park and Nature Trails are already currently within many neighborhood parks and there are opportunities to increase the user experience and allow for more equitable community use of existing systems. Exhibit 4-2 lists amenity interventions to increase the quality and improve the functional design of these public places. Interventions in the table include ways to increase accessibility for all trail users such as benches for resting and informational signage for wayfinding.

'Shared Use Multi-Modal Trails' Improvement Guidelines

Shared Use Multi-Modal Trails provide active enjoyment opportunities for users within the city, supporting a wide variety of activities such as cycling, walking, and bird watching. The tables below propose improvements to the existing Shared Use Multi-Modal Trails through interventions similar to Park and Nature Trail improvements and address gaps between existing Shared Use Multi-Modal Trails.

There are opportunities within the city to develop new Shared Use Multi-Modal Trail loops to facilitate recreational experiences and to connect existing community assets such as schools, parks, and public services within Shared Use Multi-Modal Trail loops and paths. As part of the Shared Use Multi-Modal Trail experience within Lakewood, connections should be made between destinations to ensure equitable access to the

trails and recreational opportunities, existing and proposed. Both the 'Shared Use Multi-Modal Trail Loop Project Proposal' and 'Shared Use Multi-Modal Trail Connection Proposal' tables below provide plans that will provide a more complete closed system connecting community assets and providing destinations within the city.

Non-motorized Trails Improvement Guidelines

Improvements for non-motorized trails as specified in the Lakewood Non-Motorized Trail Plan.

Regional Trails Improvement Guidelines

Improvements for regional trails as specified in the Pierce County Parks, Recreation, & Open Space Plan.

Improvements

These proposed improvements could be implemented in a range of timelines, with some being carried into the Parks Capital Facility Program in Chapter 7, and others with more long-term timelines. The purpose of this list of improvements is to provide overall direction based on gaps in the system and needs identified. Actual capital planning will occur through the City's Capital Improvement Program and budget cycles.

Exhibit 4-5: Proposed Improvements - Park and Nature Trails

Park	Proposed Improvements
Park with Trail System	
Fort Steilacoom Park System	▪ Interpretive signage ▪ Wayfinding
Chambers Creek Canyon Trail	▪ Parking on Lakewood side ▪ Benches ▪ Interpretive signage
Wards Lake Park	▪ N/A
	▪
Kiwanis Park	▪ Complete a circular walking path ▪ Benches
Springbrook Park	▪ N/A
Washington Park	▪ N/A
Park without Trail System	
Active Park	▪ Benches ▪ Interpretive/ wayfinding signage
Harry Todd Park	▪ Walking trail ▪ Benches

Park	Proposed Improvements
Edgewater Park	Per existing Master Plan: ▪ Walking trail ▪ Benches ▪ Parking ▪ Viewpoint ▪ Pedestrian lighting ▪
Oakbrook Park	▪ Walking trail ▪ Benches
American Lake Park	▪ Currently no trails. Low priority for improvement with trails.
Flett Creek Wetland	▪ Wetland and open space; this site is not currently a City priority for development.
Non-Lakewood Parks with Trail System	
South Puget Sound Wildlife Area (Washington Department of Fish and Wildlife)	▪ N/A – Site is managed by the State and local volunteers.
Chambers Creek Canyon - trails/ park	▪ Develop trailhead(s) on the City of Lakewood side for more direct access to the regional natural trail system. This would connect South Sound Wildlife Area to the Chambers Creek Trailhead and would address the lack of Chambers Creek trailhead parking on the Lakewood side for trailhead access. It would also create a trail for the community highlighting the Oak Savannah Prairie, woodland area, riparian zone, and the estuary at the mouth of the creek.
Seeley Lake Park	▪ Benches ▪ Interpretive signage

Source: City of Lakewood, 2026; HBB, 2026.

Exhibit 4-6: Shared Use Multi-Modal Trails - Proposed Improvements

Trail Name	Proposed Improvements
Existing Shared Use Multi-Modal Trail Improvements	
Green Street Loop	▪ Interpretive signage and/or directional map at strategic "entrances" to the loop
Gravelly Lake Loop	▪ Interpretive signage and/or directional map at strategic "entrances" to the loop ▪ Buffer planting ▪ Rest/ pullout areas
Shared Use Multi-Modal Trail Loop Project Proposals	
North Community Loop	▪ Connecting Hudtloff Middle School, Oakbrook Elementary School, and the adjacent neighborhoods with Steilacoom Park and South Puget Sound Wildlife Area. ▪ Proposed improvements are on Onyx Dr SW, Phillips Rd, Steilacoom Blvd SW, and 83rd Ave SW or 87th Ave SW ▪ Future community connection from this loop to Chambers Creek via Phillips Rd. ▪ Future community connection from this loop to the downtown Green Street Loop via the Clinton Park neighborhood.
Shared Use Multi-Modal Trail Connections	
Gravelly Lake Loop to Steilacoom Park Connection	▪ Connecting these two major community assets through the Interlaken neighborhood via Washington Boulevard, Interlaken, 112th, Idlewild, 104th and Angle Lane. Residential streets offer opportunities for a safe and slow community recreation routes
Clover Park Connection	▪ Connecting downtown to the Flett Creek Wetland via Seeley Lake and the Clover Park campus. Developing meandering nature trail system though Flett Creek wetlands and Clover Park campus as a meandering natural trail experience. ▪ Part of this general connection may include development of Front Street SW to connect S Tacoma Way to Lakewood Dr SW. ▪ Alignment subject to change as feasibility is determined. See The Non-Motorized Transportation Plan for additional discussion.

Station District integration Connections	▪ Springbrook Park and adjacent neighborhood to the south to the Station District. ▪ Connecting the Station District to downtown via 112th and/or Bridgeport Way SW to 108th St SW, completing existing bike lanes through the Lakeview neighborhood.
Wards Lake Connection	▪ Connecting Wards Lake Park and Trails to Water Flume Trail via S84th St and S Tacoma Way. This connects the Monta Vista neighborhood ultimately to downtown via Front St SW.
American Lake Garden Tract to American Lake	▪ Connecting one of the few paths through JBLM from 150th St SW to the I-5 - Gravelly-Thorne Connector. Pedestrian access over I-5 has been completed, this connection allows this neighborhood
Chambers Creek Canyon Trail connector	▪ Access via Phillips Rd. This street end offers trailhead access to Upper Chamber Creek Canyon from the Lakewood Side of the canyon. This trailhead is a potential connector to other internal Shared Use Multi-Modal Trails within Lakewood. ▪ Zircon Dr SW would also need sidewalks to connect to Onyx D /Phillips Rd or Amber Dr/Coral Ln.
I-5 Gravelly Thorne Connector	▪ Will create new non-motorized access between Tillicum and the rest of Lakewood. ▪ Gravelly to Thorne Connector Path is scheduled to be completed in 2027
Waughop Lake Connection	▪ Through Fort Steilacoom Park near Waughop Lake, from Lake Louise Dr SW and Steilacoom Boulevard to Lake Waughop Loop Road ▪ Recommended paved surface with total 14’ width (10’ paved trail width) ▪ See The Non-Motorized Transportation Plan for additional discussion.

Note: Projects in the right-of-way are aspirational areas of focus that bring recreational value but viability and prioritization are determined based on the 2023 Non-Motorized Transportation Plan.

Source: City of Lakewood, 2026; HBB, 2026.

4.4 Maintenance Strategies

Maintenance is an essential aspect of the overall trails plan to ensure sustainable, safe, and equitable trail network through inventoried, data-driven repairs, volunteer engagement, and partnerships with organizations like ForeverGreen Trails. Any new trails must also be included in a maintenance strategy to ensure long-term usability

by all user groups. For a more holistic view of management and maintenance approaches to parks, and open space facilities, review Chapter 8, Strategic Management. The below specifically discusses trails within parks and open space facilities.

The Key Components of the City of Lakewood maintenance strategies for Park and Nature Trails and Shared Use Multi-Modal Trails include:

Trail Surfacing Management: Addressing the maintenance of surfaces and focusing on sustainability of maintained, accessible trails.

Trailhead Access Management: Addressing parking, entry and access points for all trail types.

Trail Amenity Management: Addressing care of benches, signs and other amenities along the trail for routine maintenance and long-term replacement.

Vegetation Management: Maintain sight lines for safety and provide general aesthetic up-keep of all vegetated areas adjacent to trails.

Inventory & assessment: Using data to track all trail conditions to guide maintenance efforts.

Maintenance priorities: Focus on safety-crucial repairs to keep trails open and functional, with emphasis on improving accessibility for diverse users, especially if root-damage is likely.

Volunteer and Partner engagement: Leveraging community groups, non-governmental organizations (NGOs), and volunteers for trail work parties and maintenance.

Long Term Goals: Maintaining a cohesive approach throughout the City to benefit all areas of the community, allowing user friendly, accessible, and safe spaces.

Exhibit 4-7: Trail Maintenance

	Park Trails	Nature Trails	Shared Use Multi-Modal Trails
Surface maintenance	Park Staff	Park Maintenance	Street Maintenance Staff
Amenity maintenance	Park Staff	Park Staff	Street Maintenance Staff
Vegetation maintenance	Park Maintenance/ Volunteers and Partners	Volunteers and Partners	Street ROW Staff/Volunteers and Partners

Inventory and data	Park Staff	Park Staff	Street Supervisor

Source: City of Lakewood, 2026; HBB, 2026.

4.5 Implementation Strategies

Implementing the above proposed Park and Nature Trails and Shared Use Multi-Modal Trails improvements will require a diverse set of strategies that align with available City resources, partnerships, programmatic opportunities, and collaboration. Priorities may be adjusted as funding and opportunities allow.

The City of Lakewood should continue coordinating between the different transportation plans to ensure cohesiveness and connectivity between all types of non-motorized movement. Based on surveys and outreach, the public highly values investment in bicycle facilities, especially shared-use path (trail) systems. The city serves a critical role in the planning, development and construction of needed pedestrian and bicycle improvements. It is recommended that the City continue its focus on building out a well-focused, safe non-motorized network throughout the city to ensure it meets the growing demand.

Criteria to help identify trail priorities:

- Access to existing trails and greater connectivity between systems
- Accessible surfaces
- Amenities and other points of interest along trails
- Support of, and connection to, habitat through trails
- Improved safety in design and use of trails
- Partnerships available for implementation or long-term maintenance
- Access to grants, agency partnerships, community organization/private partnerships, volunteers for funding for development and operations

Potential Funding Policies

There are several ways in which shared recreational trail system improvements are funded in Lakewood. Lakewood should continue to actively pursue additional funding through applications to various federal and state programs, in particular the Federal Safe Streets For All (SS4A) and Safe-Routes-to-School Program. Pedestrian and bicycle system improvements are generally programmed in the City of Lakewood's Transportation Improvement Plan (TIP). Development of trails in the right-of-way is managed by Planning and Public Works. The current 2027-2032 TIP

includes approximately $193 million budget for transportation improvement projects. Many of these projects include improvements to the non-motorized active transportation network. Evaluating recreational trail funding and regional trail funding and aligning Parks' trail planning with the City's TIP will help the City of Lakewood supplement its current funding programs for pedestrian and bicycle system improvements.

In the past, the city has administered development of local improvement districts (LID) to fund sidewalk improvements (new and replacement sidewalks) within specified areas. Projected public support for LID funding of significant street and sidewalk systems is uncertain. It is recommended that the City continue to support the formation of LIDs for critical neighborhood pedestrian system enhancements, alone or as part of street improvements and neighborhood traffic management improvements. Whenever possible, these plans should include the desired Shared Use Multi-Modal Trails for development.

Exhibit 4-8: Funding Possibilities

Funding Opportunities	RCO Grants Levies/bonds Non-motorized Transportation funding through State and Federal Resources Partnerships with Regional Agencies

Source: City of Lakewood, 2026; HBB, 2026.



5. Recreation Programming

5.1 Overview

Chapter 5 provides information on the City's recreation programming, program cost recovery guidelines, and PRCS recreation and community service roles.

Recreation Guiding Principle:

Provide and support recreation programming that is socially responsive and economically responsible.

Socially responsive

Socially responsive recreation programming provides a wide range of opportunities throughout the community. The City supports recreation programming that serves all age groups, abilities, cultures, and income levels.

Economically responsible

Economically responsible recreation programming focuses on collaboration with partners to determine service gaps, cost effective solutions and planning for sustainability of services.

Program Areas

The City is focused on building a "healthy legacy" in Lakewood by investing in programs and amenities that support and promote healthy lifestyles. The City endeavors to provide and support recreation programming in the following focus areas:

Active Living and Wellness

Programs that promote health and wellness and provide a wide range of opportunities for individuals, families, or groups to engage in healthy activities, such as individual and team sports, fitness and wellness classes, camps, and summer playground programs.

Park & Public Facility Usage

Public amenities are popular for casual enjoyment as well as active play. The City manages boat launches and community garden plots. Many public places are used for gatherings, such as picnic shelters and reservable facilities to ensure the public can enjoy public spaces and amenities.

Nature and Environment

Programs that provide opportunities for people to access, appreciate, and learn about the natural environment in passive ways as well as through active volunteerism. Examples include nature hikes, day camps, and adopt-a-park programming.

Personal Enrichment & Cultural Expression

Programs that provide opportunities for people of all ages to learn new skills and enrich their lives as well as express self and culture, such as art classes, special events, camps and performances.

Special Events

Programs that bring people together to participate in a wide variety of activities and events that celebrate community, culture and new experiences. Events offer affordable recreation options for the whole family to enjoy. Examples include SummerFEST, Fiesta de la Familia, and the annual Christmas tree lighting festival.

5.2 Priority Populations

PRCS provides and supports a wide spectrum of programs that serve all people in Lakewood. The plan identifies the following strategic population priorities to establish equitable recreation opportunities for those with limited access to other service providers and opportunities:

Priority 1: Focus on youth and children

Lakewood partners with local agencies to provide positive and healthy programs for children. The City hosts the Lakewood's Promise Advisory Board and the Lakewood Youth Council to identify youth programming needs and opportunities.

Priority 2: Focus on underserved populations

The City provides programs that are free or low cost for those on limited incomes. Lakewood partners with neighborhood associations and community groups to bring accessible programming to underserved areas of the City.

Priority 3: Focus on older adults

Lakewood provides engaging and healthy activities for seniors. The City partners with local agencies to provide active living, wellness, and personal enrichment programs for older adults.

Priority 4: Focus on accessibility

The City provides programming that is accessible to all members of our community. This includes people of all ages and abilities.

Priority 5: Focus on multicultural communities

Lakewood provides programming and events that are responsive to the wide range of people, cultures, and traditions that exist here. The parks and open space planning process includes community outreach to help guide the city's decision making to include local community needs and wants for minority and majority populations.

5.3 Service Roles

The PRCS department plays several roles in the provision of recreation and community services and programming. Given the focus on socially responsive and economically responsible programs, the City facilitates many collaborative tables in order to identify the size and scale of its role, focusing more on shared roles compared to direct provision.

The City as a provider

Lakewood directly provides some recreation services to meet the needs of the general population and priority focus audiences. As the provider, it is the City's responsibility for coordinating, marketing, and delivering recreation programs. The City is responsible for program outcomes and cost recovery targets.

The City as a partner

The City frequently collaborates with local service providers to deliver programs and services to meet the needs of the community. As a partner, PRCS works with one or more partner organizations in the development, marketing, and provision of services. All partnering entities are responsible for the program outcomes and cost recovery targets.

The City as a sponsor/host

Lakewood supports events or programs organized by other agencies that align with the vision and mission of PRCS. PRCS is not directly involved in the delivery of these services and is not held accountable for program outcomes and cost recovery targets, but offers the public facilities as a venue. Sponsorship can provide use of City parks, facilities, personnel, or equipment at a reduced rate or no charge.

5.4 Recreation Inventory

The Lakewood PRCS department provides programs and events that connect people with nature, community, and quality of life. The City partners with service providers in several ways to deliver recreation programming for residents and visitors. Lakewood does not have a city-run community center. Most recreation programs in Lakewood, like youth sports leagues, are run by partner organizations. City events like the Farmers Market and SummerFEST are run by the PRCS department.

Programming for Priority Populations

The PRCS department focuses on programs and events that address the City's priority populations. Exhibit 5-1 shows the city's most popular events and programs and which priority populations they serve.

Exhibit 5-1: Program & Event Attendance and Priority Populations Served

Event or Program	Annual Attendance	Youth	Seniors	Under-served	Accessible	Multi-cultural
Quarterly Art Receptions	25-50					◆
Youth Summit	100-150	◆				
Parks Appreciation Day	200-300	◆	◆	◆	◆	◆
Kids Fishing Event	200	◆		◆		
Street Festival on Motor Ave	2500-3500	◆	◆	◆	◆	◆
SummerFEST	55000	◆	◆	◆	◆	◆
Summer Concerts in the Park	350-450 per	◆	◆	◆	◆	◆
Farmers Market	3500 per		◆		◆	◆
Fiesta de la Familia	17200	◆	◆	◆	◆	◆
Truck and Trailer Day	13000	◆	◆	◆	◆	◆
Christmas Tree Lighting	4000	◆	◆	◆	◆	
Yoga	2500		◆		◆	◆
Qi Gong & Tai Chi	500		◆		◆	◆
Senior Services	1000		◆			
Specialized Recreation	150		◆	◆	◆	

Source: City of Lakewood, 2026.

City Events

Lakewood hosts many city events throughout the year. SummerFEST is the City's signature annual event. This event draws more than 50,000 people to Fort Steilacoom park.

Exhibit 5-2: City Events

Program Area	Audiences	Role	Resources
Signature Events	▪ Youth ▪ Seniors ▪ Underserved ▪ Accessible ▪ Multicultural ▪ General	▪ SummerFEST ▪ Farmer's Market ▪ Concerts in the Park	Recreation Coordinator 2.0 FTE
Community Events	▪ Youth ▪ Seniors ▪ Underserved ▪ Accessible ▪ Multicultural ▪ General	▪ Truck & Tractor Day ▪ Fiesta de la Familia ▪ Street Festival ▪ Holiday Parade	Recreation Coordinator 2.0 FTE
Honorary Events	▪ General	▪ MLK Beloved Community ▪ Anniversary celebrations	Recreation Coordinator 2.0 FTE
Special Events	▪ General	▪ Arts Commission Events ▪ Special Committee Events	Recreation Coordinator 2.0 FTE
Special Functions	▪ General	▪ Ribbon Cutting ▪ Grand Openings	Recreation Coordinator 2.0 FTE

Source: City of Lakewood, 2026.

City Programs

On a local level, the City works collaboratively to serve residents by ensuring public sites are used for local youth sport leagues, that residents have water access through boat launches and that seniors have places to connect. The City provides a number of gathering spaces, such as picnic shelters, as well. There are two Recreation Coordinators who support all non-event programming, with the support of Office Assistant staff.

Exhibit 5-2: Programs and Audiences

Program Area	Audiences	Role	Resources
Facility Rental & Community Partnerships	▪ Youth ▪ Underserved ▪ Multicultural ▪ General	▪ Park Special Use Permits ▪ Athletic Field/Program Rentals ▪ Picnic Shelter/Pavilion Rentals ▪ Volunteer Partnership Coordination/Parks Appreciation Day ▪ Community Gardens Coordination ▪ Park Boat Launch & Waterfront Property Mgt ▪ Co-sponsored events	Recreation Coordinator* 0.75 FTE Office Assistant 0.5 FTE
Youth Programs	▪ Youth ▪ Underserved ▪ Multicultural	▪ Facilitate Lakewood's Promise ▪ Day Camp Operations ▪ Youth Council ▪ Youth Summit ▪ Youth Partnered Events & Programs ▪ Lakewood's Choice	Recreation Coordinator* 0.25 FTE Human Services Coordinator 0.25 FTE
Senior & Wellness Programs	▪ Seniors ▪ Underserved ▪ Accessible ▪ Multicultural	▪ Wellness Programs for adults** and older adults ▪ Senior Center Programs	Recreation Coordinator 1.0 FTE Office Assistant 0.5 FTE
Specialized Recreation	▪ Senior ▪ Accessible	▪ Adventure Within Reach County partnership**	Pierce County
Passive Programming	▪ Youth ▪ Senior ▪ Underserved ▪ Accessible ▪ Multicultural	▪ Public Art in Parks ▪ Interpretative & Historic Signage ▪ Accessible Design ▪ Special Use Amenities ▪ Park Volunteerism	Capital Development 2.0 FTE Park Supervisor & Office Assistant 2.0 FTE

* Recreation Coordinator time split
** Wellness programs and the Specialized Recreation Program are managed by one Recreation Coordinator.

Source: City of Lakewood, 2026.

5.5 Youth Programming

The City works with Clover Park School District and local organizations to provide programs and services for youth and families. The Lakewood's Promise Advisory Board takes a proactive approach to providing community services. Exhibit 5-3 is a list of providers that serve Lakewood's youth population.

Exhibit 5-3: Youth Program Providers

Provider	Ages	Time	Focus	City Relationship
*Boys & Girls Club	6-18	SY + Camp	▪ Before & After School Child Care ▪ Summer Programs ▪ Theater Programs	$
Boy Scouts	5-10	SY + Camp	▪ ENRICH: Troop meetings, events and community service	N/A
Bricks 4 Kids	3-13	Summer	▪ LEGO-building Activities ▪ S.T.E.M (Science, Technology, Engineering, Math) Activities	Vendor
Cascade Orienteering Club – Fort Steilacoom Park	3-12 adult assisted, 13-18+	Year Round	▪ Self-Directed Course ▪ Special Events	Site
Center for Independence	14 +	Year Round	▪ Activities for Youth with Disabilities (14+)	N/A
Clover Park School District	K-12	Year Round	▪ 3-A and 2-A PCL School Sports ▪ After-School Clubs & Activities	Partner
Commencement Bay Rowing Club	13-18+	Year Round / Summer	▪ Rowing Instruction ▪ Competitive Rowing (middle and high school students)	Site
*Communities in Schools	5-18, K-12	SY, Summer	▪ CISL staff provide wraparound services to students & families ▪ Leaders of Change Program	
First Tee	Ages 5–18	Year Round	▪ Golf and life-skills education ▪ Age-tiered lessons (7–9, 10–11, 12–13, 14–18) ▪ PGA pro-led clinics, summer camps, and Junior League options	N/A
Girl Scouts	Grades K–12	Year-round meetings seasonal events summer camps	▪ Leadership and confidence-building programs ▪ STEM, outdoor adventure, civic engagement ▪ Badge and patch programs, skills workshops, community service	N/A

Provider	Ages	Time	Focus	City Relationship
Lakewood Baseball Club	Ages 4–14	March–June	▪ Youth baseball leagues (PONY Baseball rules) ▪ Skills development, sportsmanship, teamwork, and positive coaching	Site
Lakewood Lancers	Cheer: 4-13 Football: 4-13	July - November	▪ SPORT: Youth Football and Cheerleading	N/A – CPSD hosted
Lakewood Parks & Recreation	2nd – 5th grade camps	Summer	▪ SPORT: Contracted sport camps ▪ ENRICH: Summer Day camp at Park Lodge	Site, Program Registration
Lakewood Steilacoom Dupont Soccer Club > Home	4-17	SY (Some Winter Programs)	▪ SPORT: Youth Soccer League played at local park and school facilities	Site
Lakewood Playhouse - Home	Ages 3-18	Year Round	▪ Spring, Summer, Fall education program	N/A
Pierce College	Grades 1–5 Grades 9–12	Summer (STEM & Science Dome Camps)	▪ Aspire STEM Summer Camps (grades 9-12) ▪ Science Dome one-day STEM camps (grades 1-5)	Partner
Pierce County Library (Lakewood & Tillicum)	All ages	Year Round	▪ Summer Reading Programs ▪ Mobile Programs ▪ Art Programs	N/A
Pierce County Parks & Recreation	Ages 3–18	Year-round programs; seasonal camps and clinics in spring and summer	▪ Specialized Recreation (inclusive youth programs, Camp Lots of Fun, Adventure Within Reach) ▪ Sports clinics: futsal, swimming, figure skating, Skyhawks programs at Lakewood Community Center ▪ STEM and outdoor camps (nature, LEGO/Bricks4Kids, games camps)	N/A
Puget Sound Region Volleyball	10-19	SY Summer	▪ Youth Volleyball ▪ Introductory Camps ▪ Competitive Leagues	N/A – CPSD hosted
Snapology	2-14	Summer	▪ S.T.E.M. (Science, Technology, Engineering, Math) activities ▪ Robotics ▪ Preschool programs ▪ Video game design ▪ Team building	Site, Registration

Provider	Ages	Time	Focus	City Relationship
Skyhawks Sports Camps	3-14	Summer	▪ Introductory Sports ▪ Golf, Soccer, Basketball, Flag Football, Volleyball, Lacrosse, Cheerleading, Tennis, Track & Field	Site, Registration
Team WRK	11-18 6th-12th grade	SY Late Night After School	▪ WRK ZONE Afterschool Gaming Club is a designed to engage students in safe online spaces and how to combat cyber bullying	$
Home | Tillicum Woodbrook Community Center	All ages	Year-round operations; regular family and child drop-in programs	▪ Play to learn (ages 6 and under) ▪ After-school support and referral assistance ▪ Food bank, Sea Mar clinic access, and community garden ▪ Cultural, educational, and social programming	$
YMCA	Middle and High School	Year Round	▪ Aquatics ▪ Late Night Program ▪ Teen Leadership ▪ After-School programs & camps ▪ Gymnastics ▪ Soccer	$
Youth Community Garden	Middle and High School	Year round	▪ Youth gardening activities ▪ Open garden beds	Site, Registration
Smooth Transitions Foundation | Youth Mentorship & Track and Field Club in Lakewood WA	7-18	Year-round Track season includes winter conditioning and spring/summer meets	▪ Youth mentorship and leadership development ▪ Smooth transitions track club (athletic training & competition) ▪ The HomeTeam male mentorship initiative	N/A – CPSD hosted
Kamaluonaliani Dance Studio – 9610 40th Ave SW	All ages	Year-round	▪ Instructional dance program	N/A
i9 Sports® Tacoma/Lakewood/Federal Way, WA	Leagues: 3–14 Camps: 4–11 Clinics: 4–13	Year-round leagues (spring, summer, fall, winter) summer camps seasonal clinics	▪ Co-ed youth sports leagues: soccer, baseball, flag football, basketball, volleyball ▪ Camps & clinics: multi-sport, flag football, basketball ▪ One-day-per-week practice/game model focused on sportsmanship and skill development	N/A – CPSD hosted

Source: Lakewood's Promise Advisory Board, 2026.

While many early childhood activities focus on a healthy start, safe places after school and over the summer for Birth to Five and K-8th grade youth, Lakewood's Promise encourages a cross-sector focus of support for youth age 16-24. Many of these programs are focused on youth successfully graduating and entering the work force equipped with skills for the future. Exhibit 5-4 expresses these programs. Many are independent from the City, while the City is an active partner or funder (through Human Services) of others.

Exhibit 5-4: Lakewood's Promise to Youth – 16-24 years - Marketable Skills, Mentorship & Opportunities to Serve

Provider	Ages	Time	Focus	City Relationship
*Asia Pacific Cultural Center	All ages	Year Round	▪ Promised Leaders of Tomorrow ▪ Troubled youth services ▪ Graduation assistance	$
Clover Park School District	MS, HS	Year round	▪ Leadership Programs	Partner
Clover Park Technical College	18 – Adult	School and summer classes	▪ Education ▪ Culinary Arts ▪ Youth Workforce Development	Partner
Korean Women's Association	Adults / Seniors	Year Round	▪ Workforce development ▪ Youth job assistance	N/A
Lakewood Parks & Recreation	MS, HS	Year round	▪ Youth Council ▪ Eagle Scout / Gold Scout Projects	Site, Staff
*Oasis Youth Center	11 - 24	All year approximately 30 hours per week	▪ LGBTQ+ Support (16-24)	$
Lakewood Pride	Ages 13-24	Year Round	▪ LGBTQ+ Support ▪ Life skills workshops ▪ Game Nights	N/A
Pierce College	Minors permitted in GED/Adult Diploma with district release	Year-round GED, Adult Diploma, and ESL classes	▪ GED preparation and Adult High School Diploma ▪ ESL and Basic Education for Adults	Partner
*Safe Streets Campaign	High School	Year-round	▪ Health is Wealth program	$
Young Life	Middle school (WyldLife) and high school youth	Weekly clubs during the school year seasonal camps in spring and summer	▪ Weekly high school club at Clover Park HS (Redeem Church) ▪ WyldLife clubs at Hudtloff MS and Pioneer MS ▪ Summer camps for middle and high school students	N/A

Source: Lakewood's Promise Advisory Board, 2026.

To support overall success of families, many social service providers participate in community collaboration coalition meetings to network on ensuring family access to basic needs. PRCS makes referrals to these agencies and partners or provides human service contracts as funding is available. Exhibit 5-5 details community service programs provided by community partners.

Exhibit 5-5: Community Service Providers

Provider	Ages	Time	Focus	City Relationship
Caring for Kids	K-12 support program	School-Year	▪ Emergency Food Kits ▪ Backpacks ▪ School Supplies ▪ Winter Clothes ▪ Hygiene Products	N/A
Clover Park School District	Pre-School and K-12	School-Year	• Family Support Programming	Partner
Food Distribution Center	All ages	Various locations and dates Operates year round	• Food for Families	N/A
*Lindquist Dental Clinic	Birth through age 20	Year-round clinical dental services; School-based outreach during academic year	• Comprehensive pediatric dental care (exams, cleanings, sealants, fillings, crowns, extractions, emergency care) • Preventive care education and fluoride/sealant services • School-based screenings and dental outreach in local schools • Sliding-fee scale and no-turn-away policy	$
*Nourish Pierce County	All ages	Year round	• Food for Children (18 and under) • Volunteer Opportunities	$
Lakewood & Tillicum Libraries	All ages	Year round	• Toddler Learning • Green Trike programming (Lakewood)	N/A
Springbrook Connections	All ages	Year round	• Neighborhood Programs & Events • Community Garden • Food Pantry • Meal Programs	Partner
*St. Leo Food Connection	All ages	Year round	• Mobile food banks • Summer meals • After school and mid-day snacks • Back-to-school backpacks	$
YWCA	Ages 0–24	Year-round 2 community events in 2026	• Domestic violence emergency shelter and housing support • Youth and family advocacy services • Safety planning, counseling, and case management • Basic needs support and referrals	N/A
Youth Behavioral Health - Tacoma-Pierce County Health Department	0-24	Year round	• Youth behavioral health supports • Substance-use prevention • Early childhood health supports • Healthy eating and active living • Environmental health and climate education partnerships for youth	Partner

Lakewood's Promise Advisory Board, 2026.

5.6 Older Adult Programming

The PRCS department has a long-standing commitment to serving older adults through senior center programming. Activities are provided at City Hall, Fort Steilacoom Park and in the community. The City partners with many providers to bring services into the program, while also referring residents to additional resources provided by others.

<<Insert Table>>

5.7 Program Fees and Cost Recovery

The Lakewood City Council directs the PRCS department to recover 45% of total program costs through fee and charges. Fees, sponsorships, donations, and other partnerships help the City provide low or no cost options for priority programming. Exhibit 5-7 shows the City's recreation program cost recovery guidelines. The cost recovery rate is defined as the percentage of cost or expenditure recovered by revenue generated from use of public assets and program participation.

Not all programs cost recover. The more highly individual or exclusive a service is, and the more it can be found in the marketplace, the more likely it is that it will cost recover, up to or beyond 100%. Facility rentals for these types of use return resources to cover costs of the high community benefit programs and services, like free public access to parks and special events.

Exhibit 5-7: City Program Cost Recovery Matrix

City Financial Support	-	$	$$	$$$
Community Benefit	Highly Individual	Mostly Individual	Mostly Community	Highly Community
Cost Recovery Category	High	Medium	Medium Low	Free
Cost Recovery Rate	75% to 100%	40% to 75%	0% to 40%	0%
Program Types	Private Rentals Premier Events Adult Wellness Public resources used for private individual use or events	Direct service programs offered for target populations that require individual registrations. Participant share can be covered or reduced by grants, sponsorship or partnership. Rentals for youth leagues and partnered programming.	Specialized recreation programs vendor supported community events	Park access Interpretative signage and public art Drop in activities Community events (free)

Source: City of Lakewood, 2026.

Rentals

Lakewood rents out several types of recreation facilities for reserved use. The City rents out the Fort Steilacoom Pavilion, Fort Steilacoom Baseball Fields, and several Picnic Shelters across many of the City's parks. Large events of 50 or more people or events which will have a significant impact on a park require a special use permit. Sport fields can be rented for private single events or for leagues and tournaments. The charging of rental fees also ensures the City is not gifting any public resource for any group or individual benefit.

Exhibit 5-8: Facility Rentals

Year	Pavilion Rentals	Pavilion Fees	Picnic Shelter Rentals	Picnic Shelter Fees	Sport Field Rentals	Sport Field Fees
2021	12	$6,790	343	$43,215	26	$15,465
2022	34	$24,750	362	$68,955	18	$30,095
2023	66	$12,150	366	$50,175	22	$21,145
2024	76	$18,240	247	$62,325	17	$56,610
2025	70	$22,225	309	$61,610	25	$85,970

Source: City of Lakewood, 2026.

In addition to facility rentals, fees and charges may apply to programming, special events, vendor fees, parking fees, when they can be fairly determined and collected in a cost-effective manner. In some cases, grants provide the funding needed for senior programs, health initiatives and special events.

Special events that attract a regional or national audience are often eligible for tourism or lodging tax resources.

PRCS reports on important performance measures for the department, including cost recovery. Exhibit 5-8 shows the status of performance measures at the end of 2025, as well as the prior six years.

PRCS Financial Report

Exhibit 5-9: Lakewood Financial Report – PRCS Department

Informational Measures	Historic Average	2025	2024	2023	2022	2021
Admin						
Cost Recovery – 45% Target	45%	42%	46%	43%	49%	49%
Recreation						
$ Vendor Sales @ Farmers Markets	$352,635	$685,734	$671,273	$657,708	$462,041	$520,000
# of Partners @ SummerFEST	105	193	260	190	200	N/A
$ Vendor Fees Generated from SummerFEST	$9,460	$23,185	$22,275	$21,105	$13,220	N/A
$ Sponsorship, Grants, and In-kind Service	$87,813	$433,500	$40,000	$183,000	$123,800	$52,150
# of Dollars Distributed for SNAP for Farmers Markets	TBD	17,103	18,392	N/A	N/A	N/A
Senior Center						
# of Unduplicated Seniors Served	1,149	1,012	1,393	1,248	1,144	687
$ Revenue Generated from Grants, Fees, Donations, and In-kind Support	$45,638	$36,424	$31,257	$26,102	$30,865	$26,514
# of Volunteer Hours	1,035	271	269	294	255	552
Park Facilities						
# of Special Use Permits Generated at Park Site (not including Ft. Steilacoom)	102	99	137	140	129	100
Boat Launch Revenue	$57,190	$39,285	$47,128	$56,658	$54,242	$61,932
# of Returning Customers	82	56	52	52	53	39
Fort Steilacoom						
# of Special Use Permits for Park Use	234	363	340	321	315	313
# of Returning Customers	82	220	209	162	142	111
Property Management						
# of Unscheduled System Failures	25	0	9	12	19	26
# of Service Requests	457	435	439	312	237	547

Source: City of Lakewood, 2026.

5.8 Volunteer programs

The PRCS Department supports community volunteerism to advance its mission and program goals.



The Older Adult/Senior Center Program trains, develops and supports a cadre of seniors who volunteer within the program.

The Youth Council trains, develops and supports youth volunteerism as an opportunity for meaningful service that builds marketable skills.

The PRCS department also hosts Parks Appreciation Day and Making A Difference Day where the community can engage in service projects throughout the park system. Some residents or groups adopt park sites and become site stewards who actively maintain habitat areas or park amenities – such as dog parks or the mountain bike course. All volunteerism on park lands requires an agreement that is renewed annually.



Service projects are often developed and delivered by local Service Organizations who want to improve, beautify and help maintain public properties.



6. Demands and Needs Analysis

6.1 Overview

The Demands and Needs Analysis evaluates Lakewood's recreation gaps and opportunities using information from a variety of sources. This includes:

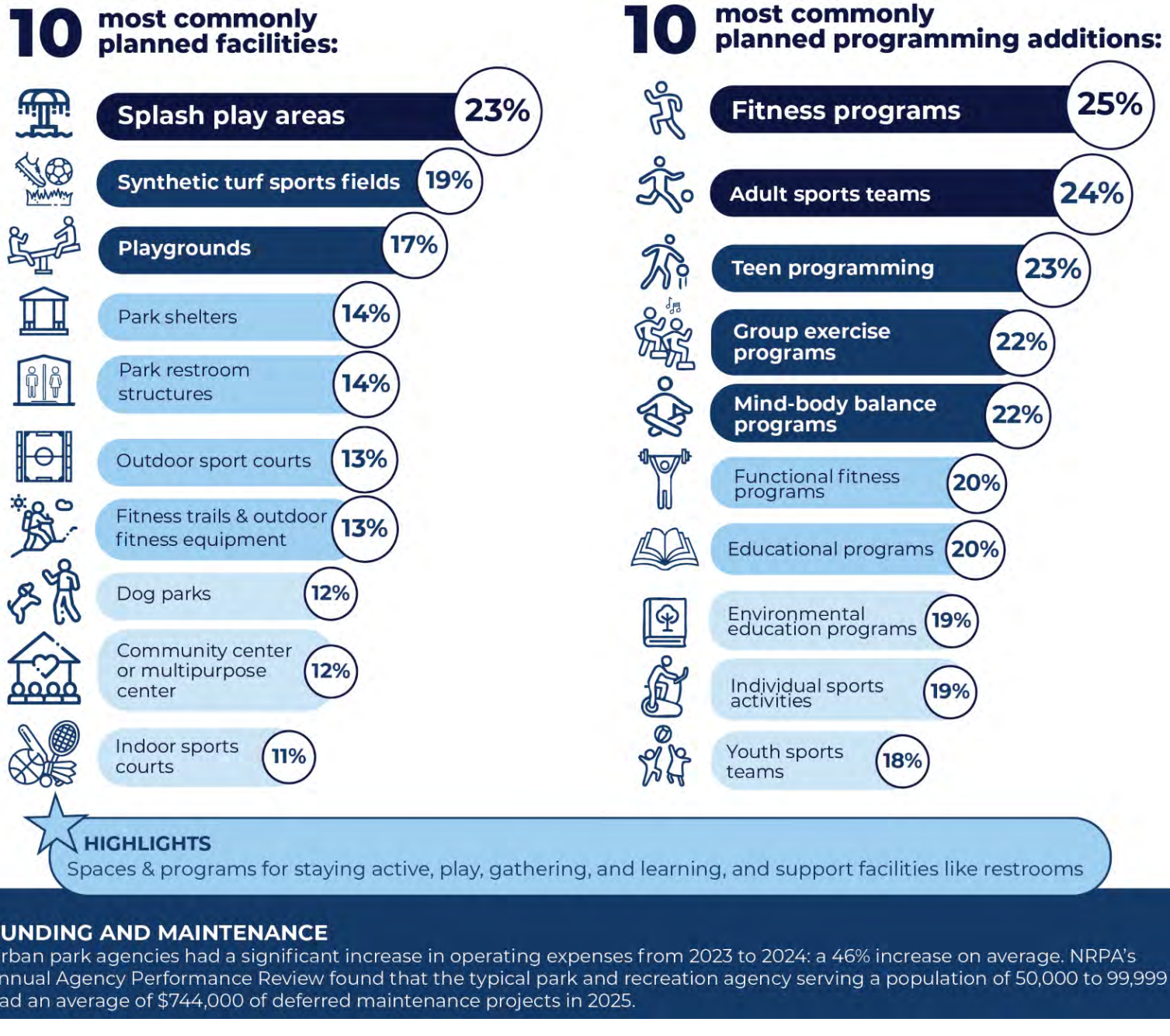
- A review of **recreation trends** nationally, at the state and regional level, and locally
- A summary of **community engagement findings** from current and previous planning efforts
- **Benchmarking** comparisons with peer cities in the region and nationally
- A **gap analysis** of existing access to parks and recreation
- An evaluation of the **levels of service** that the City aims to achieve

6.2 Recreation Trends

National Trends

Recreation Management Magazine regularly publishes a survey report highlighting national trends in parks and recreation. The 2025 survey had more than 1,400 responses nationally, mostly from government agencies.

Exhibit 6-1: Recreation Management Magazine Survey Results (2025)



Source: BERK, 2026.

State and Regional Trends

State Conservation, Open Space and Recreation Plan

The 2023 Washington State Conservation, Open Space and Recreation Plan (SCORP) guides the State's investments in outdoor recreation and public land conservation and identifies recreation priorities through surveys of residents and providers. 6,171 responses to the Recreation Experience Survey were received, and 903 of the responses were from the Southwest Region, which includes Pierce County (Washington State Recreation and Conservation Office, 2023). The survey results found that:

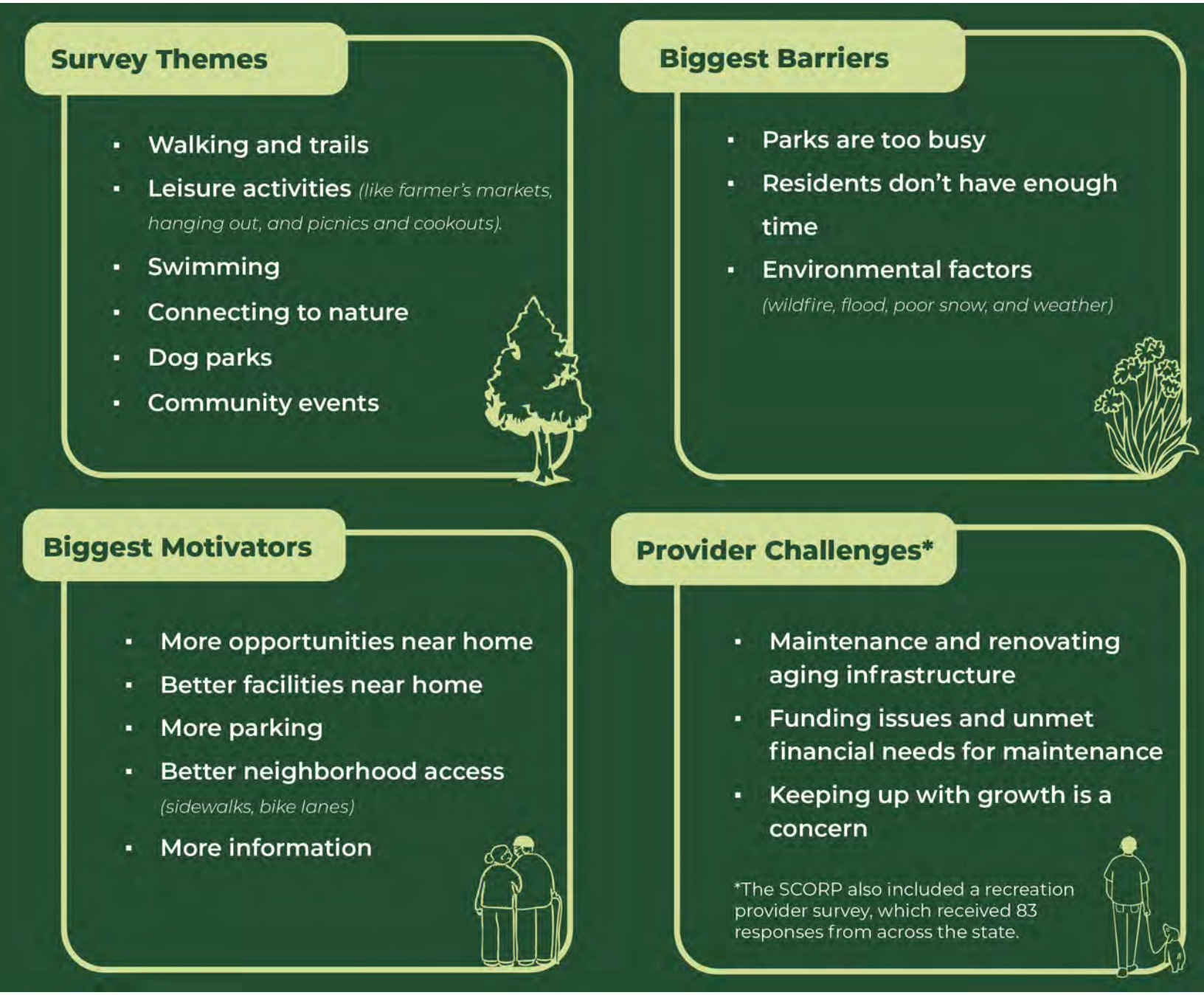
- **Walking and trails are key priorities**. Walking, including walking on trails, is one of the most popular activities in the Southwest region and the most desired access opportunity statewide. Expanding and connecting community trail systems were the top two demands reported by parks and recreation providers statewide.
- **Leisure activities are among the top activities in the Southwest region.** This includes community garden / farmers' market; hanging out; and picnic, BBQ, or cookout. "Hanging out" is becoming a more popular activity as people opt to just 'be' and relax in parks. Leisure activities in parks are among the most desired access opportunities statewide.
- **Swimming is a popular activity and more access is desired.** Swimming (natural settings) was among the top ten activities in the Southwest region, and swimming areas, beaches, pools, or splash pads were among the top desired access opportunities statewide.
- **Connecting to nature is a common desire**. Wildlife/nature viewing and gathering/collection (anything in nature) were among the top ten activities in the Southwest region. Among the most desired access opportunities statewide are camping, hunting, gathering, or fishing; and wildlife viewing or bird watching. Parks and recreation providers highlighted demand for developing nature-based parks and expanding opportunities for hunting or fishing.
- **Dog parks are used by a third of respondents.** 32 percent of survey respondents in the Southwest region said they use dog parks.
- **Activities celebrating local traditions and history are increasingly popular and in demand.** Statewide, many respondents expressed interest in more opportunities such as historic sites, community events, outdoor concerts, art walks, and movies.

- The biggest barriers to participating in park activities statewide were **parks being too busy, residents not having enough time, and environmental factors (wildfire, flood, poor snow, and weather).** More than 75 percent of respondents said these were always, frequently, or sometimes a barrier.
- The biggest motivations for participating in park activities statewide were more **opportunities near home, better facilities near home, more parking, and better neighborhood access** (sidewalks, bike lanes). More than 50 percent of respondents said these would result in a strong or slight increase in participation. Making it easier for people to get to parks (i.e., proximity and accessibility) is a key strategy to encourage park use. Providing more information was a key motivator.

The SCORP also included a recreation provider survey, which received 83 responses from across the state (Schultz, 2022). Key findings included:

- **Maintenance and capital replacement are key issues.** Maintaining existing recreation resources was a top issue among respondents and renovating aging infrastructure was a top priority for the next five years.
- **Funding is an ongoing challenge**. Competing demands for limited funds was the top challenge sited, followed by not enough staff, and limited ability to raise local funds for projects. Many respondents said their main funding issues were a need for a dedicated funding source, insufficient resources to fund the agency/organization's needs, and match requirements for grants. RCO grants were cited as the most important type of funding for organizations.
- **Keeping up with growth is a concern**, with many respondents saying that a top issue is the capacity of facilities to serve the growing population. Most respondents also noted unmet financial needs of more than $1 million annually for maintenance and operation of new facilities (but less than $500,000 for existing facilities), suggesting that funds for maintenance are not keeping up with park acquisition and construction.
- **Trails are a top priority for the next five years**. Expanding community trail systems and connecting regional trails systems were the top two activity priorities cited among respondents.
- **Partnerships with other organizations is a key strategy**. This was a topic that many respondents indicated was important.

Exhibit 6-2: SCORP Survey Results

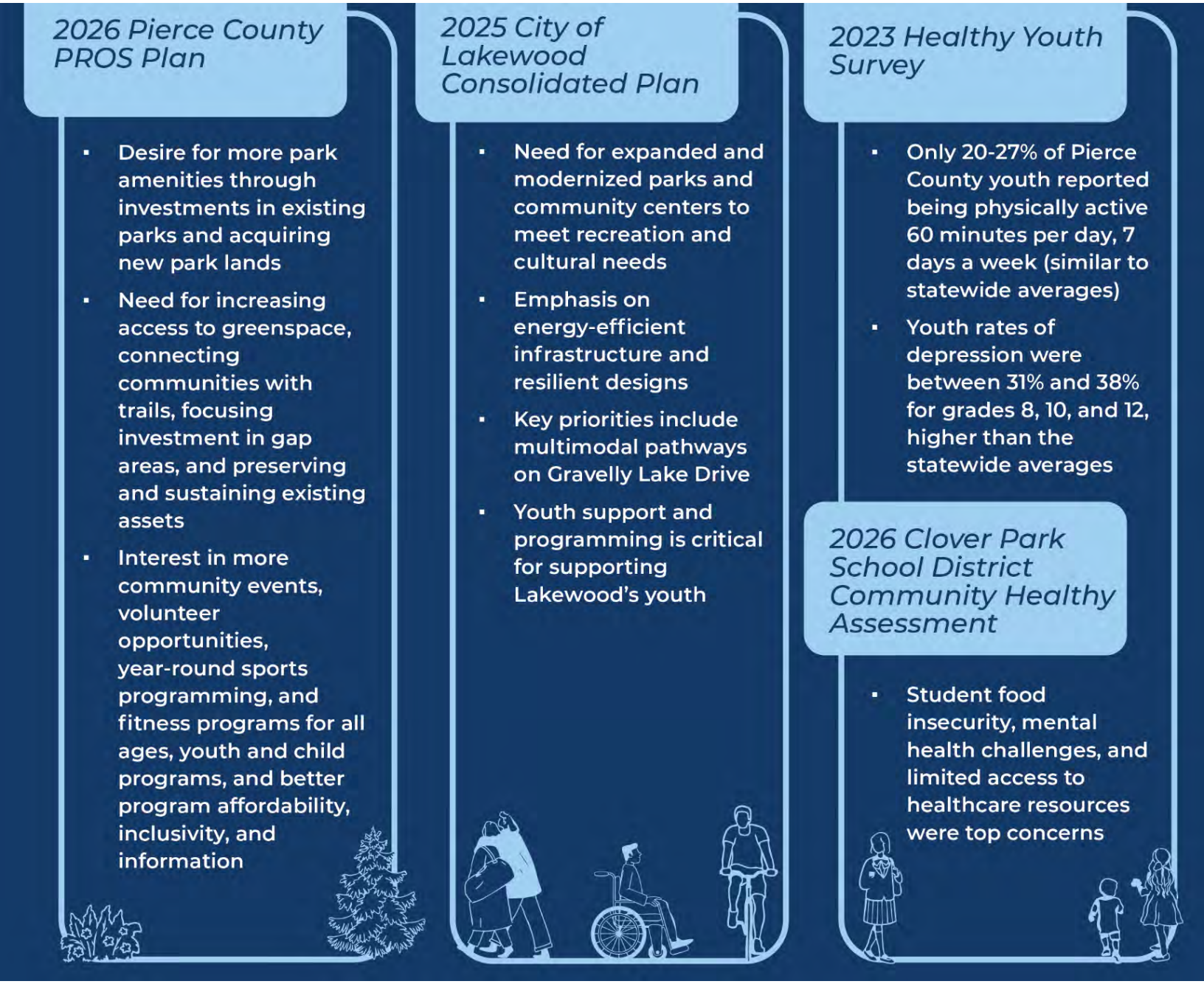


Source: BERK, 2026.

Local Trends

Other plans in Lakewood and the surrounding region can also provide insights into recreation trends. As Exhibit 6-3 shows, programming, youth physical activity and mental health, and access to parks are key priorities for many residents that carry through several different plans. The City uses a variety of data sets and tools to gain an understanding of local needs and service gaps.

Exhibit 6-3: Themes from Other Plans



Source: BERK, 2026.

Trends Summary

The trends analysis found that play and gathering, physical activity, water access, mental health, connecting to nature, education, and support facilities are key themes for facilities and programs. State and regional trends also emphasize access, including proximity to parks and filling gap areas, better walking and biking access, more parking, more family programs, and more accessible programs. At the same time, agencies are experiencing challenges keeping up with growth in terms of facility capacity and maintenance. Maintenance in general is a challenge, including care of both existing and new facilities that will need on-going care to support decades of use. Funding also remains a challenge for many agencies in Washington state.

Exhibit 6-4: Trends Summary

Topic	National	State/Regional
Play and gathering	▪ Playgrounds ▪ Park shelters ▪ Dog parks	▪ Leisure activities ▪ Dog parks ▪ Community events
Physical activity	▪ Sports fields, courts, and fitness equipment ▪ Sports and fitness programs	▪ Trails and walking ▪ Fitness programs ▪ Low/moderate rates of youth physical activity
Water access	▪ Splash play areas	▪ Swimming and beach/water play ▪ Splash pads
Mental health	▪ Teen programming ▪ Mind-body balance programs	▪ Need to address youth depression & inactivity/disengagement
Connecting to nature	▪ Environmental education	▪ Nature-based activities ▪ Increasing access to greenspace
Education	▪ Community centers ▪ Educational programs	(Not a key topic in SCORP survey)
Support facilities	▪ Restrooms ▪ Shelters	(Not a key topic in SCORP survey)

Topic	National	State/Regional
Access	(Not reported on by NRPA or Recreation Management Magazine)	▪ More facilities near home ▪ More parking ▪ Better walk/bike access ▪ Adding more and "better" facilities ▪ Connecting communities with trails ▪ Investing in gap areas ▪ Program affordability, inclusivity, and information ▪ Need for more community activities for families ▪ Agency challenge of keeping up with growth
Maintenance	▪ Deferred maintenance	▪ Preserving and sustaining existing assets ▪ Maintenance and operations costs for new assets
Funding	▪ Increasing operating costs	▪ Ongoing challenges with adequate funding and staffing ▪ Partnerships as a top issue

Source: BERK, 2026.

These trends lay the foundation for our local context and needs. The City has data on its programming participation, including special events, older adult programming and use of City facilities for public purposes.

The number of attendees at the City's special events has grown consistently since 2015. Growth between 2015-2019, as reported in the 2020 Legacy Plan, was x% (15,199 to 65,926). While the pandemic caused a disruption to the growth pattern 2020-2021, the City now consistently maintains a portfolio of events that draws 125,000-150,000 attendees annually (See Program Chapter). This doubling of 2019 rates demonstrates the community-wide interest in events.

Usership and performance tracking are objective tools used to quantify the desires of local residents. The City has consistent, regular use of its sport fields and picnic shelters, as shown in Exhibit 6-5:

Exhibit 6-5: Facility Rentals

	Sport Fields		Picnic Shelters	
	Rentals	Revenue	Rentals	Revenue
2021	26	$ 15,465.00	343	$ 43,215.00
2022	18	$ 30,095.00	362	$ 68,955.00
2023	22	$ 21,145.00	366	$ 50,175.00
2024	17	$ 56,610.00	347	$ 62,325.00
2025	25	$ 85,970.00	309	$ 61,610.00

6.3 Community Engagement Findings

2026 Legacy Plan Survey

The City conducted a community survey from August 2025 to February 2026 to understand how people experience Lakewood's park system. The survey included 23 questions, including five optional demographic questions. There were 532 respondents to the survey.

The survey was publicized through events, including the American Lake Park improvement project ribbon cutting, presentations to neighborhood associations, the Community Clean-Up, as well as through an ActiveNet email blast to recent users and via the City website. The Legacy Plan updated was promoted through the City Connections magazine and brought before advisory boards.

Respondents

Respondents to the survey who filled out the demographic questions were more likely to be White, age 45 and older, and with higher household incomes than the general Lakewood population. Respondents were also more likely to have a child in the household than citywide demographics. Many respondents, for some questions almost a third, did not complete the demographics questions, so a complete comparison is not available.

Exhibit 6-6: Survey Demographics

Topic	Survey*	Citywide Demographics	Survey respondents compared to citywide demographics
Race and Ethnicity			
American Indian or Alaska Native	2%	1%	Higher
Asian or Asian American	4%	7%	Lower
Black or African American	6%	14%	Lower
Hispanic or Latino	9%	18%	Lower
Middle Eastern or North African	1%	N/A	N/A
Native Hawaiian or other Pacific Islander	2%	3%	Lower
White	66%	48%	Higher
Another Race	2%	7%	Lower
Two or More Races	8%	18%	Lower
Age**			
17 years or under	9%	19%	Lower
18 to 24 years	3%	N/A	N/A
15 to 24 years	N/A	12%	N/A
25 to 44	29%	30%	Similar
45 to 64	33%	23%	Higher
65 years and over	26%	17%	Higher
Income			
Under $24,999	5%	14%	Lower
$25,000-$34,999	6%	4%	Lower
$35,000-$49,999	10%	11%	Similar
$50,000-$99,999	28%	35%	Lower
$100,000 or more	51%	34%	Higher

Household Composition			
Householder living alone	N/A	33%	Households with children: higher Households without children: lower
Parent whose children have left the home	21%	N/A	
Single, no children	16%	N/A	
Couple, no children	20%	31%	
Single, with children	6%	6%	
Couple, with children	32%	17%	
Other	5%	N/A	

Notes:

*Only includes respondents who answered the question. Many respondents skipped the demographic questions.

**Citywide demographic data did not exactly match survey categories.

Sources: ACS 2024 5-Year Estimates Tables DP02, DP05, and B19001; BERK 2026.

Most responses came from the zip codes 98498 (62%) and 98499 (28%), which together make up most of Lakewood. About 6% came from 98388 and the remaining responses came from other zip codes that overlap or are adjacent to the city.

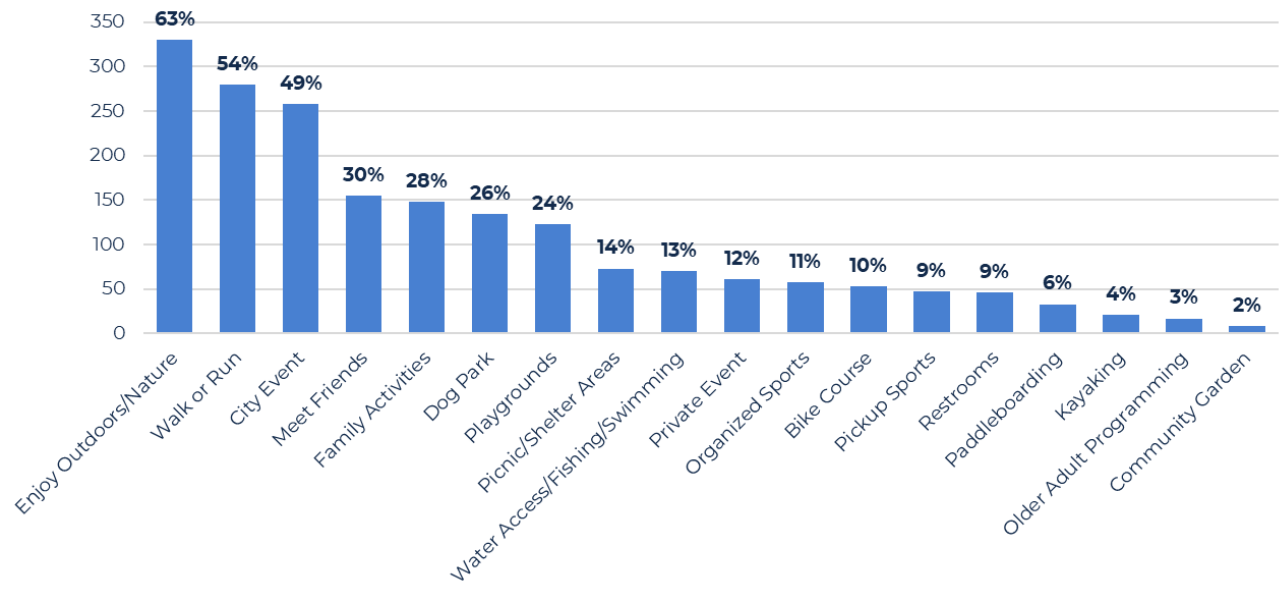
System Use

About three quarters of respondents are frequent park users and use the system at least a few times each month, with about half of respondents visiting a Lakewood park one or more times a week. Only about 2% of respondents visit Lakewood parks fewer than a few times a year.

Fort Steilacoom was respondents' top visited park (71% said it was the city park they visit more often). American Lake Park was the second most visited (8%), followed by Harry Todd Park (5%). Remaining results were split across the City's other parks, with very few or no responses for street ends, Lakewood Community Garden, and Springbrook Park (Community Garden).

The majority of respondents visit parks to enjoy the outdoors or nature (63%) and walk or run (53%). About half of respondents visit parks to attend City events. Many others visit for social or play activities such as meeting friends (29%), visiting a dog park (25%) or going to playgrounds (23%).

Exhibit 6-7: What brought you to Lakewood parks in the past 12 months? (pick all that apply)



Source: City of Lakewood, 2026; BERK, 2026.

As shown in 6-6, nature-viewing was the most common activity in the past year for respondents (42%), followed by walking and events or just hanging out. There are also many waterfront interests (13%). About a tenth used non-motorized watercrafts and went fishing. This data aligns public demand with Council priorities for water access and open space improvement and investment.

In addition to simply enjoying nature, 21% said they have recently participated in stewardship restoration/wildlife preservation.

Most respondents are regular users of Lakewood's programming and events. 70% attended at least two programs in the past year, and 18% attended at least one. Only 12% did not attend any programs.



Bird watchers in Lakewood

Access

Responses were mixed for the amount of time it takes to walk to the closest park: 42% live less than a 10-minute walk away and 21% live between an 11- and 20-minute walk away, while 17% live 20 minutes or more away and 20% are not able to walk to their nearest park at all (Exhibit 6-8). A majority of respondents (67%) said they primarily drive to local parks and 26% said they walk, while others bike, take transit, or use other modes (Exhibit 6-9). This suggests that many respondents drive to parks more than they walk, even if they live nearby, either because they choose not to walk to the parks near them or tend to visit parks further away from their home.

Access concerns:

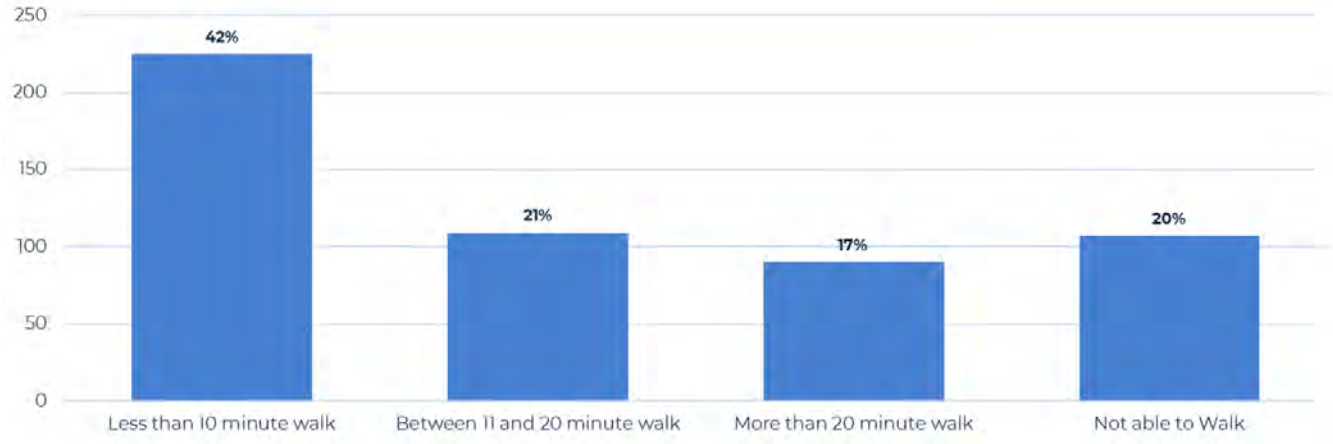
"Walkability down Bridgeport and to some of the parks is really bad. Very dangerous to walk, so prefer not to, no sidewalks and some streets bad to walk next to...."

"Some parks are difficult to access. Please improve sidewalks and bike lanes."

"There isn't a park or community garden close to me within walking distance."

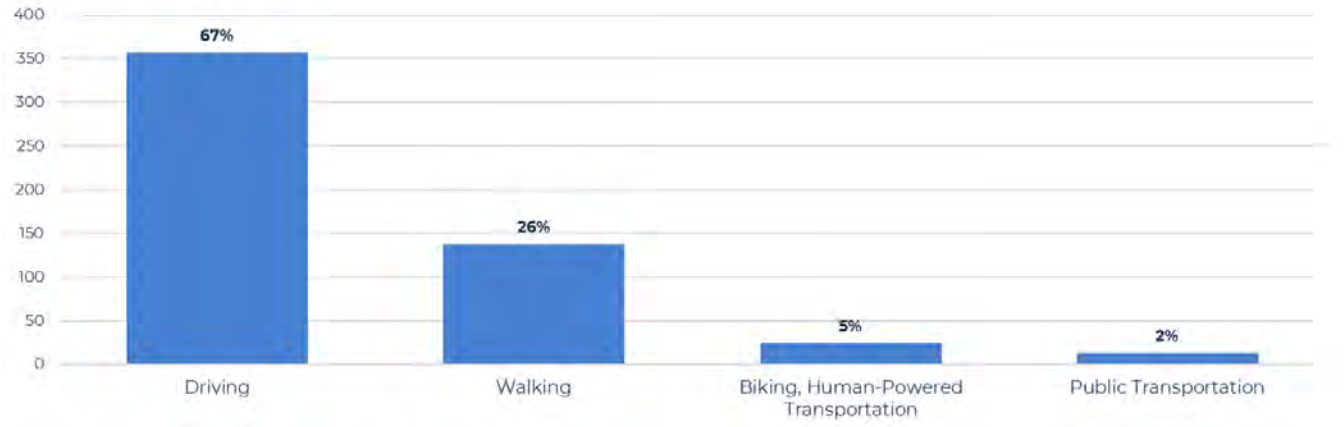
Many open-ended responses also mentioned lack of walkability, pedestrian safety, and accessibility as barriers to access.

Exhibit 6-8: How long does it take you to walk to the closest park?



Source: City of Lakewood, 2026; BERK, 2026.

Exhibit 6-9: What is your primary mode of transportation to local parks?



Source: City of Lakewood, 2026; BERK, 2026.

Quality

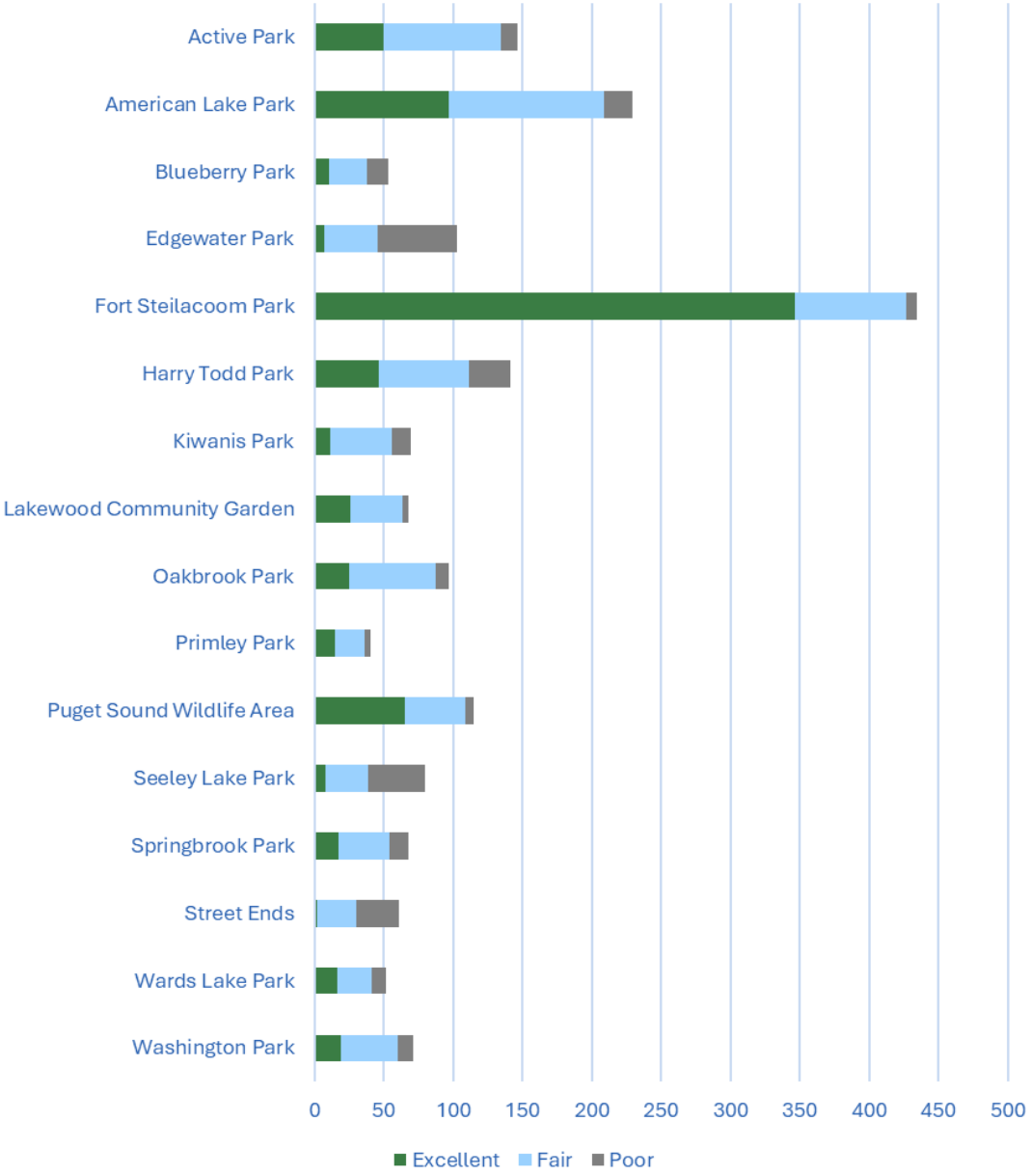
When asked about the quality of parks, Fort Steilacoom rated the highest by far, followed by Puget Sound Wildlife Area and American Lake Park (Exhibit 6-10). Respondents were also more likely to have visited these parks in the past 12 months than other parks. Those rated "Poor" by more respondents included Edgewater Park and Seeley Lake Park (Exhibit 6-11). Edgewater Park is still in a relatively undeveloped state, with capital investment scheduled for 2027-2028.



Fort Steilacoom Park

It is also important to note that many residents do not discern who the owner/operator of various parklands are as they are all open and available for resident use.

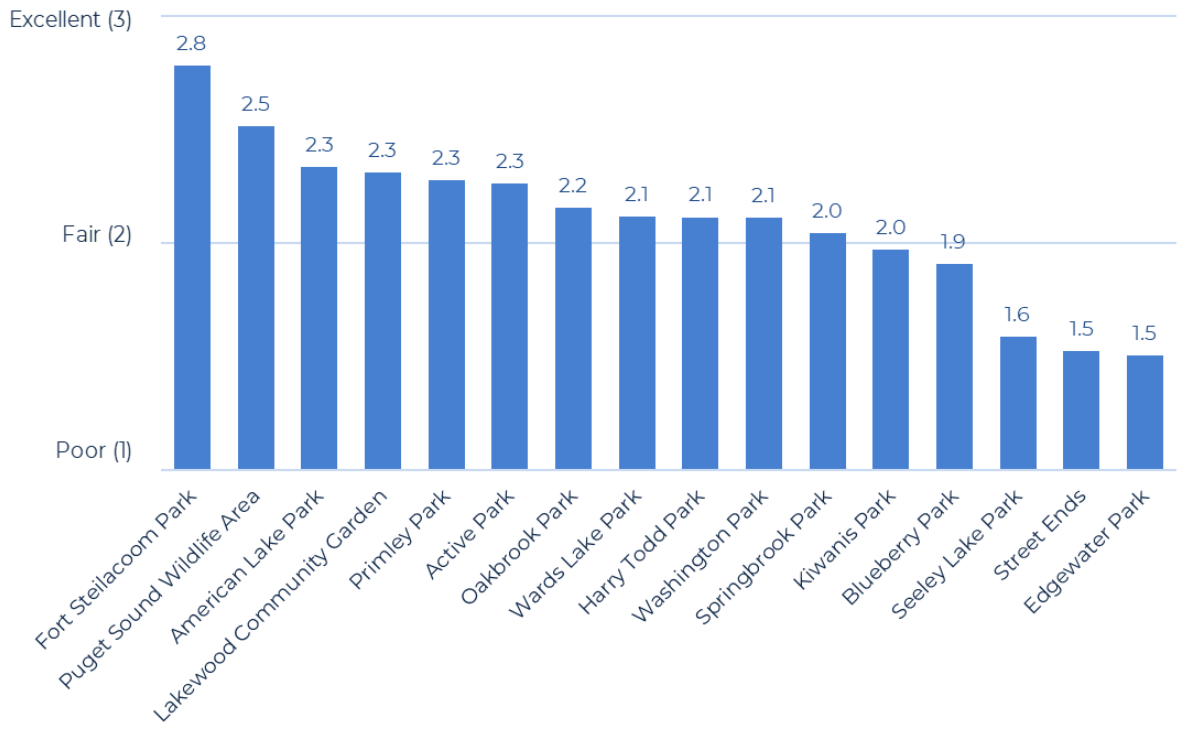
Exhibit 6-10: How would you rate the City of Lakewood parks you visited in the last 12 months? (Response Categories)



Note: Puget Sound Wildlife Area and Seeley Lake Park are managed by other partners. Blueberry Farm has limited public access and pathways are not maintained.

Source: City of Lakewood, 2026; BERK, 2026.

Exhibit 6-11: How would you rate the City of Lakewood parks you visited in the last 12 months? (Average Scores)

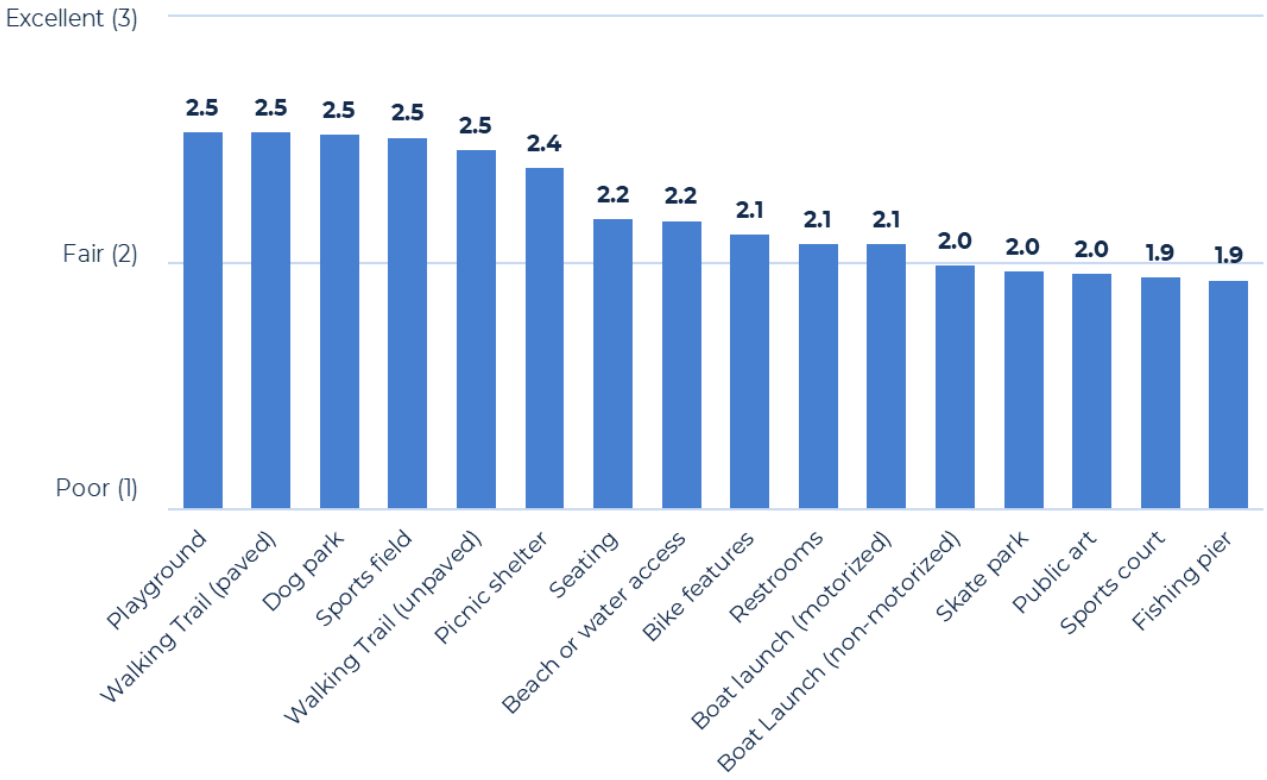


Source: City of Lakewood, 2026; BERK, 2026.

When asked to rate the quality of specific park elements, playgrounds, walking trails (both paved and unpaved), dog parks, sports fields, picnic shelters, seating, and beach or water access rated between "Fair" and "Excellent" on average (Exhibit 6-12 and Exhibit 6-13). Bike features, restrooms, motorized boat launches, non-motorized boat launches, skate parks, and public art rated closer to "Fair". Sports courts and fishing piers rated slightly below "Fair" on average.

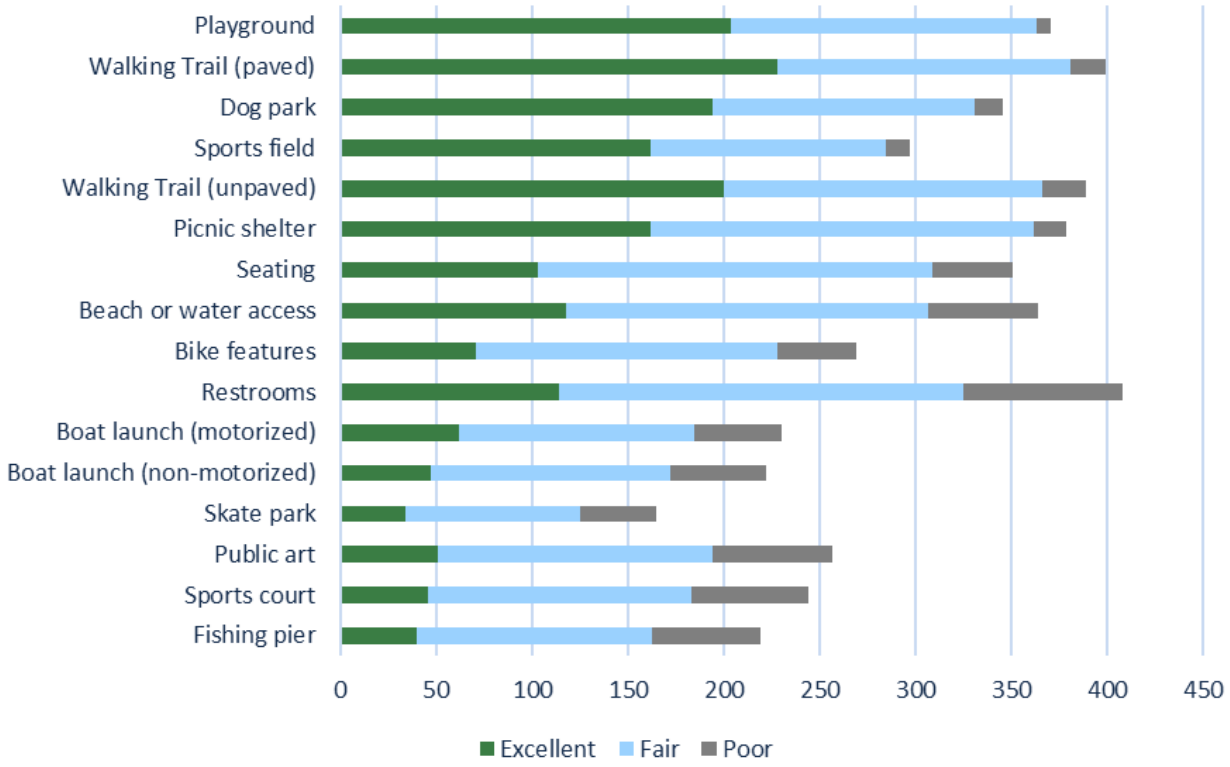
Beach or water access and seating had high "Excellent" responses compared to other categories, especially as the newly renovated American Lake Park was the most visited site. Restrooms had both some of the highest responses for "Excellent" and for "Poor", suggesting that people may experience different conditions at different parks. Restrooms also had the highest number of responses in total, suggesting that many respondents use these facilities (or would use them if they were present) and are familiar with their condition. Other facilities with higher "Poor" responses included public art and sports courts, though on average they ranked just below "Fair".

Exhibit 6-12: How would you rate the quality of the following park elements in Lakewood today? (Average Scores)



Source: City of Lakewood, 2026; BERK, 2026.

Exhibit 6-13: How would you rate the quality of the following park elements in Lakewood today? (Response Categories)



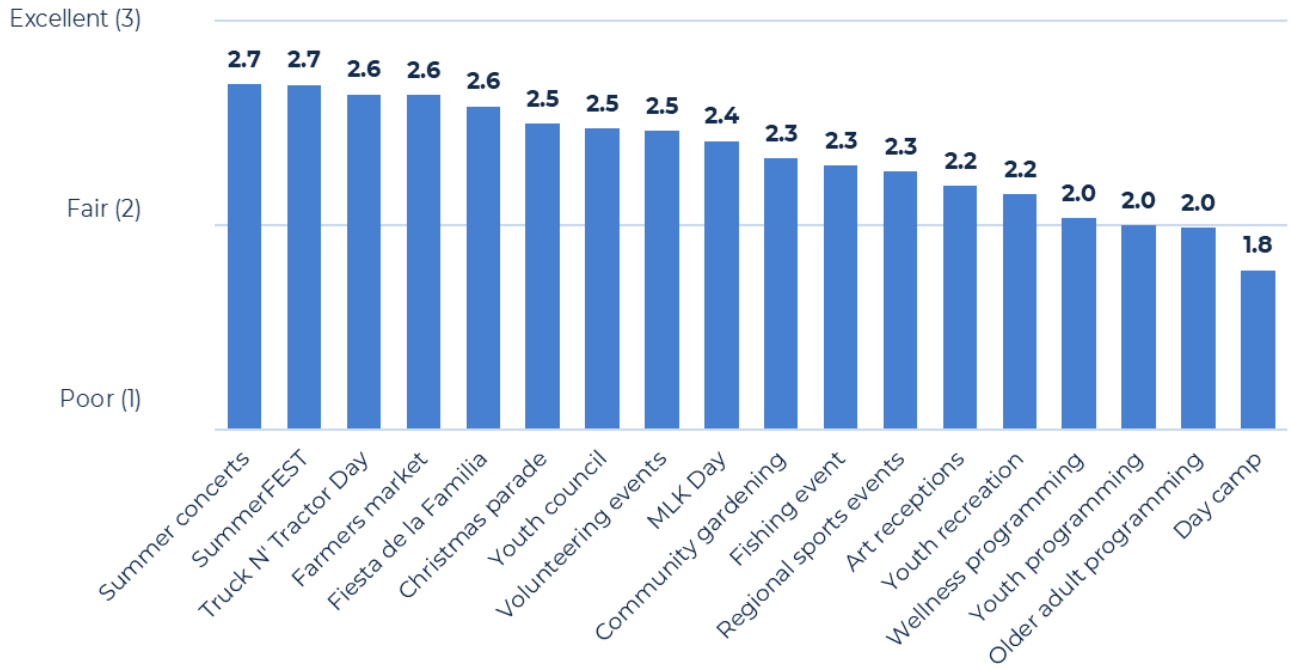
Source: City of Lakewood, 2026; BERK, 2026.

Most programs rated between "Fair" and "Excellent" on average, with many special events ranking highly (Exhibit 6-14 and Exhibit 6-16). Some ongoing events and programs, such as the farmer's market, youth council, and volunteering events, are also ranked highly. Summer concerts, SummerFEST, and the farmer's market received the most responses, suggesting these are more well-visited than some of the City's other programs.

Wellness programming, youth programming, and older adult programming ranked around "Fair" on average, while day camps ranked the lowest, slightly below "Fair" on average.

On average, respondents rated their experience with specific program attributes between neutral and satisfied, with convenient location and instructors ranking the highest (Exhibit 6-15). Facilities and times programs are offered had the most "Not satisfied" responses but still had many more "Satisfied" respondents than "Not satisfied".

Exhibit 6-14: How would you rate the quality of the following recreation programs in Lakewood? (Average Scores)

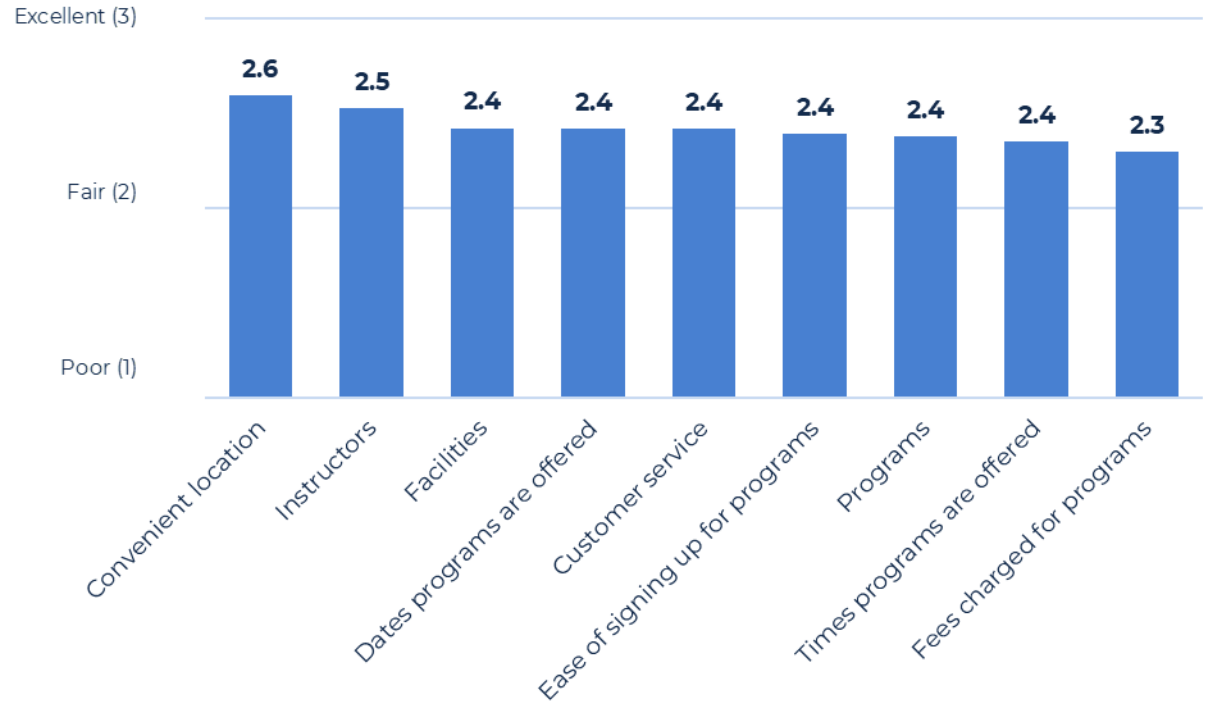


Source: City of Lakewood, 2026; BERK, 2026.



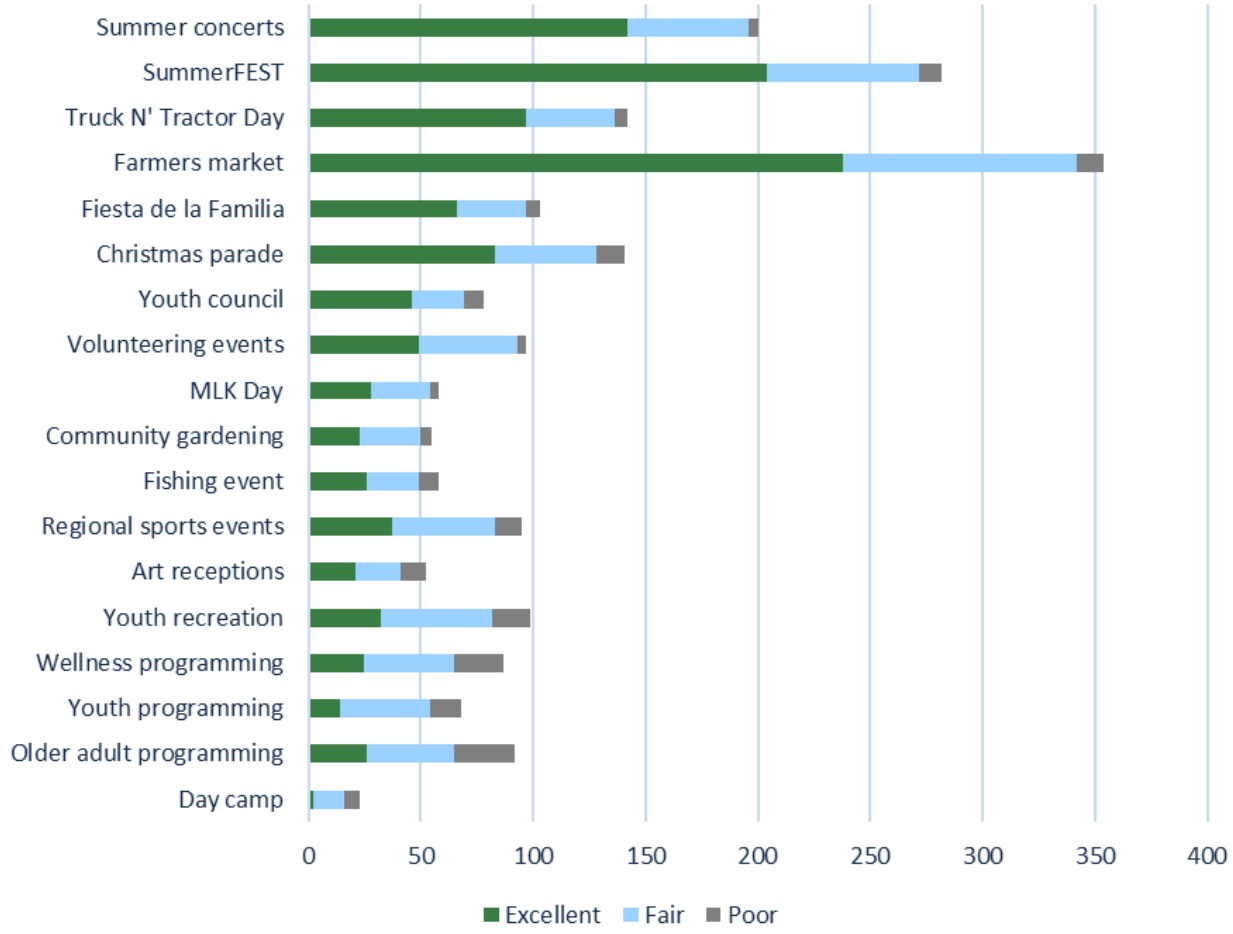
Lakewood Farmers Market

Exhibit 6-15: Please rate your experience with the following list: (Average Scores)



Source: City of Lakewood, 2026; BERK, 2026.

Exhibit 6-16: How would you rate the quality of the following recreation programs in Lakewood? (Response Category)

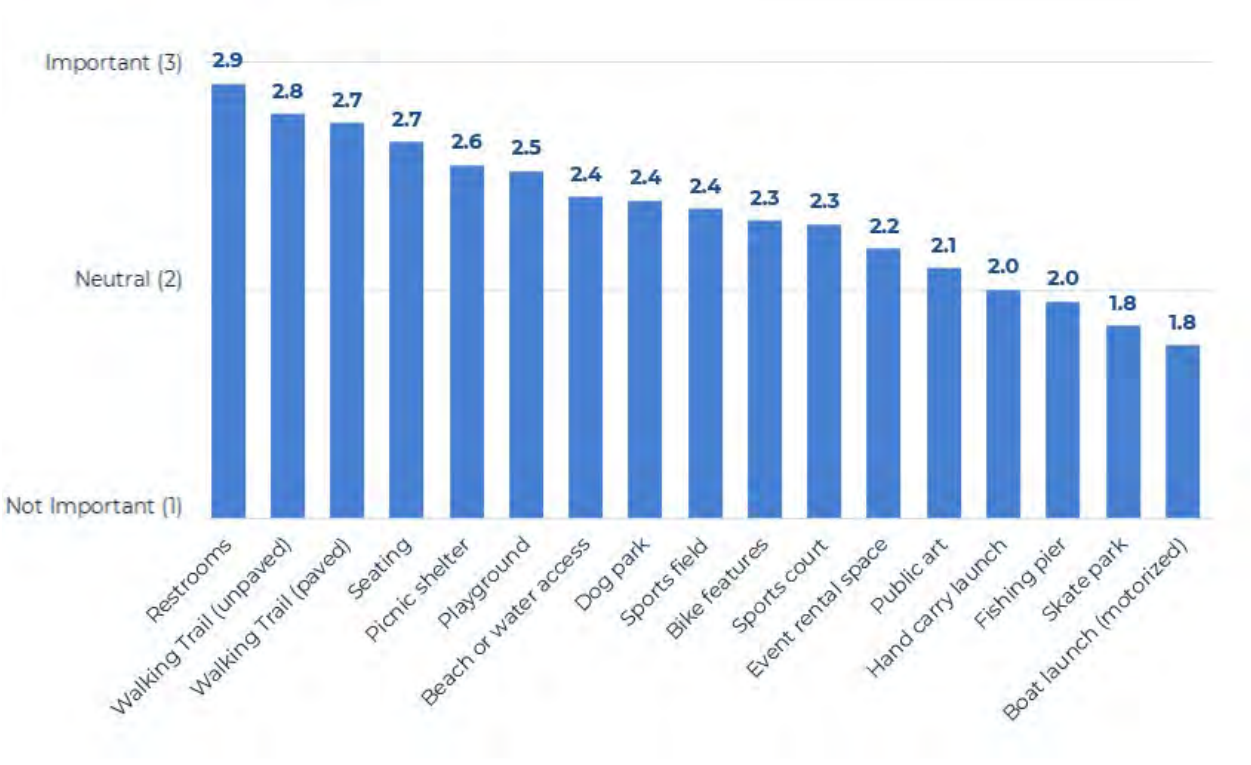


Source: City of Lakewood, 2026; BERK, 2026.

Priorities

Restrooms were respondents' most important park element, followed by paved and unpaved walking trails, seating, picnic shelters, and playgrounds (Exhibit 6-17). All of these elements are common to neighborhood parks with the exception of restrooms, which are located in community parks.

Exhibit 6-17: How important are the following park elements to you? (Average Scores)

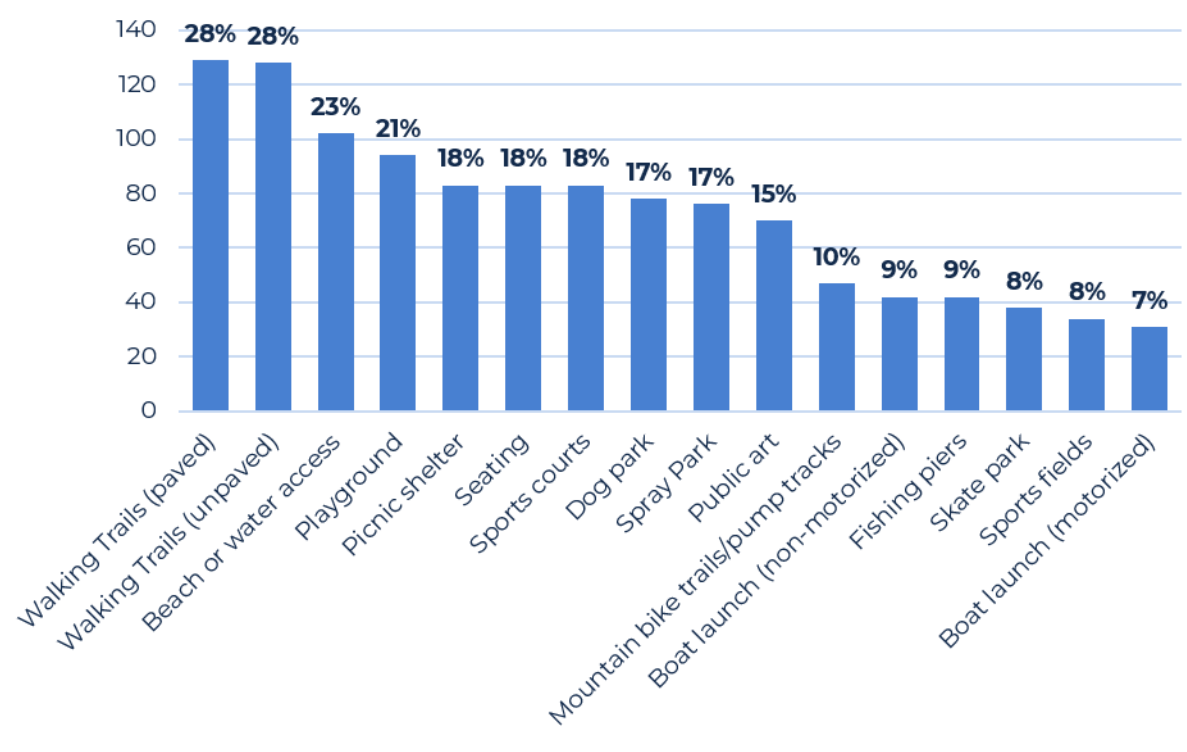


Source: City of Lakewood, 2026; BERK, 2026.

When asked about what top three things the City should improve in parks, walking trails (paved and unpaved) were the top answers (Exhibit 6-18). About a fifth of respondents said beach or water access and playgrounds were one of their top priorities. More specialized facilities such as boat and watercraft launches, sports fields, skate parks, and fishing piers were priorities for a fewer number of respondents. Some respondents provided write-in responses related to restrooms, maintenance, trails and natural areas, safety, public access and transportation improvements, leash laws and pet waste, and specific facility types such as an indoor space.

It is recognized that the survey did not ask about specific sports or new or unique amenities that may be of interest to the residents of Lakewood. In these cases, groups, like Cricket Clubs and Mountain Bike Associations, often bring member requests directly to the City for consideration.

Exhibit 6-18: What are the top 3 things the city should improve in the parks? (select up to three)



Source: City of Lakewood, 2026; BERK, 2026.

The open-ended question at the end of the survey highlighted an interest in maintenance and facility replacement, support facilities, water access, covered spaces, sports and fitness facilities, special use facilities (such as skateparks and dog parks), nature and open space, indoor space, and public art and signage.

Water access via street ends had mixed responses, with some respondents wanting more public lake access and expressing interest in volunteering to support these, and others concerned about crime and neighborhood impacts of unmonitored shoreline sites.

For programming, people mentioned youth sports leagues and facilities, senior programming, wellness and fitness classes, special events, and cultural and historical programming including Tribal representation.

When asked about what types of playgrounds make them want to go to a park, swings were the most common answer (46%), followed by outdoor fitness (40%), and adventure play (38%). About a third of respondents said climbing (36%), nature play (34%), play equipment for 5-12 year-olds (33%) and slides (32%). Others provided open-ended responses related to inclusivity, splash/spray parks, facilities for adults and dogs, and sports and other facilities.

Mixed input on lake access and street ends:

"The public needs more water access for swimming. The little we do have is extremely overcrowded"

"Water access in Lakewood seems to be limited to mostly high income earners"

"There are many people in the community who are willing to be stewards of street ends if given the opportunity"

"We are against adding beach access to lakes"

"We do not need smaller parks or street ends that can't be monitored"

Barriers

The top barriers to using parks and programs were not feeling safe (16%), not having time (16%), and not knowing what's available (16%) (Exhibit 6-19). 11% said they don't know where facilities are, a similar barrier related to information and awareness. Others said a lack of amenities (13%), facilities too far away (12%), and poorly maintained facilities (12%) were barriers. 35% of respondents said that none of the potential barriers listed were things that prevent them from using parks.

When comparing responses from self-reported lower income households (under $50,000) to general responses, a much higher proportion reported barriers of lack of transportation, lack of amenities, too crowded, no time, poorly maintained, too far away, don't know where they are, and not enough parking. For respondents that self-identified as BIPOC, results were more like the general results except for that lack of transportation was more of a barrier. This was also more of a barrier for respondents over age 65.

On safety specifically, respondents mentioned feeling uncomfortable with other people in the park (including issues with visible homelessness), general lack of security and visibility, gun violence, off-leash dogs, and difficulty accessing parks safely.

Other open-ended responses related to barriers mentioned walking and ADA accessibility, maintenance and invasive plants, need for more support facilities (such as restrooms and garbage cans), desire for more amenities generally, and specific needs such as public water access, skateparks, and indoor space. These same concerns were reiterated as part of the open-ended question at the end of the survey.

Safety and maintenance concerns:

"Please continue to work towards safe access to park facilities for all citizens"

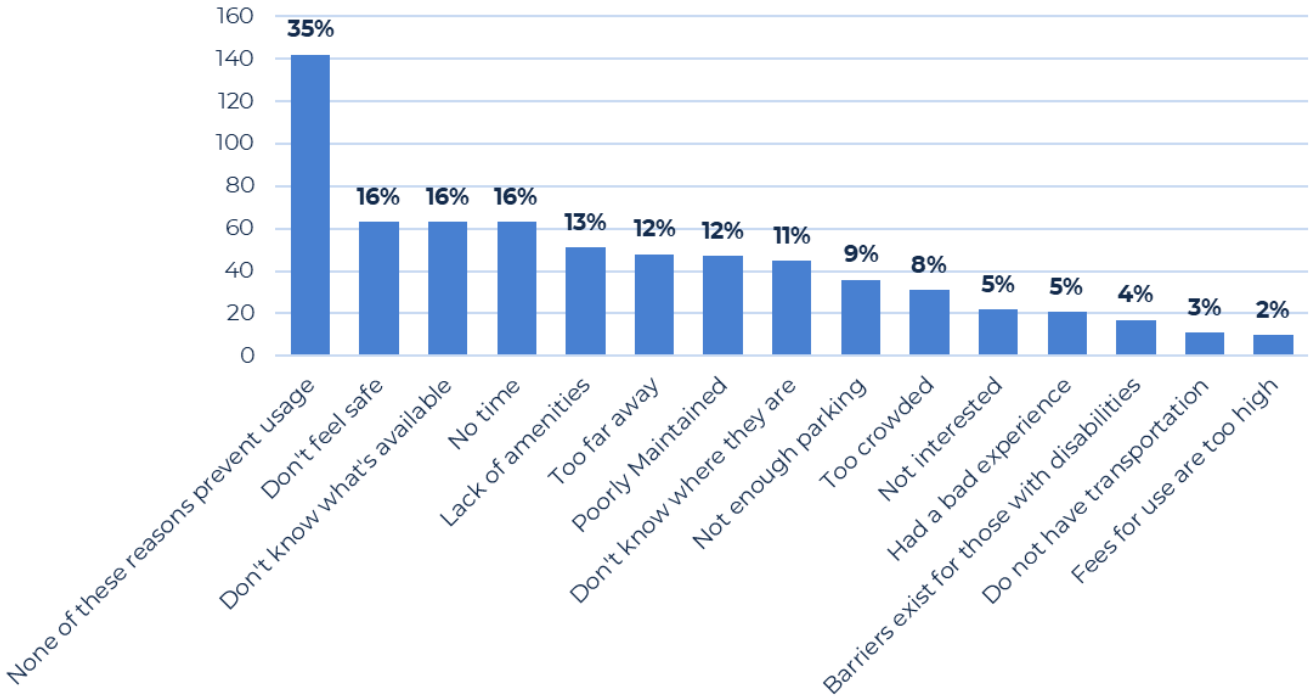
"The city needs to properly staff for regular maintenance"

"Keeping parks clean and safe are a top priority for me"

"I don't feel safe visiting other parks because of poor lighting, secluded areas, and the presence of crime (drug use, gang activity, and/or vandalism)"

"Please increase the park staffing on site. Having staff present to clean, maintain, interact with the public and report issues would make a huge difference to safety"

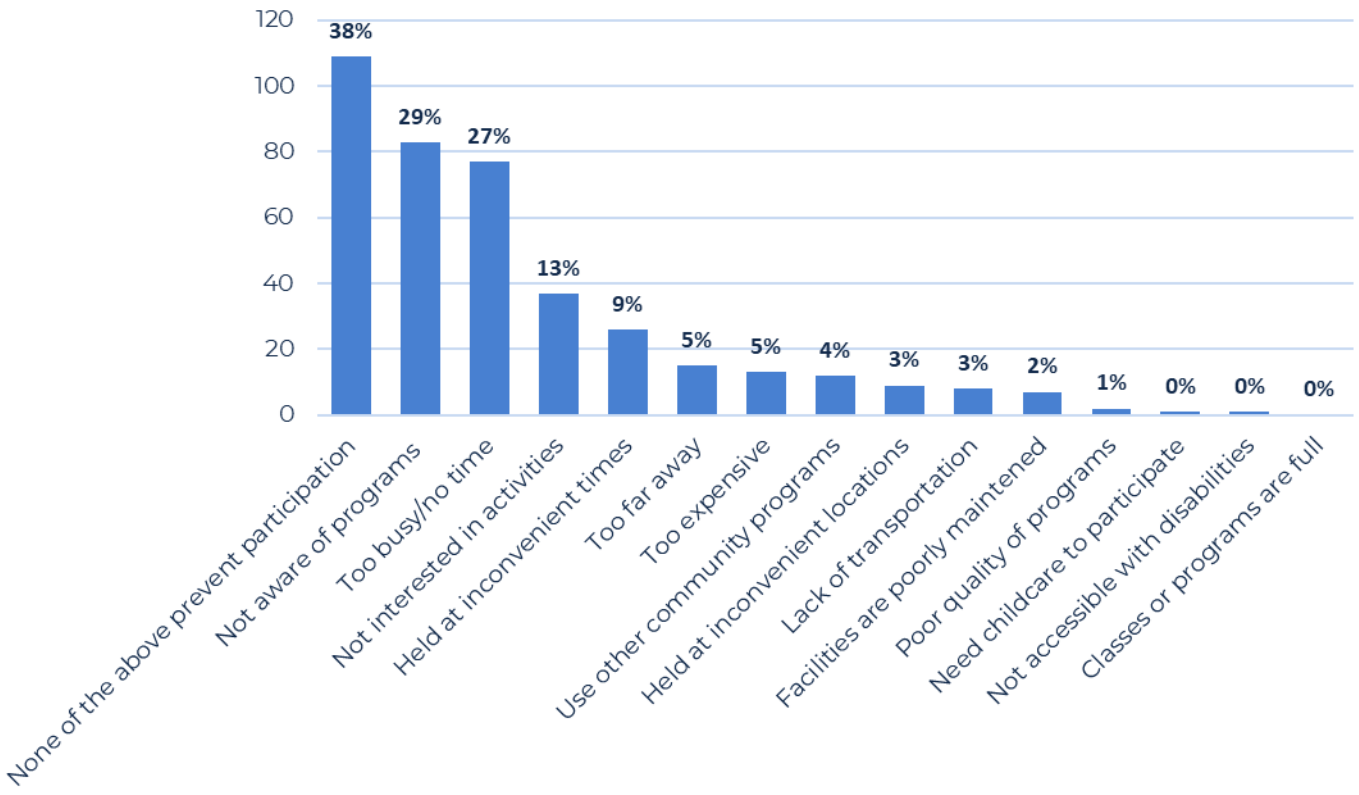
Exhibit 6-19: What are your reasons for not using City of Lakewood Parks or Programs?



Source: City of Lakewood, 2026; BERK, 2026.

For programming, a lack of information was also a theme: 29% of respondents who didn't attend a program or event in the last year were not aware of the programs offered (Exhibit 6-20). Lack of time was also a top reason (26%). Other key barriers selected by respondents included a lack of activities they are interested in (13%) or that programs are held at inconvenient times (9%). Responses to the open-ended survey question also mentioned program timing and lack of information.

Exhibit 6-20: If you didn't go to any city recreation programs or special events in the last 12 months, please tell us why.



Source: City of Lakewood, 2026; BERK, 2026.

Key Survey Findings

In general the key public survey findings from the city-wide survey seem to align with many of the trends seen at the state level and in other park systems:

- **Nature and water access** are assets and key community priorities for the Lakewood parks system.
- **Trails and paths** for walking and running are important and also connect to the nature access theme.
- Community members want to see more **support facilities**, like restrooms, seating, and shelters in parks so they can better enjoy their stay.
- There is demand for **special use facilities**, such as indoor recreation space, skate parks, spray parks, and dog parks. These specific interests need to be further evaluated, and other facilities that aren't currently offered should be explored.

- **Maintenance and preserving park quality** is an ongoing need and conditions vary across the system.
- Community members are interested in **some expanded and improved programming**, including more options for program timing.
- People are **lacking information** about what facilities and programs are available.
- Many community members **don't feel safe** in some parks and this is a barrier to using them.
- There is **uneven access** to parks, especially safe walkable access.

2026 Draft Legacy Plan Public Engagement

In addition to the public survey, the draft Legacy Plan was released for a 6-week period of public review and feedback. During this time, an on-line survey was active, presentations were made to community groups and the plan was vetted through the City's formal review process. Appendix Bincludes the content of this survey along with the 2026 Legacy Plan Survey.

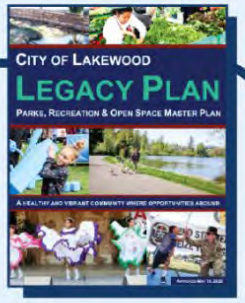
Results from the Draft Legacy Plan survey included:

Findings from Other City Plans

Other plans also have a relationship with parks planning, as shown in Exhibit 6-21.

Exhibit 6-21: Findings from Other City Plans

2020 Lakewood Legacy Plan



- Providing more diverse park amenities for all age groups (including active and passive)
- Increasing safety and security features at parks
- Increasing the availability of restrooms and drinking fountains
- Maintaining, improving, and expanding trails and walkways
- Increasing accessibility of programs and events throughout the City
- Improving traditional and web-based communication
- Expanding existing parks, preserving natural resources, and acquiring new parkland, including a Downtown Park



2024 Lakewood Comprehensive Plan



- Recognizing that the community values high quality parks and facilities and the beauty of the City's lakes, parks, and natural environment



2025 Lakewood Shoreline Master Program



- Promoting shoreline public access, shoreline use, and ecosystem protection



2021 Lakewood Tree Code Update



- Encouraging more tree canopy in lower income communities
- Ensuring tree maintenance and replacement is accounted for when planting trees
- Modeling behavior that values trees and educating the public on the benefits of tree canopy

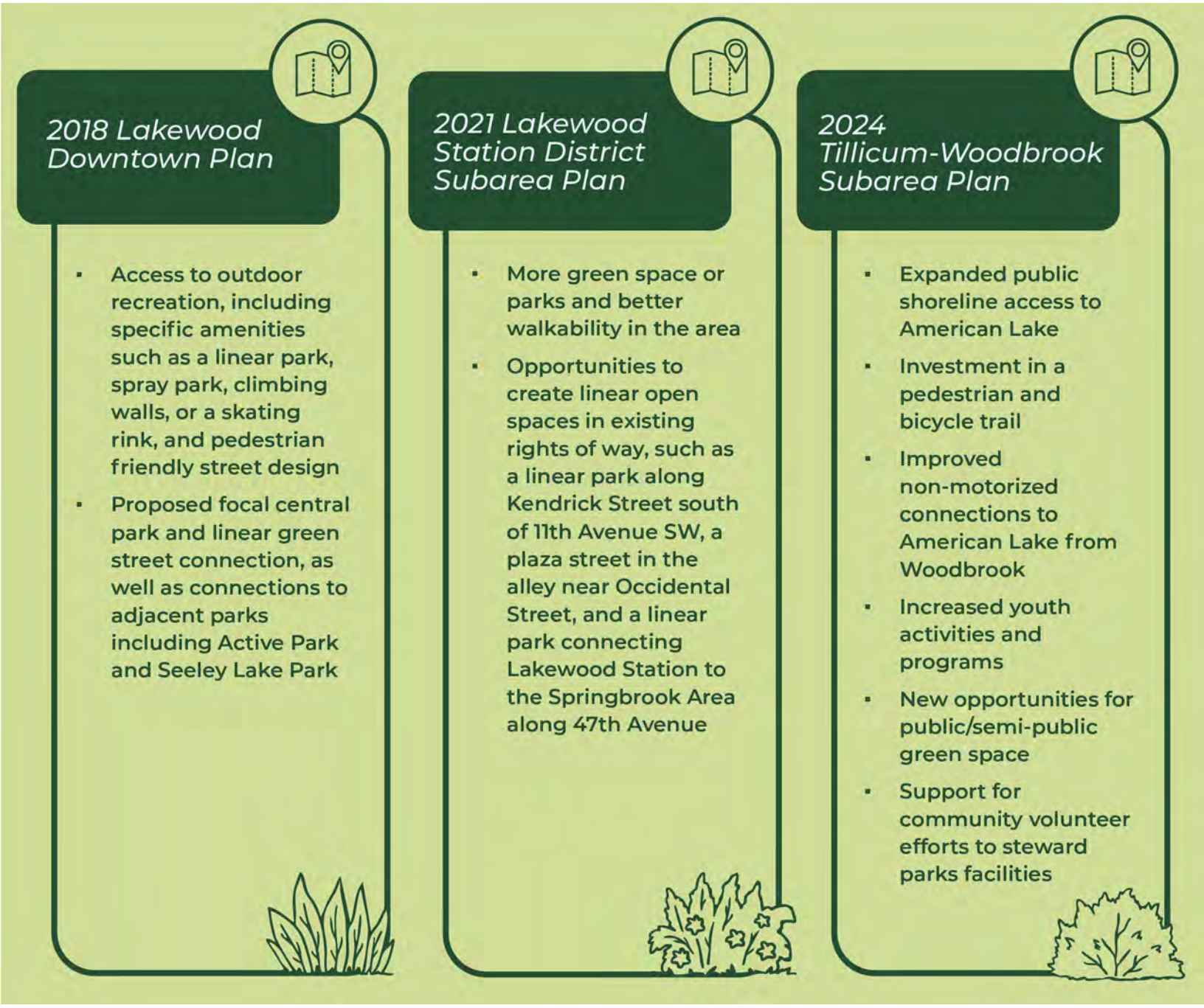


Source: BERK, 2026.

Subarea Plans

The City has three subarea plans including the 2018 Lakewood Downtown Plan, 2021 Lakewood Station District Subarea Plan, and 2024 Tillicum-Woodbrook Subarea Plan. Many findings from these plans also relate to parks and recreation.

Exhibit 6-22: Findings from Subarea Plans



Source: BERK, 2026.

6.4 Benchmarking

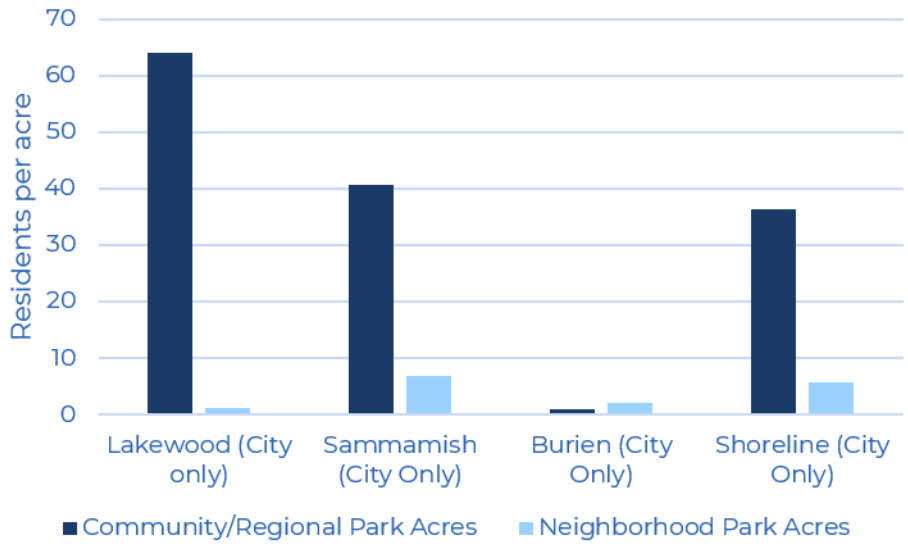
Benchmarking compares Lakewood's system to nearby peer cities of a similar size that were incorporated around the same time as Lakewood, as well as parks systems nationwide. While each park system is unique and serves different communities, benchmarking provides context on the types of facilities and programs that may be appropriate for a city of Lakewood's size and age, given its incorporation 30 years ago.

Park Acreage

While park acreage is not a part of the City's park levels of service (LOS), comparisons to other communities can still be useful in understanding system needs (see 6.6 Levels of Service).

Compared to Sammamish and Shoreline, Lakewood provides more acres of Community and Regional Parks and fewer acres ofNeighborhood Parks per 10,000 residents (Exhibit 6-23). Fort Steilacoom Park makes up most of the Community and Regional Parks acreage. These findings suggest that while Lakewood residents have access to a large regional park and several community parks, neighborhood park acreage is not on par with peers. Burien's system is the exception among this group, with much less acreage of community and regional parks per 10,000 residents. Also, the location of the acreage is not equitably dispersed throughout the city.

Exhibit 6-23: Acres per 10,000 Residents - Benchmarking



Source: BERK, 2026; City of Lakewood, 2026; City of Sammamish, 2024; City of Burien, 2024; City of Shoreline, 2024.

Facilities

There are three categories of facility that this plan considers for benchmarking:

- **Core amenities**, such as playgrounds, walking paths, and picnic facilities, that agencies typically provide at multiple sites throughout a city to serve a broad range of ages and needs. Neighborhood Parks are often limited to these core amenities.
- **Special use amenities**, such as piers, launches, skateparks, and dog parks that serve a specific purpose and are allocated across the park system. The number of these amenities are often calculated on a per capita basis. Community Parks often host one or more of these diverse amenities.
- **Singular special use facilities**, such as community centers, sports complex or golf courses, that a city of Lakewood's size would likely provide one of, either directly or through a public-private partnership.

Core Amenities

Core amenities are those facilities that residents in Lakewood should have access to near home, including:

- Picnic facilities
- Pathway and trail miles
- Playgrounds
- Basketball / drop-in sport courts
- Open play fields

Compared to peer cities, Lakewood is within the range but on the lower end for playgrounds, outdoor basketball courts, trails and walking paths (Exhibit 6-20). This could mean more pressure on Lakewood's facilities compared to other agencies. For other types of facilities, Lakewood appears to provide comparable numbers as its peers.

Exhibit 6-24: Core Amenities per 10,000 Residents – Benchmarking



Source: BERK, 2026.

Notes: Where no bar is shown, the agency does not directly provide any facilities of this type. Data is not available to compare open play fields.

*NRPA does not gather data on picnic facilities.

Source: BERK, 2026; City of Lakewood, 2026 City of Sammamish, 2024; City of Burien, 2024; City of Shoreline, 2024; NRPA, 2025.

There are other providers in Lakewood that may help fill gaps (Exhibit 6-25). Many schools provide playgrounds and sports facilities, however these may not all be accessible to the general public.

Exhibit 6-25: Core Amenities – Benchmarking, Other Providers

Facility Type	Lakewood (City Only)	Lakewood (Non-City Providers) *	Sammamish (City Only)	Burien (City Only)	Shoreline (City Only)
Picnic facilities	●		●	●	●
Pathway and trail miles	●	●	●	●	●
Playgrounds	●	●	●	●	●
Drop-in/basketball courts	●	●	●	●	●

● Indicates that this provider provides this amenity, X indicates that is does not.

Source: BERK, 2026; City of Lakewood, 2026; City of Sammamish, 2024; City of Burien, 2024; City of Shoreline, 2024.

*Note: Military and membership organizations also have facilities but they are not available for general public use.

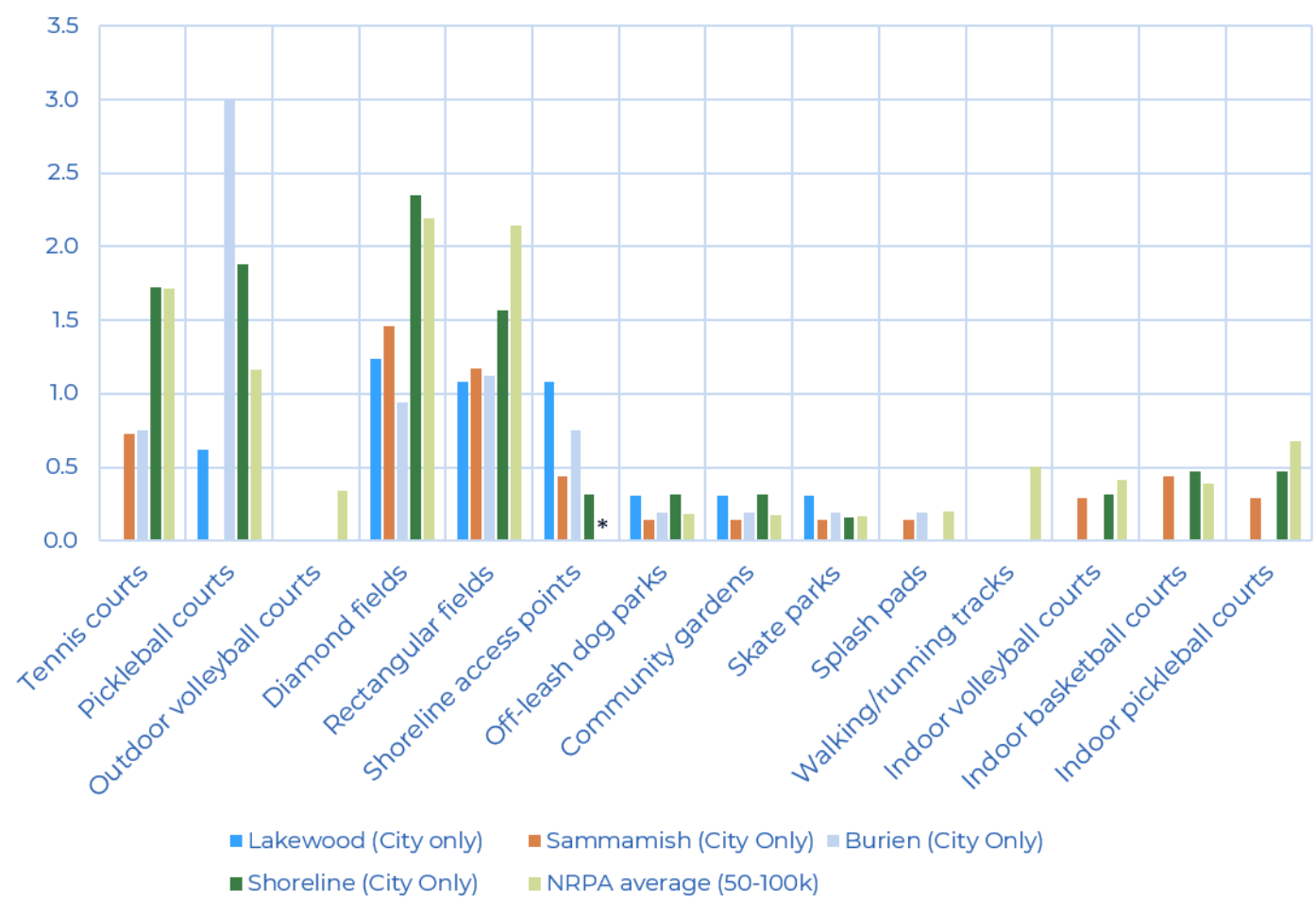
Special Use Facilities and Citywide Experiences

Special Use Amenities

There are some amenities that cities of Lakewood's size may offer residents and have one or more of, often within a community or regional park. This includes tennis courts, pickleball courts, volleyball courts, diamond and rectangular fields, shoreline access points, off-leash dog parks, community gardens, skate parks, splash pads, and walking/running tracks, to accommodate special interests (Exhibit 6-26). Compared to all three peer cities and the NRPA average, Lakewood has much fewer pickleball courts and slightly fewer rectangular fields per 10,000 residents. The City of Lakewood only provides some of the other amenities directly, including community gardens, off-leash dog parks, shoreline access points and skate parks, which the peer cities also provide. Lakewood has more shoreline access points and skate parks per 10,000 residents than the peer cities.

Some, but not all, of the peer cities additionally provide indoor basketball courts, indoor volleyball courts, and indoor pickleball courts. Some of the peer cities also provide splash pads, similar to the NRPA average city of a similar size, while Lakewood does not. None of the peer cities provide walking and running tracks or outdoor volleyball courts, even though most cities of a similar size nationally do so.

Exhibit 6-26: Special Use Amenities – Benchmarking (Facilities per 10,000)



Note: Where no bar is shown, the agency does not directly provide any facilities of this type.

*NRPA does not gather data on shoreline access.

Source: BERK, 2026; City of Lakewood, 2026; City of Sammamish, 2024; City of Burien, 2024; City of Shoreline, 2024; NRPA, 2025.

Other providers in Lakewood, like the YMCA and schools, provide some of these facilities (Exhibit 6-27). For example, the Clover Park School District has a total of 33 sports fields. When looking at access citywide, the only amenity in this category that is not provided in Lakewood by the city or another provider are outdoor volleyball courts, but the peer cities also don't typically provide these. Regional weather does not support year-round outdoor volleyball access.

Exhibit 6-27: Special Use Amenities – Benchmarking, Other Providers

Facility Type	Lakewood (City Only)	Lakewood (Non-City Providers)*	Sammamish (City Only)	Burien (City Only)	Shoreline (City Only)
Tennis courts		●	●	●	●
Pickleball courts	●	●		●	●
Outdoor volleyball courts**					
Diamond fields	●	●	●	●	●
Rectangular fields	●	●	●	●	●
Shoreline access points	●		●	●	●
Off-leash dog parks	●		●	●	●
Community gardens	●	●	●	●	●
Skate parks	●		●	●	●
Splash pad			●	●	
Walking/running tracks		●			
Indoor volleyball courts		●	●		●
Indoor basketball courts		●	●		●
Indoor pickleball courts		●	●		●

● Indicates that this provider provides this amenity, .X indicates that is does not.

Source: BERK, 2026; City of Lakewood, 2026; City of Sammamish, 2024; City of Burien, 2024; City of Shoreline, 2024.

*Note: Military and membership organizations also have facilities but they are not available for general public use.

**Note: Outdoor volleyball is likely unsuitable for year-round play due to weather.

Singular Facilities

Singular special use facilities are those facilities that cities of Lakewood's size may typically have only one of, based on NRPA findings. This includes facilities like community and senior centers, pools, and specialized sports facilities among other facility types (Exhibit 6-28). When comparing Lakewood to peer cities, the City of Lakewood appears to provide similar facilities, with the exception of a city-owned community center, which Sammamish, Burien, and Shoreline all provide. Some, but

not all, of these peer cities also provide a city-owned nature center, golf course, swimming pool or aquatic center, or racquet club, which Lakewood does not provide directly.

Lakewood has other providers that provide some of these facilities, including the YMCA, Boys & Girls Club, schools, and private golf and country clubs or homeowners associations. When taking other providers into account and looking at overall access, Lakewood residents do not have access to a sports arena or ice rink, however Pierce County provides an ice rink nearby just outside of city limits.

Exhibit 6-28: Special Use Singular Facilities – Benchmarking, Other Providers

Facility Type	Lakewood (City Only)	Lakewood (Non-City Providers)*	Sammamish (City Only)	Burien (City Only)	Shoreline (City Only)
Community center		●	●	●	●
Senior center	●				●
Teen center		●			
Nature center		●	●		●
Swimming pool or aquatic center		●	●		
Outdoor performance space / amphitheater	●				
Sports complex	●				
Racquetball/handball/squash courts		●			●
Golf course		●			
Disc golf course		●			
Stadium		●			
Indoor sport arena					
Ice rink		*			

● Indicates that this provider provides this amenity, X indicates that is does not.

*Pierce County provides an ice rink nearby outside of city boundaries.

Source: BERK, 2026; City of Lakewood, 2026; City of Sammamish, 2024; City of Burien, 2024; City of Shoreline, 2024.

*Note: Military and membership organizations also have facilities but they are not available for general public use.

Programs

Based on the NRPA's 2025 Agency Performance Review, more than three quarters of agencies (regardless of size), offer the following programs:

- Themed special events (91%)
- Social recreation events (88%)
- Team sports (86%)
- Health and wellness education (82%)
- Fitness enhancement classes (82%)
- Individual sports (76%)
- Racquet sports (76%)

Lakewood provides related programs for all of these through its special events unit, social programming team (fitness, enrichment and senior center activities), as well as providing facility rentals for team and individual sports. The exception is racquet sports which are provided by agencies that offer indoor courts.

Lakewood partners with Pierce County for its programs for persons with disabilities, which is housed in the county-owned Lakewood Community Center.

Cities that are of a similar size to Lakewood also typically provide programs focused on children, older adults, and people with disabilities such as: summer camp (72%), older adult programs (67%), and teen programs (54%). Lakewood provides all three of these program types, however most youth programs are supported through collaboration, use of city facilities, and in some cases, contract funding. A substantial number of peer agencies also provide programs for people with disabilities (47%), after-school programs (46%), and science, technology, engineering, and math (STEM) programs (43%) (National Recreation and Parks Association, 2025). Lakewood provides after school programs through a state Health Care Authority Grant and supports the Boys and Girls Club and YMCA's provision of teen programs. Day camps focusing on sports and STEM are offered in addition to a city-sponsored summer day camp program.

6.5 Gap Analysis

Gaps in Parks and Open Space Access

10-Minute Walk Access

Lakewood aims to provide park and open space access within a 10-minute walk of every address (see 6.6 Levels of Service). In these parks sited near homes, residents should be able to access amenities for a range of ages as well as trees and green space as part of a neighborhood experience.

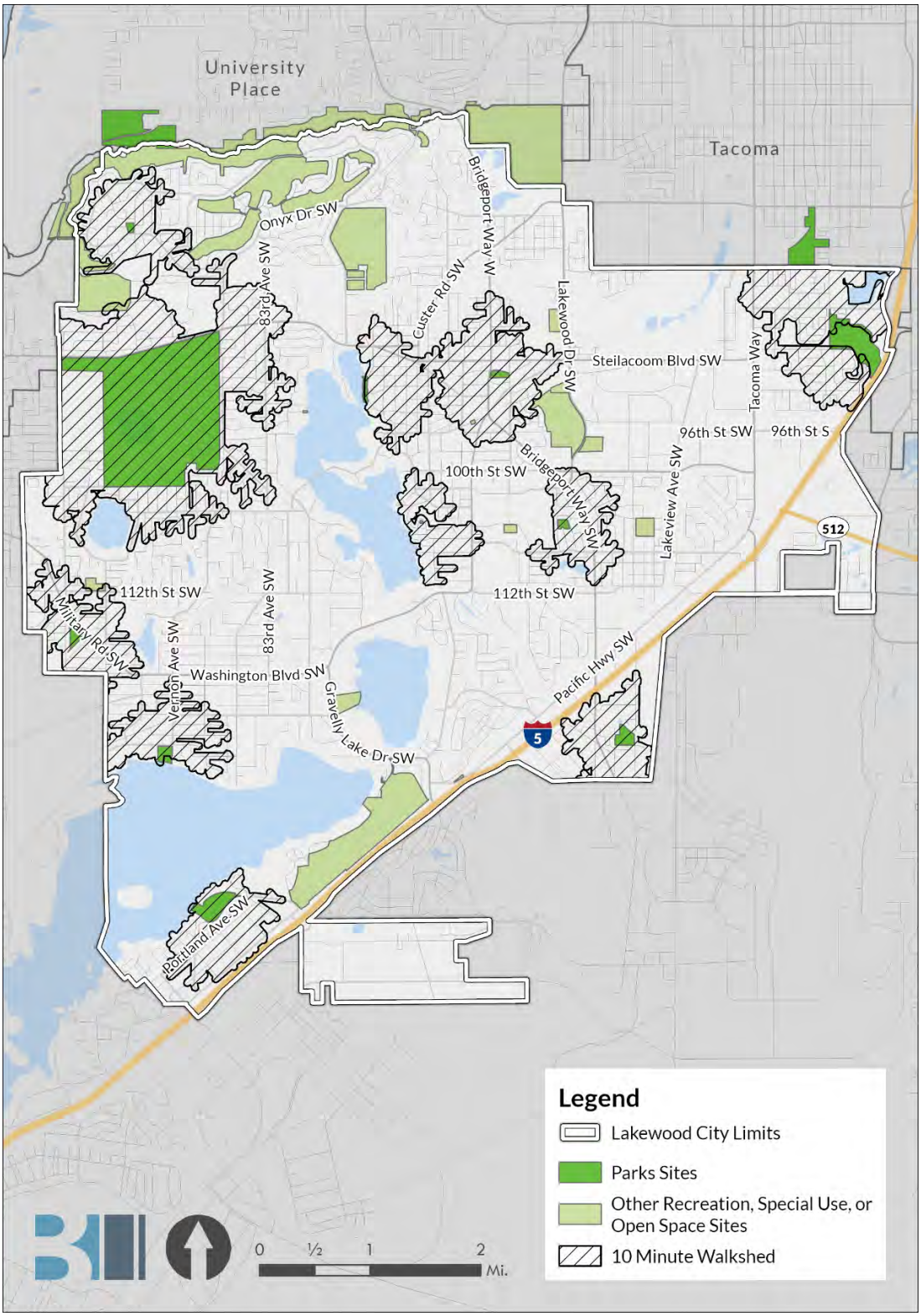
Walkable access to parks varies throughout Lakewood (see Exhibit 6-29). Much of the western edge of the city has good coverage, with pockets of coverage east of Steilacoom Lake, south of I-5 around Bridgeport Way SW, and in the east corner of the city around Wards Lake Park. Only about 32% of the population has a park with core amenities within a 10-minute walk of their home. There are several densely populated areas without a nearby park that contains core park amenities, including the following (see Exhibit 6-30):

- North of American Lake and West of Steilacoom Lake (Area 1)
- North of Steilacoom Lake (Area 2)
- Areas south and east of Custer Road SW and Bridgeport Way SW intersection (Area 3)
- Some areas around Tacoma Way on the east side of the city (Area 4). Note that Area 4 is within the city's Air Corridor Zone. The Air Corridor Zone is intended to be eventually non-residential and low density of jobs.
- Areas around Bridgeport Way W between Pacific Highway SW and Steilacoom Boulevard SW (Area 5)
- Area to the east of Gravelly Lake (Area 6)
- South side of the city between I-5 and JBLM (Area 7)

Exhibit 6-31 shows potential opportunities for addressing gaps in access through partnerships under consideration. There are publicly owned properties throughout Lakewood as well as many school properties which, if open to the public and containing core amenities, could help address recreation needs. Not all of these "opportunity sites" will contain or be feasible for park-like uses, but targeted partnerships on select sites could address gaps.

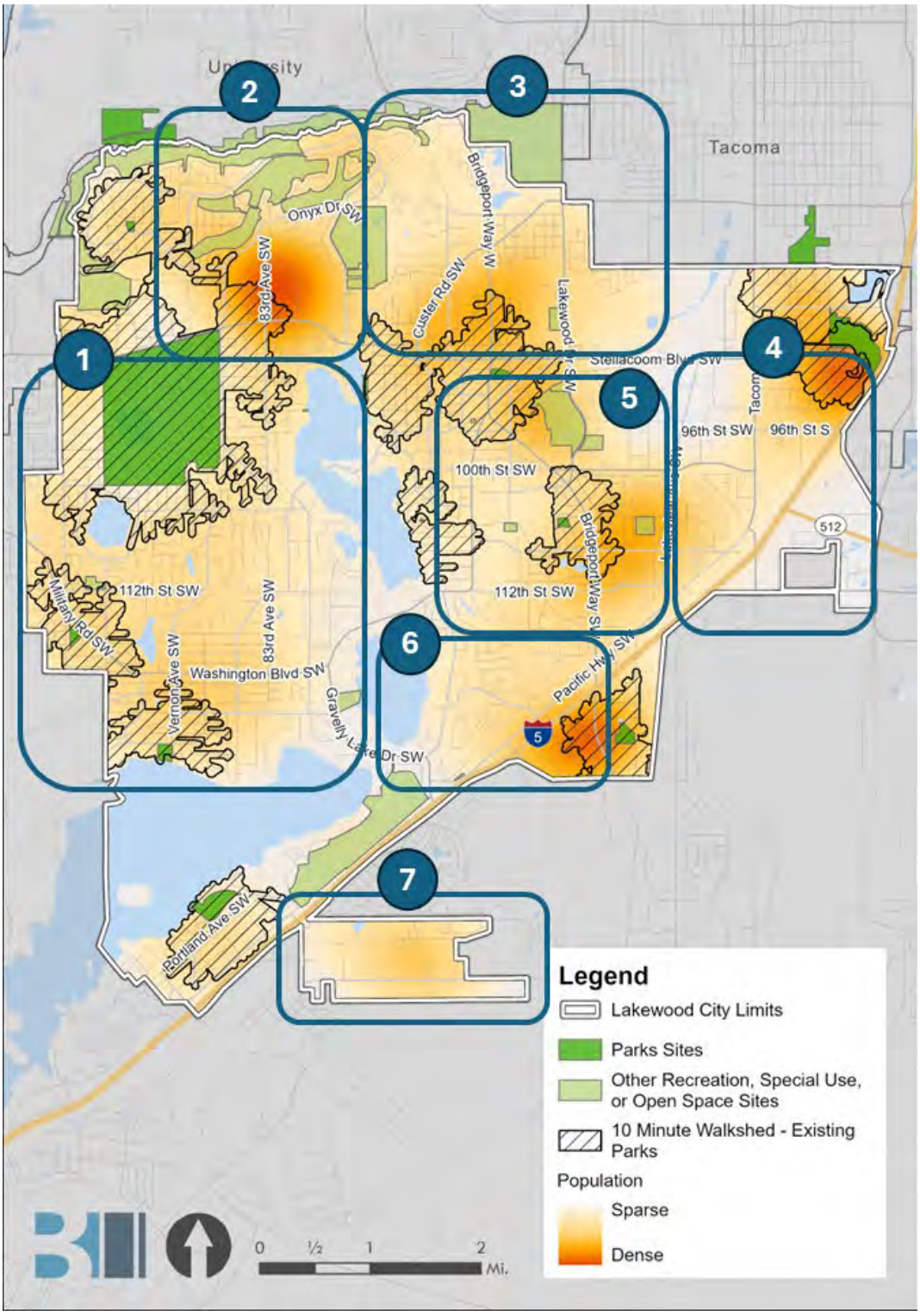
Exploration of these options should occur in addition to evaluation of properties that could be acquired to satisfy park level of service.

Exhibit 6-29: 10-Minute Walk Access - Local Parks



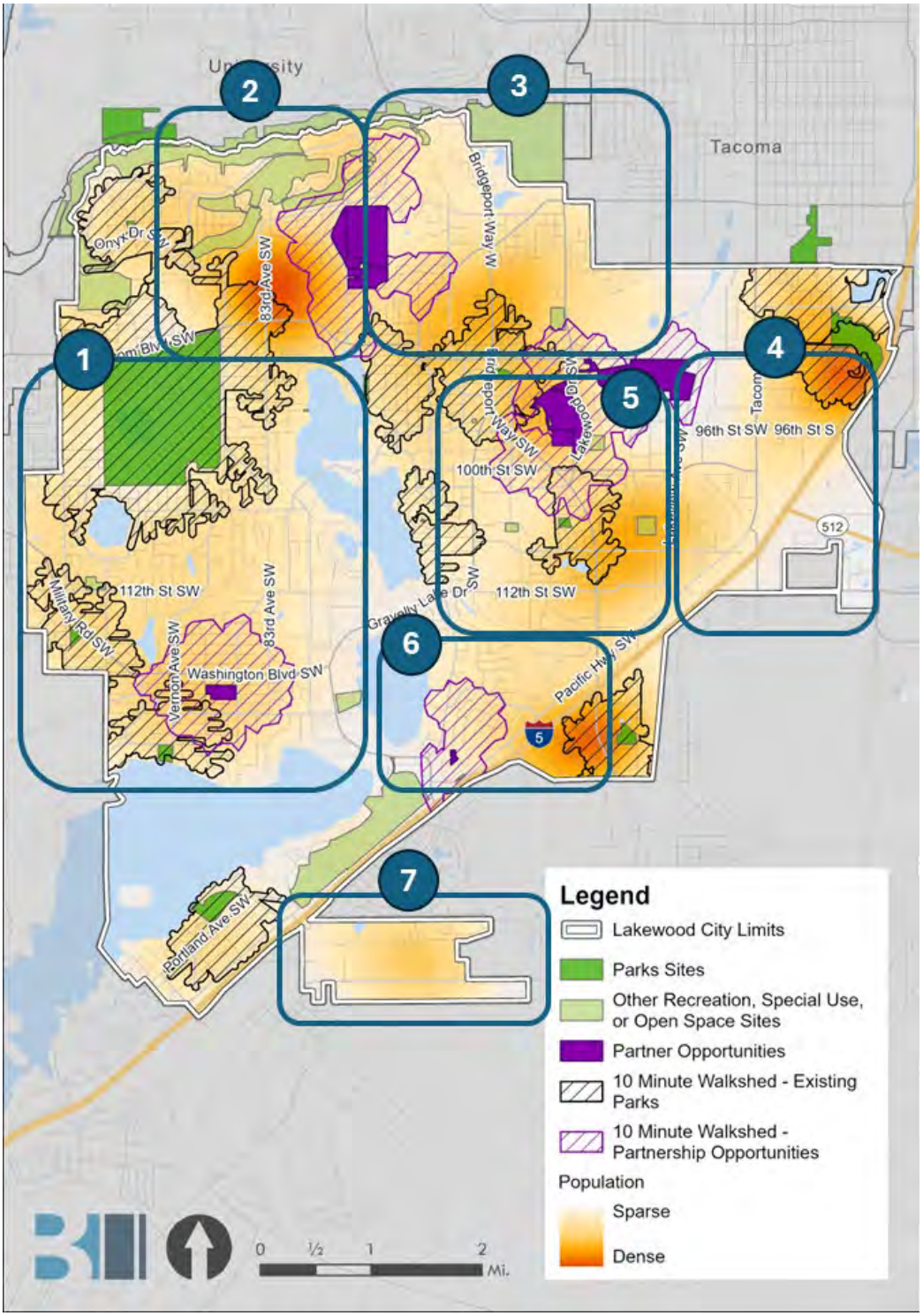
Source: BERK, 2026; City of Lakewood, 2026.

Exhibit 6-30: 10-Minute Walk Access - All Parks and Open Spaces and Density



Source: BERK, 2026; City of Lakewood, 2026; US Census Bureau, 2025.

Exhibit 6-31: 10-Minute Walk Access - Partnership Opportunities



Source: BERK, 2026; City of Lakewood, 2026.

Based on the city's Demographics Index, areas 3, 4, 5 and 7 have the lowest Opportunity Index scores, which uses a combination of indicators to determine quality of life across Lakewood (City of Lakewood, 2026). Indicators such as life expectancy, median household income, and poverty rate are worse in these areas compared to the rest of the city. Area 6 also has low-moderate Opportunity Index scores. These may be priority areas for future City partnerships and investments.

It is also important to note that Area 4 is within the city's Air Corridor Zone. The Air Corridor Zone is intended to be eventually non-residential and low density of jobs.

Exhibit 6-32: North Clear Zone



Source: South Sound Military & Communities Partnership, 2026.

When prioritizing solutions to service gaps, system equity and need factors should be taken into consideration.

Trees and Open Space

Trees in Lakewood provide access to nature, shade, and habitat and other ecosystem services. While tree canopy can be incompatible with certain recreation uses such as

ballfields and sport courts, green spaces are a valuable asset that residents should have access to.

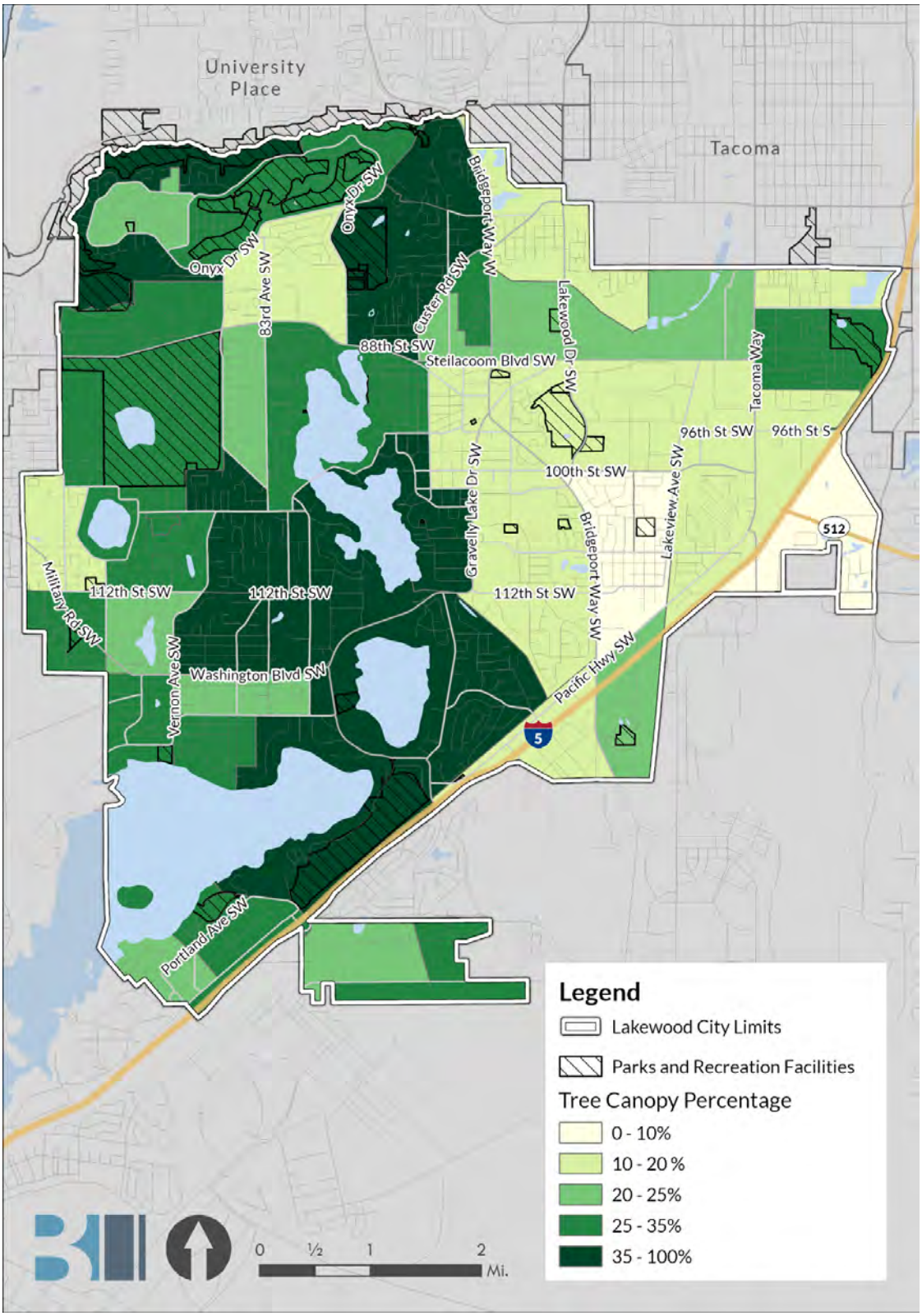
Lakewood has a 24% tree canopy coverage citywide, which is comparable to other Pierce County cities (Facet, 2025). The areas surrounding Lake Steilacoom, Gravelly Lake, American Lake, and Chambers Creek all have 35% or more tree canopy coverage as seen in Exhibit 6-33. Tree canopy coverage is also present in open spaces and parks such as Fort Steilacoom Park, Wards Lake Park, American Lake Park, and Lakewold Gardens. The eastern half of the city has lower canopy coverage than the western half, including in some densely populated areas (Exhibit 6-34).

Exhibit 6-35 shows possible opportunities for parks to include more trees. Many of these sites have significant plantable acreage that could support more canopy so long as it does not conflict with the recreational use of the site. However, most areas of Lakewood with minimal canopy cover do not also have substantial parks with plantable area, thus adding park lands to close service gaps could dually aid in advancing tree canopy while improving access. Other strategies, such as planting street trees and requiring trees with new development, will be essential in these areas.



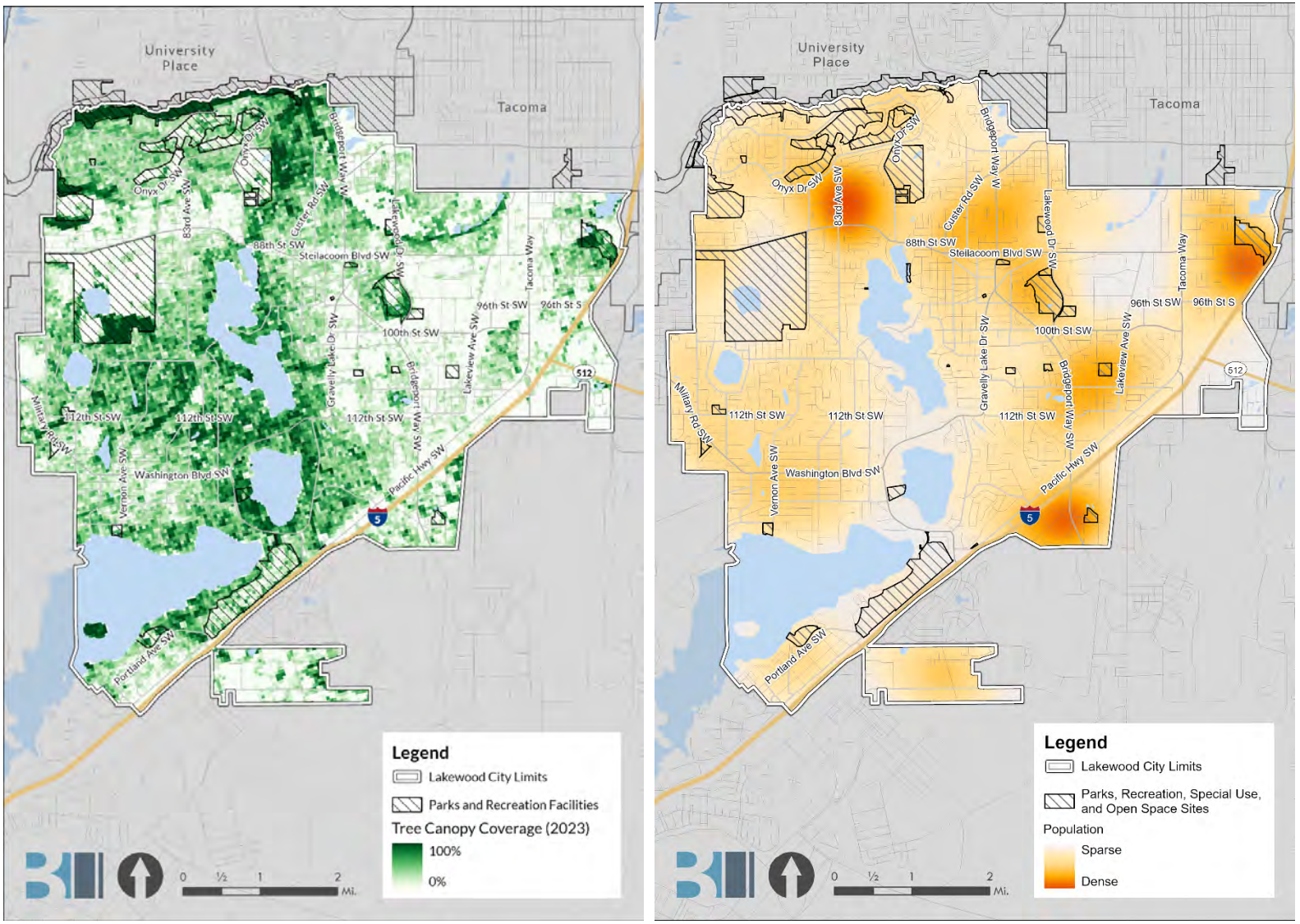
Wards Lake Park Bridge

Exhibit 6-33: Canopy Cover Percentage



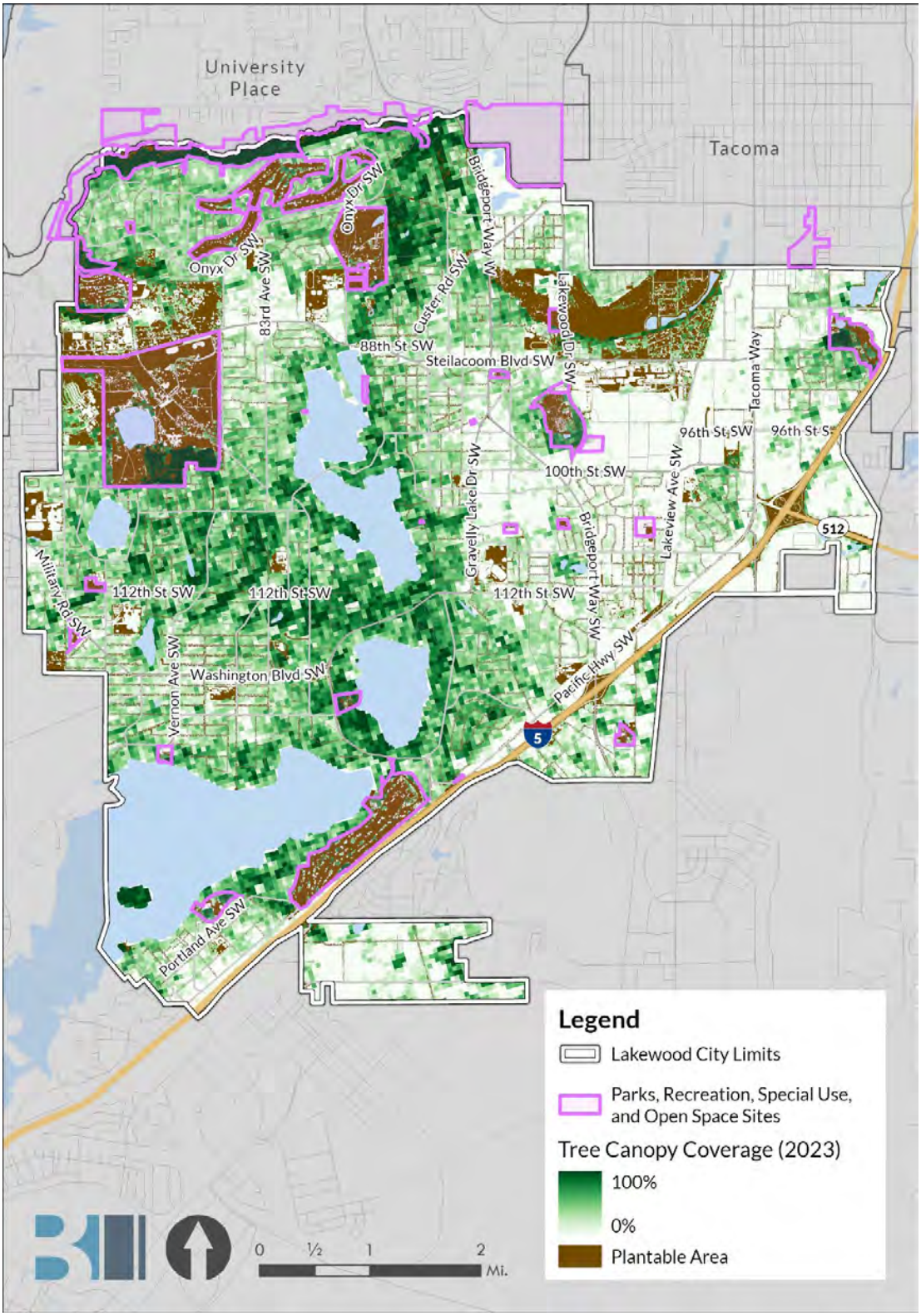
Source: BERK, 2026; City of Lakewood, 2026.

Exhibit 6-34: Canopy Cover and Population Density



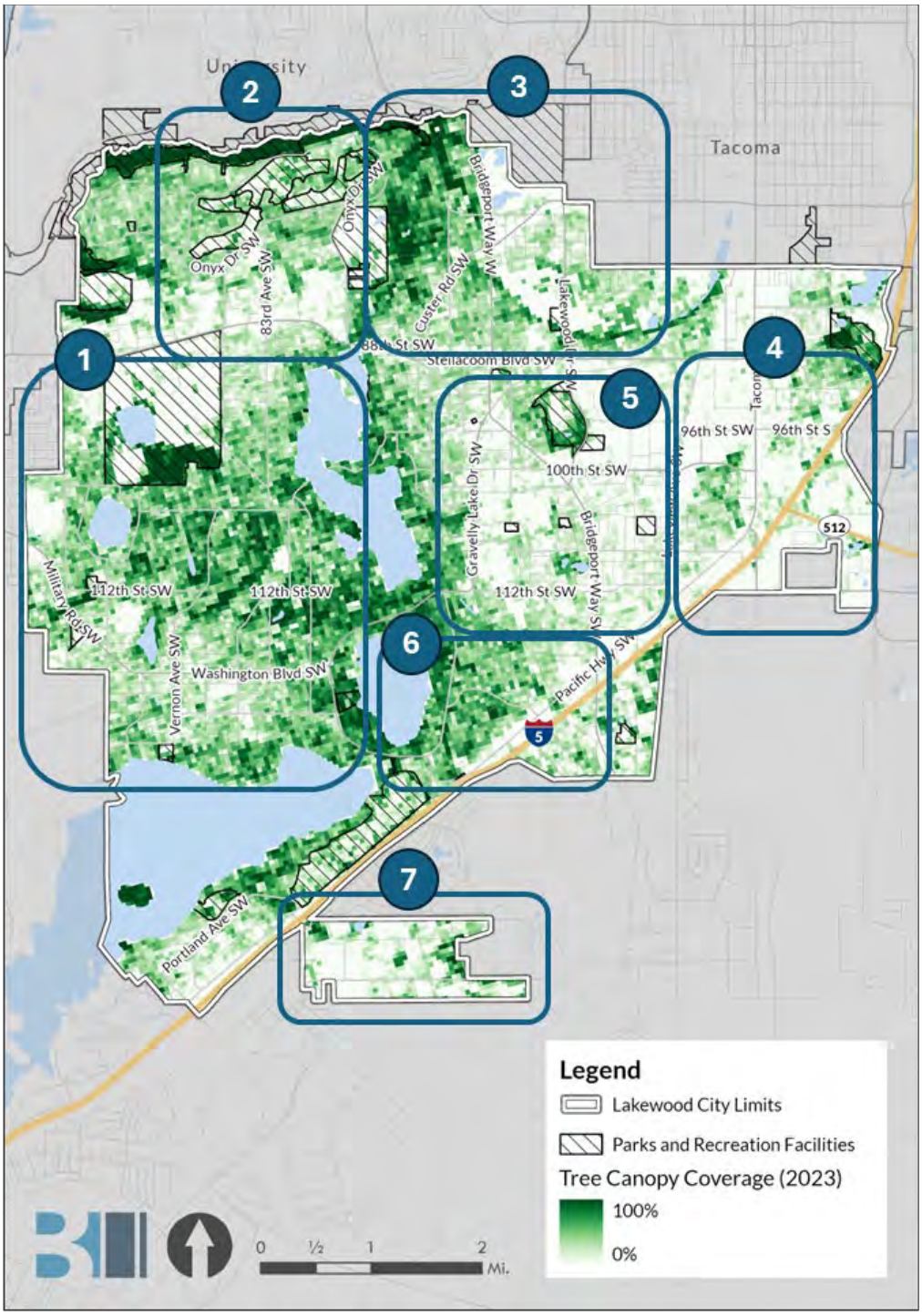
Source: BERK, 2026; City of Lakewood, 2026.

Exhibit 6-35: Tree Canopy and Plantable Area



Source: BERK, 2026; City of Lakewood, 2026.

Exhibit 6-36: Tree Canopy and Park Access Gaps



Source: BERK, 2026; City of Lakewood, 2026.

As shown above in Exhibit 6-36, park access gap areas 4, 5, and 7 are also areas with low tree canopy cover. Note that Area 4 is within the city's Air Corridor Zone. The Air Corridor Zone is intended to be eventually non-residential and low density of jobs so

may be lower priority for investment. Park acquisitions and partnerships could help address both park access and tree canopy cover in the other locations.

Citywide Experiences

Citywide, residents should have access to a diversity of special use amenities (see 6.6 Levels of Service). This includes amenities related to three priorities:

- Water access such as places for swimming, viewing, fishing, and boating;
- Downtown gathering spaces and walkable routes, such as the colonial plaza and urban loops.
- Fort Steilacoom Park, a regional park that functions as the city's sports complex, nature preserve and special event venue.

While not the same distance from each resident's home, city-wide functions are housed on sites that are publicly accessible and site appropriate. Some sites, waterfront parks for example, will also serve as a resident's local park, and be calculated within the 10-minute walkshed analysis.

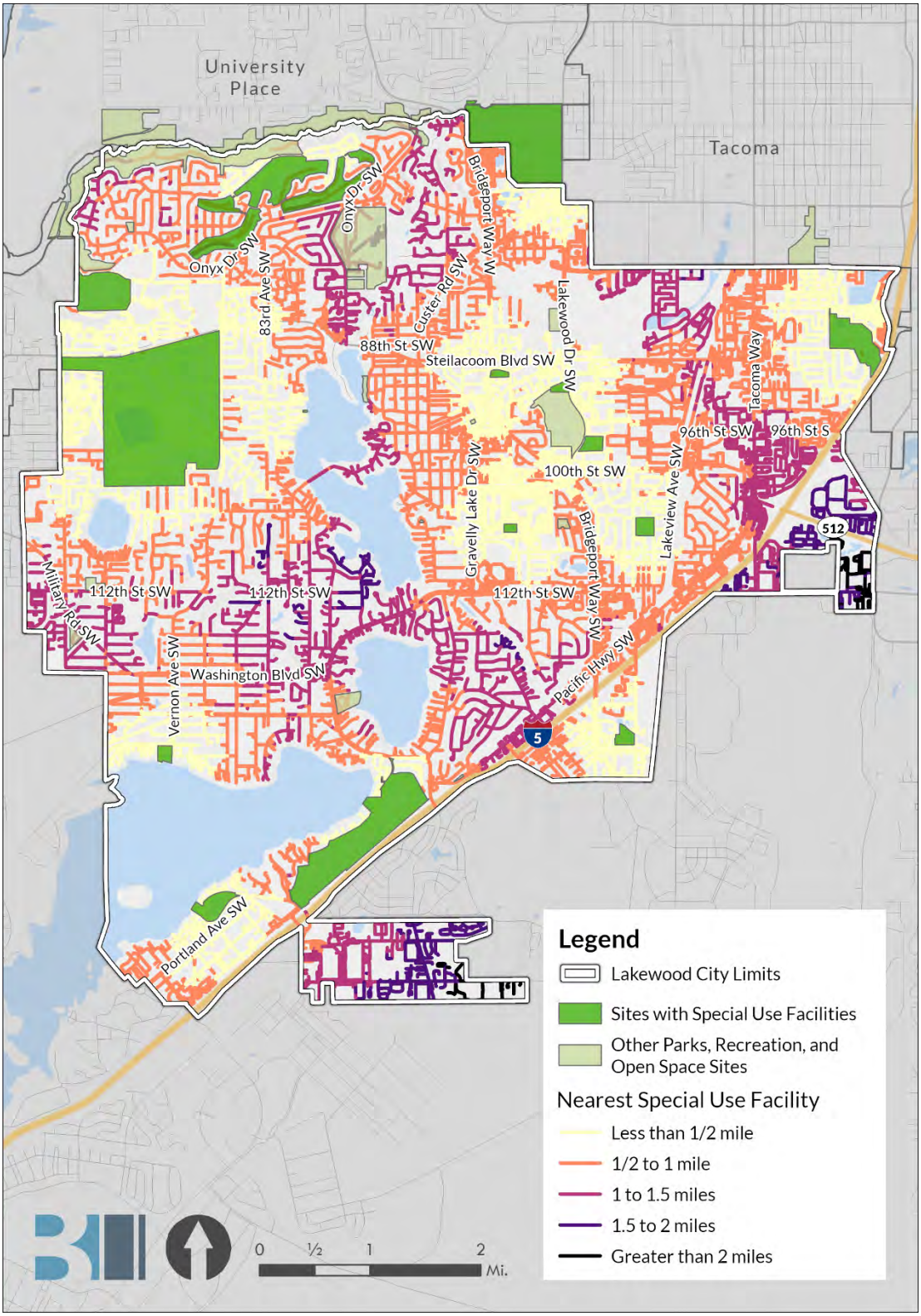
Urban nodes, trails, water access street ends, and habitat areas contribute to the system based on the unique design and function of each site, but do not calculate into the park access walk shed analysis.

Special Use Amenities

Special use amenities may be within a community or regional park, or stand alone facility. The vast majority of Lakewood addresses are within a one-mile walkshed of at least one special use amenity (Exhibit 6-37). Areas of Lakewood with the poorest access to any special use amenity include the south part of the Tillicum-Woodbrook subarea and the southeast corner of the city south of I-5 (however, this is part of the Air Corridor Zone which limits future population and activity). These areas are identified within the local park walkshed gap analysis.

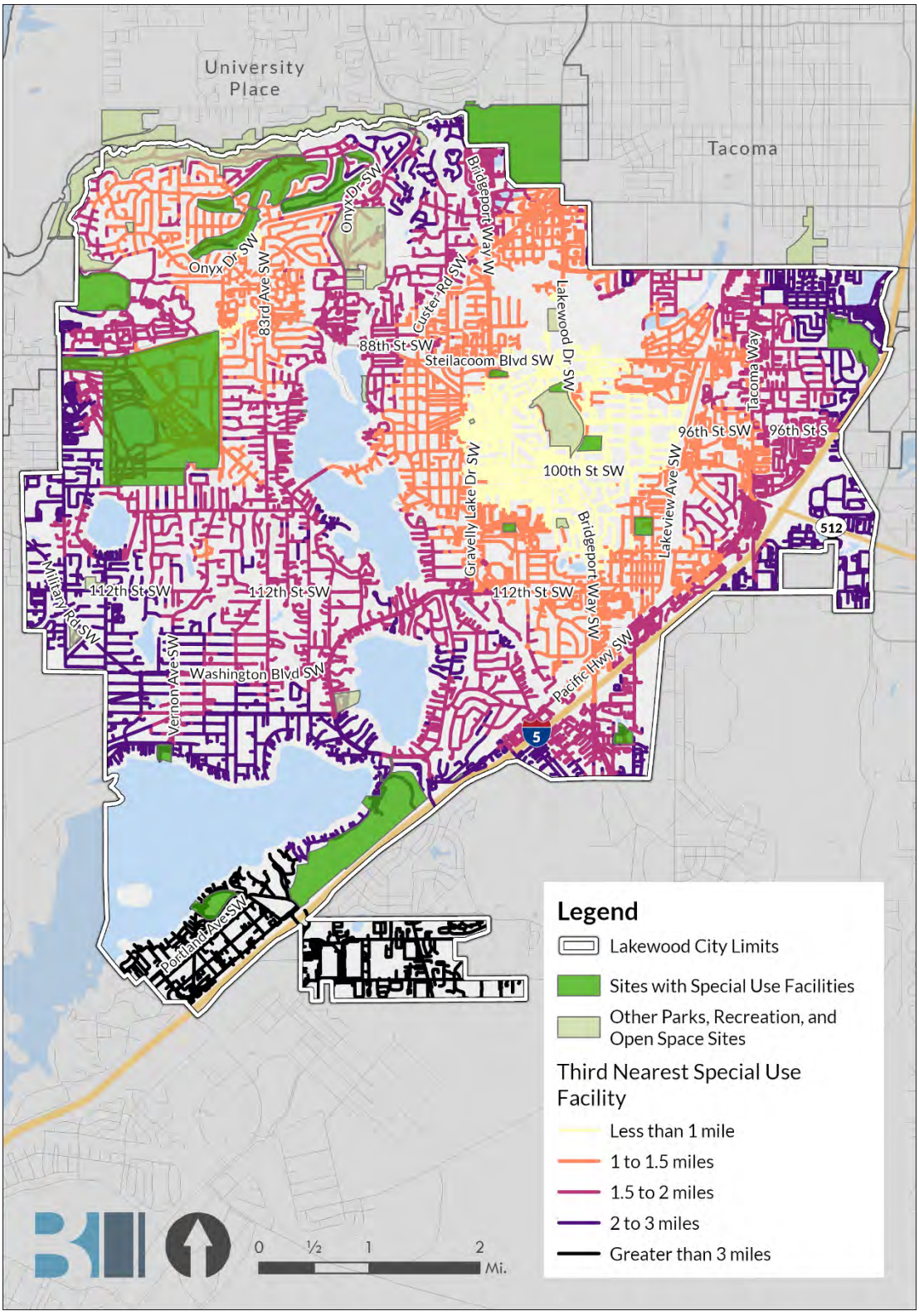
Since these amenities are so specialized, the closest special use near home may not be relevant for every resident. Exhibit 6-38 shows proximity to the third closest special use amenity. Areas with the poorest access to a variety of special use amenities include the western, southwest, and eastern edges of Lakewood.

Exhibit 6-37: Walking Distance from One Special Use Amenity



Source: BERK, 2026; City of Lakewood, 2026.

Exhibit 6-38: Walking Distance from Three Special Use Amenities



Source: BERK, 2026; City of Lakewood, 2026.

Water Access

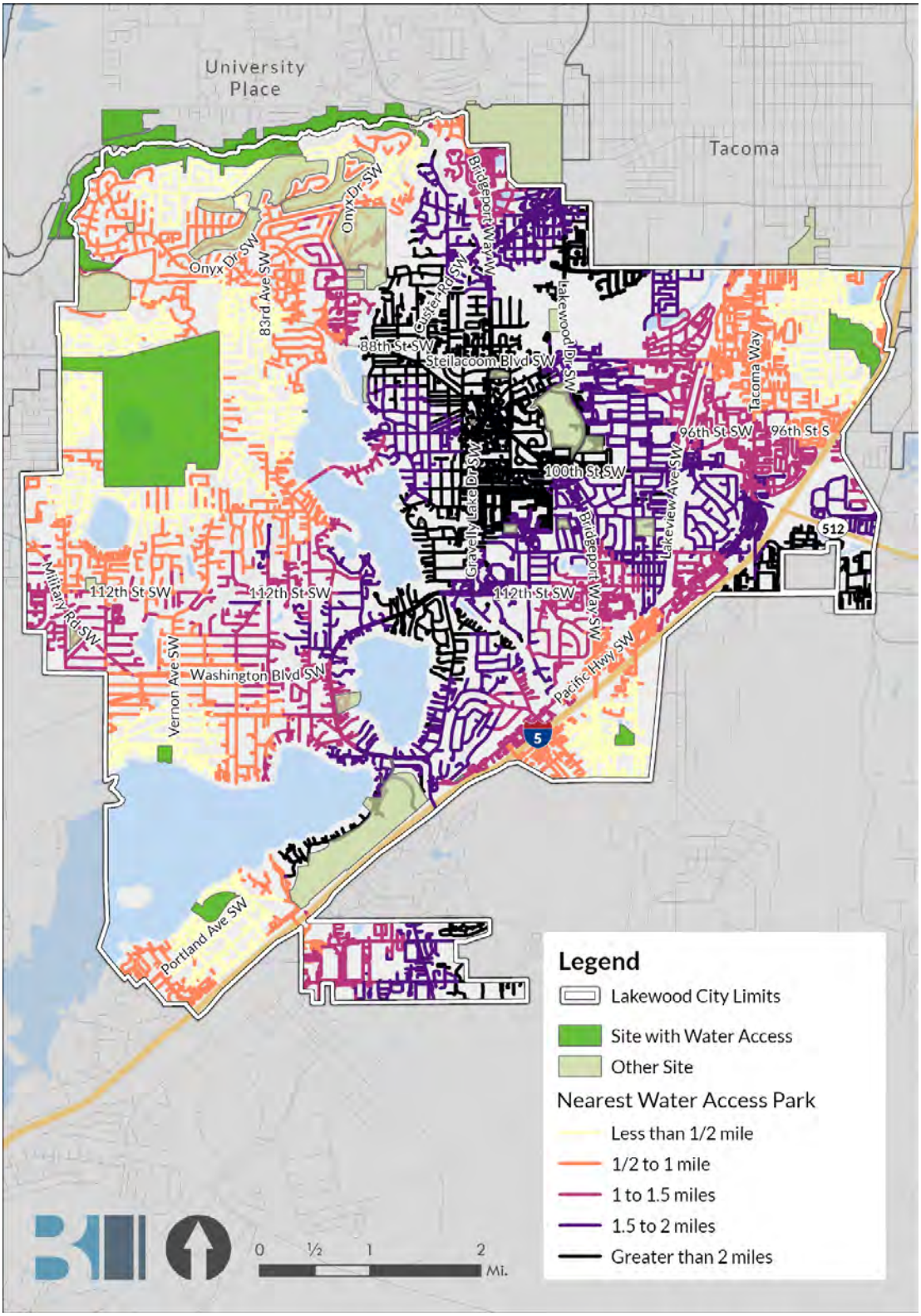
Proximity to shoreline access points also varies citywide (Exhibit 6-39). Areas to the north and west of Steilacoom Lake and Gravelly Lake tend to have better access, while areas south and east of these lakes have poorer access. This includes some densely populated areas near Seeley Lake. Some areas very close to the city's lakes are more than two miles away from the nearest public water access point.

If the City were to add water access points through new street ends, areas from the southeast end of Steilacoom Lake to the east end of American Lake would have the most improvements to access (Exhibit 6-40).



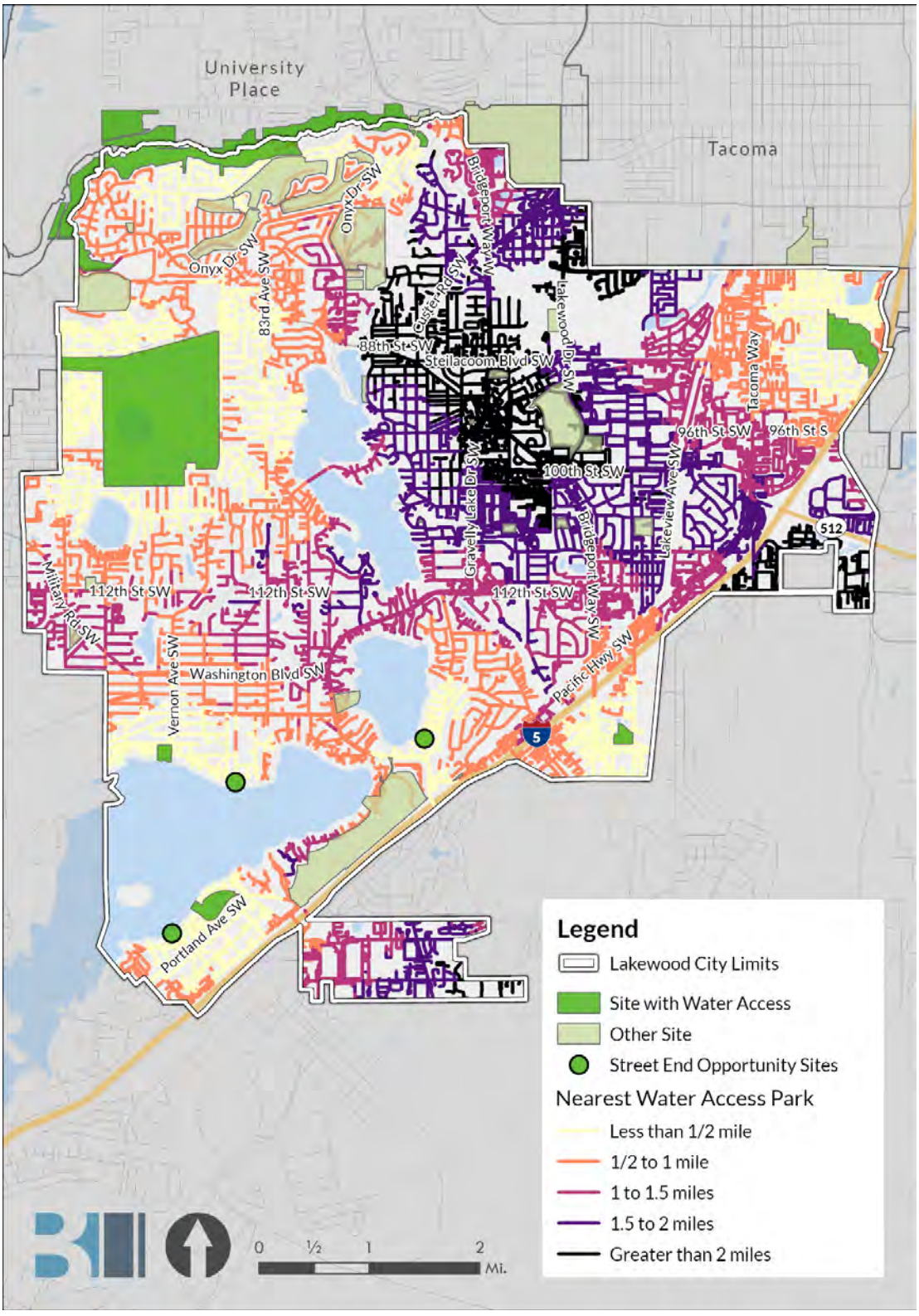
Kids Fishing Day, American Lake Park

Exhibit 6-39: Water Access Walking Distance - Existing



Source: BERK, 2026; City of Lakewood, 2026.

Exhibit 6-40: Water Access Walking Distance – If All Opportunity Sites Developed



Source: BERK, 2026; City of Lakewood, 2026.

Park Quality

As discussed in Chapter 3, quality varies by park. 2026 data collection found that the parks with quality scores below 2 (out of 3) included:

- Chambers Creek Trailheads
- Lake City Boulevard Street End
- Edgewater Park
- Ponders Corner

These sites are generally on 'responsive' maintenance schedules and do not have the same level of daily service that the developed park sites receive. Also, when considering condition by amenity, the City's natural areas and unpaved trails both scored below 2, indicating some maintenance, structural, or safety issues that relate to their lack of overall development or routine care of the site.

Other Providers

There are a range of recreation providers in Lakewood that provide facilities beyond the City's offerings (Exhibit 6-41). Overall, Lakewood has good coverage of most amenities that are often provided in cities of Lakewood's size. Amenities that are not covered by the City or another provider include splash pads, and larger indoor spaces such as indoor sport arenas or ice rinks, however Pierce County does offer these regional elements a short drive away at Sprinker Recreation Center.

While this analysis shows what *types* of facilities are covered, other sections describe how Lakewood compares to other peer cities in terms of *number* of facilities (6.4 Benchmarking), where there are *geographic gaps* in park access (6.5 Gap Analysis), and the *impacts of growth* on the number of facilities needed (6.6 Levels of Service). All of these factors will need to be taken into consideration to determine what, where and when to build or replace park and recreational assets.

Exhibit 6-41: Lakewood Recreation Providers

Facility	City of Lakewood	Schools	YMCA	Boys & Girls Club	Pierce County	Other
Core Amenities						
Picnic facilities	●					
Pathway and trail miles	●				●	
Playgrounds	●	●	●			
Drop-in/basketball courts	●	●				
Special Use Amenities						

Facility	City of Lakewood	Schools	YMCA	Boys & Girls Club	Pierce County	Other
Tennis courts		●				●
Pickleball courts	●	●				●
Outdoor volleyball courts						
Diamond fields	●	●				
Rectangular fields	●	●				
Shoreline access points	●					
Off-leash dog parks	●					
Community gardens	●					●
Skate parks	●					
Splash pad						
Walking/running tracks		●	●			
Indoor volleyball courts			●			
Indoor basketball courts			●		●	
Indoor pickleball courts			●			●
Singular Facilities						
Community center					●	
Senior center	●*					
Teen center				●		
Nature center						●
Swimming pool or aquatic center			●			●
Outdoor performance space / amphitheater	●					
Sports complex	●					
Racquetball/handball/squash courts			●			
Golf course						●
Disc golf course						●
Stadium		●				
Indoor sport arena						
Ice rink						

● Indicates that this provider provides this amenity, X indicates that is does not.

*The Lakewood Senior Center is not a single facility, but a collection of activities hosted at City Hall and Fort Steilacoom Park since moving out of the senior center facility in 2020.

Source: BERK, 2026; City of Lakewood, 2026; Pierce County, 2026; Clover Park School District, 2026; YMCA, 2026; Boys & Girls Clubs, 2026.

6.6 Levels of Service

Level of service measurements (LOS) provide an assessment of the strengths, weaknesses, and gaps of service in the City's current park and recreation system.

2020 Levels of Service

The 2020 level of service (LOS) focused on a walkshed measurement:

- All Lakewood addresses are within a 10-minute walk of a publicly accessible park or open space facility

10 minutes was measured using a geographic information system (GIS) spatial analysis tool (ESRI ArcGIS). The tool calculates the area that can be reached within 1 0-minute walk, which for is one half mile if walking on the slower end of the average human walking speed. Walking speed and distance are highly subjective and not all people can walk to parks, but this method still offers insights into gaps in the park system.

2026 Levels of Service

This 2026 Legacy Plan updates Lakewood's parks LOS to build upon the 10-minute walkshed LOS from the 2020 Legacy Plan but only includes neighborhood, community or regional parks. This LOS:

- Ensures the City is providing an adequate number of amenities to meet growing demand
- Recognizes the value of special use facilities and citywide experiences to serve every resident of the city
- Provides a connected trail system
- Supports well-maintained parks and facilities
- Supports positive user experience in parks

Key definitions
(from the Lakewood Municipal Code Title 18A.10.180)

*"**Open space**" means land and/or water area with its surface predominantly open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable natural resources, and structuring urban development and form.*

*"**Park**" means an open space use in which an area is permanently dedicated to recreational, aesthetic, educational or cultural use and generally is characterized by its natural and landscape features. A park may be used for both passive and active forms of recreation; however, its distinctive feature is the opportunity offered for passive recreation such as walking, sitting and watching.*

- Separates out open space and urban nodes from the neighborhood park walkshed level of service to ensure a more equitable experience for residents
- Provides a programming level of service to serve the right populations at the right intensity based on analysis of other service providers

The following LOS are established to address these topics:

Exhibit 6-42: Levels of Service

Topic	LOS
Park within walking distance	All Lakewood addresses are within a 10-minute walk of a publicly accessible park
Access to core amenities	Lakewood maintains the existing ratio of number of facilities per 10,000 residents
Access to special use facilities and citywide experiences	Lakewood maintains the existing ratio of number of facilities per 10,000 residents
Connected trail system	Miles per resident and % completion of trails network
Well-maintained parks and facilities	Lakewood maintains each property to its designated level of care. Amenities should be replaced or improved if at or under 2.2 in quality assessment scoring.
User Experience	Survey results show user satisfaction with park experience is steady or improves over time
Programming	Serving the right populations, at the right intensity, with a return on public investment denoted by attendance numbers, coalition recommendations and public sentiment
Tree Canopy	The City has a separate goal to reach 40% canopy cover by 2050. Parks and open space can play a role in meeting this goal.

Source: City of Lakewood, 2026; BERK, 2026.

Park within walking distance

This LOS evaluates what parts of the city can reach any publicly accessible park within a 10-minute walk on roadways that allow pedestrians. This does not include certain types of facilities, such as cemeteries, community gardens, and open spaces with limited public access. Analysis uses the same method as described above in 2020 Levels of Service but removed Blueberry Farm, Lake Louise Playground and sites that are not fully accessible to the public.

As described in 6.5 Gap Analysis, **only 32% of the Lakewood population currently has a park with core park amenities within a 10-minute walk**. Key populated gap areas include:

- North of Steilacoom Lake (Gap Area 2, see Exhibit 6-30).
- South side of the city between I-5 and JBLM (Gap Area 7)
- Some areas around Tacoma Way on the east side of the city (Gap Area 4). Note that Area 4 is within the city's Air Corridor Zone. The Air Corridor Zone is intended to be eventually non-residential and low density of jobs.
- Areas south and east of Custer Road SW and Bridgeport Way SW intersection (Area 3)
- Areas around Bridgeport Way W between Pacific Highway SW and Steilacoom Boulevard SW (Area 5)

The City's comprehensive plan and land use map, adopted in 2025, plans for capacity for over 17,000 new housing units in Lakewood. Zoning that allows for higher density housing is mostly in northeast and east Lakewood, with some also in the Tillicum-Woodbrook subarea and in the vicinity of 87th Avenue SW and Steilacoom Boulevard SW. Many of these areas are already denser than the rest of the city, so existing gaps in access could affect more people in the future. Other housing growth is expected in the form of "middle housing" throughout lower density areas, such as multiplexes, townhouses, and courtyard apartments throughout the city. This could add demand for new recreation options in gap areas that aren't currently densely populated, especially if neighborhood or pocket parks are not included as part of the development.

Access to core amenities

This LOS evaluates the ratio of facilities per 10,000 population. Core amenities for the purposes of this evaluation include:

Exhibit 6-43: Core Amenities

Type of Facility/Experience	
Core Amenity – These are facilities that should be available in multiple locations throughout Lakewood, typically in neighborhood or community parks.	▪ Picnic facilities ▪ Pathway and trail miles ▪ Playgrounds ▪ Basketball / drop-in sport courts ▪ Open play fields

Source: City of Lakewood, 2026; BERK, 2026.

The City aims to maintain the 2026 ratio of facilities per 10,000 as the population grows. Exhibit 6-44 shows what additional facilities are needed through 2044 to meet this ratio.

Exhibit 6-44: Core Amenities LOS

Amenity Type	# City Facilities	# Other Provider Facilities[+]	Other Providers	City Facilities Per 10,000 (2025 population)*	Additional City Facilities Needed by 2044*
Picnic facilities	18	0	-	2.8	6
Pathway and trail miles	19	0	-	2.9	6
Playgrounds	11	12	School district YMCA	1.5	3
Basketball courts	5	22	School district	0.7	2

Note: Data is not available for open play fields.

[+]Other providers in Lakewood also provide amenities, however these are not counted in the LOS per 10,000.

*Based on 2025 population of 64,670 and 2044 population target of 86,792 (22,122 additional residents).

Source: City of Lakewood, 2026; BERK, 2026; Washington OFM, 2025.

These LOS calculations are based on the City's facilities only, however, there are other providers that operate related facilities, for example, sports courts and fields at school properties, the Oakbrook Swim & Tennis Club, Lakewold Gardens, and the Lakewood Family YMCA.

In addition, the County operates the Lakewood Community Center on a limited basis, but it includes a community gym and the county-wide specialized recreation program that serves Lakewood residents. The City used to lease a wing of the facility as its senior center. The wing closed in 2020 and the City now offers senior programs at City Hall, Fort Steilacoom Park and other park and community locations.

Facilities that the City already provides and may need to add as the population grows to maintain existing LOS include picnic facilities, pathway and trail miles, playgrounds, and drop-in/basketball courts.

Access to special use facilities and citywide experiences

This LOS evaluates the ratio of special use facilities and citywide experience per 10,000 population. Core amenities for the purposes of this evaluation include:

Exhibit 6-45: Special Use Facilities and Citywide Experiences

Type of Facility/Experience	
Special Use Amenity - Cities of Lakewood's size may have more than one facility and they are typically located in community or regional parks.	▪ Tennis courts ▪ Pickleball courts ▪ Outdoor volleyball courts ▪ Diamond fields ▪ Rectangular fields ▪ Shoreline access points ▪ Off-leash dog parks ▪ Community gardens ▪ Skate parks ▪ Splash pad ▪ Walking/running tracks ▪ Indoor volleyball courts ▪ Indoor basketball courts ▪ Indoor pickleball courts

Singular – These facilities are not typically located within parks and are their own destination.	▪ Community center ▪ Senior center ▪ Teen center ▪ Nature center ▪ Swimming pool or aquatic center ▪ Outdoor performance space / amphitheater ▪ Sports complex ▪ Racquetball/handball/squash courts ▪ Golf course ▪ Disc golf course ▪ Stadium ▪ Arena ▪ Ice rink

Source: City of Lakewood, 2026; BERK, 2026.

The City aims to maintain the 2026 ratio of facilities per 10,000 as the population grows. Exhibit 6-46 shows what additional facilities are needed through 2044 to meet this ratio.

Exhibit 6-46: Special Use Amenities and Citywide Experiences LOS

Amenity Type Amenities	# of City Facilities	# Other Provider Facilities+	Other Providers	City Facilities Per 10,000 (2025 population)*	Additional City Facilities Needed by 2044*
Tennis courts	0	19	School district	0	-
Pickleball courts	4	3	School district	0.6	1
Outdoor volleyball courts	0	0	-	0	-
Diamond fields	8	17	School district	1.2	3
Rectangular fields	7	16	School district	1.1	2
Shoreline access points	7	0	-	1.08	2
Off-leash dog parks	2	0	-	0.31	1
Community gardens	2	0	-	0.31	1
Skate parks	2	0	-	0.31	1

Amenity Type	# of City Facilities	# Other Provider Facilities+	Other Providers	City Facilities Per 10,000 (2025 population)*	Additional City Facilities Needed by 2044*
Splash pad	0	0	-	0	-
Walking/running tracks	0	6	School district YMCA	0	-
Indoor volleyball courts	0	1	YMCA	0	-
Indoor basketball courts	0	4	Pierce County YMCA	0	-
Indoor pickleball courts	0	1	YMCA	0	-
Singular					
Community center	0	1	Pierce County	0	-
Senior center^	1	0	-	0.15	-
Teen center	0	1	Boys & Girls Club	0	-
Nature center	0	1	Lakewold Gardens	0	-
Swimming pool or aquatic center	0	1	YMCA	0	-
Outdoor performance space/amphitheater	1	0	-	0.15	0
Sports complex	1	0	-	0.15	0
Racquetball/handball/ squash courts	0	1	YMCA	0	-
Golf course	0	3	Various private	0	-
Disc golf course	0	1	WA State	0	-
Stadium	0	1	School district	0	-
Arena	0	0	-	0	-
Ice rink^	0	0	-	0	-

+ Other providers in Lakewood also provide amenities, however these are not counted in the LOS per 10,000.

*Based on 2025 population of 64,670 and 2044 population target of 86,792 (22,122 additional residents).

^The senior center is not a true senior center in that it does not have a dedicated building. Instead, it is made up of a series of programs at City Hall.

^ Pierce County provides a nearby ice rink outside of city limits.

Source: City of Lakewood, 2026; BERK, 2026; Washington OFM, 2025.

These LOS calculations are based on the City's facilities only, however, there are other providers that operate related facilities, for example, schools, private golf clubs, and facilities at the Lakewood Family YMCA and Lakewood Boys and Girls Club.

In terms of ratio to population, the most needed additional amenities include additional diamond fields, rectangular fields, and shoreline access points. Other facilities that the City already provides and may need to add as the population grows to maintain existing LOS include a pickleball facility, a skate park, a dog park, and a community garden. Facilities that neither the City nor other providers provide include a splash pad or indoor sports arena (see Other Providers and 6.4 Benchmarking above for more information).

Facilities for many sports and activities are not represented in the list in Exhibit 6-46. Facilities that community members have previously expressed interest in include pump tracks, mountain biking facilities, and cricket fields. As park sites are considered for new amenities, it is recommended that the City work with user groups and community organizations to identify site-specific opportunities. Different cultural groups may also have varying preferences for recreation that require specific facility types.

As described in 6.5 Gap Analysis, areas of the city with the least access to any special uses include the south part of the Tillicum-Woodbrook subarea and the southeast corner of the city south of I-5. Areas of the city that have to travel further to reach at least three special use amenities include the western, southwest, and eastern edges. For water access specifically, areas south and east of Steilacoom Lake and Gravelly Lake have the least access, including some densely populated areas near Seeley Lake.

Connected trail system

As discussed in Chapter 4: Trails, levels of service for trails include a minimum of 0.22 miles of Park and Nature Trails and 0.09 miles of Shared Use Multi-Modal Trailsper 1,000 residents. C This is the existing ratio of trails to population. There are some access gaps as described in Section 6.5.

Well-maintained parks and facilities

There are three measures of this LOS:

- Maintenance management plans for each park
- Capital replacement timelines
- Quality scores

Levels of care, or maintenance management plans, vary by park as detailed in Section 8.2 A. In recent years, the City has not had the staffing resources to achieve its maintenance management plans in full.

Capital replacement timelines also vary by facility type as detailed in Section 8.2 D. Most improvements have come based on public demand, advocacy by community champions and the opportunity to secure grant or outside funding. The City has set forth timelines for improving each park and intends to update overdue facilities as needed on a regular cycle.

As discussed in Section 6.5, several parks have been identified as having lower quality scores, including Westlake Street End, Chambers Creek Trailheads, Lake City Boulevard Street End, Edgewater Park, Ponders Corner. The average score is 2.09, indicating that many of the City's parks have maintenance, safety, or structural issues to address. Only Edgewater Park is a park location that is anticipated to count toward park level of service.

User Experience

This is a qualitative LOS measure that considers how park users feel about using Lakewood's parks. The best data source the City has for this measure is the Legacy Plan community survey, which occurs every six years with the update of the Legacy Plan.

Questions that relate to user experience from the 2020 and 2026 surveys include:

- How would you rate the City of Lakewood parks you visited in the past 12 months?
- How would you rate the overall quality of park elements in Lakewood?
- Please rate your satisfaction with the City of Lakewood recreational programs you or other members of your household attended in the past 12 months.

While the survey is not a statistically valid instrument and does not use a representative sample of park users, it can point to trends over time.

Exhibit 6-47: Survey - User Experience

Question	2020	2026	Comparison
How would you rate the City of Lakewood parks you visited in the past 12 months?	Highest scores: ▪ Fort Steilacoom ▪ Senior Activity Center (not included in 2026 survey) ▪ American Lake Park Lowest scores: ▪ Edgewater Park ▪ Wards Lake Park ▪ Springbrook Park	Highest scores: ▪ Fort Steilacoom ▪ Puget Sound Wildlife Area (not included in 2020 survey) ▪ American Lake Park Lowest scores: ▪ Edgewater Park ▪ Street Ends (not included in 2020 survey) ▪ Seeley Lake Park	Fort Steilacoom remains highest rated, with a steady rating over time. Edgewater Park remains the lowest rated. Kiwanis Park, Edgewater Park, and Oakbrook Park had slightly lower average ratings in 2026 than in 2020.
How would you rate the overall quality of park elements in Lakewood?	Highest scores: ▪ Baseball/softball fields ▪ Playgrounds ▪ Open space (not included in 2026 survey) Lowest scores: ▪ Tennis courts ▪ Outdoor basketball courts	Highest scores: ▪ Playgrounds ▪ Walking trails (paved) ▪ Dog park Lowest scores: ▪ Fishing pier (not included in 2020 survey) ▪ Sports court ▪ Public art (not included in 2020 survey)	Playgrounds, sports fields, trails, and dog parks continue to be high scoring, but average scores have decreased since 2020. Water access and bike features average scores have decreased since 2020.
Please rate your satisfaction with the City of Lakewood recreational programs you or other members of	Average scores for all features are between “Fair” and “Excellent” Highest scores:	Average scores for all features are between “Fair” and “Excellent” Highest scores:	2020 and 2026 surveys had similar results but average scoring for instructors has increased.

your household attended in the past 12 months	▪ Location ▪ Facilities ▪ Programs Lowest scores: ▪ Instructors ▪ Ease of signing up ▪ Times offered	▪ Location ▪ Instructors ▪ Facilities Lowest scores: ▪ Fees charged ▪ Times offered ▪ Programs

Source: City of Lakewood, 2026; BERK, 2026; Washington OFM, 2025.

Generally, survey results suggest that user experience is similar to 2020, however the score has slightly decreased for some parks and facility types. Program user experience appears to be consistently positive over time, with some increased satisfaction with program instructors.

Programming

Lakewood is fortunate to have service providers and nonprofit organizations within its planning area. The Lakewood YMCA, Boys & Girls Club, and other organizations provide most of the recreation programming in the city. Since these organizations have no overall planning body or service plan, there are often gaps in service. To aid in monitoring service levels, the City utilizes advisory boards, coalitions and human service funding streams to evaluate the current state of needs for youth, family, senior and other populations.

PRCS department Director and Program Coordinators are responsible for identifying service gaps and recommending programs to fill those gaps. The city prioritizes service gaps for underserved and disproportionately impacted populations. Lakewood often utilizes its parks, open space, and facilities to provide recreation programming offered by third parties, such as youth sport leagues and youth sport camps.

The City has prioritized being a facilitator of programs and making intentional investments that do not duplicate what is available in the community.

The focus has been on activating city-owned and maintained properties through special events, special use permits, and partnership efforts. These areas generally produce the 45% cost recovery requirement of the department.

The programs offered for youth, seniors and people with disabilities are defined after careful assessment of community need. People with disabilities are served locally through a partnership with Pierce County and the Senior Center Coordinator works

closely with aging and long-term care providers to bring in resources and create local programs that fill service gaps.

Services for youth is the most voiced area of concern, as some local non-profits struggle with continuity of programs due to lack of volunteers, program leadership or funding. The City does not specifically have a Youth Program Coordinator, the Human Services Coordinator supports a Health Care Authority grant prevention program and the City's youth Council, while the Facility Rental Coordinator schedules youth partnership programming, while directly coordinating a few youth events and the summer day camp program. This staff is liaison to Lakewood's Promise Advisory Board.

If more direct programs are desired to better serve youth as a priority population it is recommended that the City perform an analysis of the needs and the resources needed to address the program gap in order to ensure a return on public investment that serves the right populations with the right intensity and type of services that are or would otherwise be missing in Lakewood. A comprehensive inventory of K-12 programs and resources should be mutually maintained by the school district and city to help determine the right level of service for this population.

For each service area, a level of financial investment, with the number of persons served should be maintained, recognizing that one-touch programming compared to on-going programs that serve a special population will have a much lower cost per participant rate.

Tree Canopy

The City of Lakewood has a goal to achieve 40% tree canopy cover by 2050. Parks and open space trees alone cannot reach this goal but do play an important role in ensuring access. As discussed in 6.5 Gap Analysis, there is plantable area in many of the City's parks that, if compatible with site amenities, could be used to increase canopy cover.

If lands were acquired to fill park gaps and improve tree canopy within lands owned and managed by Parks, the tree canopy rate would incrementally increase, however, other strategies involving non-public lands are required to achieve the tree canopy goals.



Lakewood's Urban Forest

6.7 Demands and Needs Summary

Exhibit 6-48 shows where there are gaps or community demand for a certain amenity. Areas where there is both a gap and community demand may indicate areas most essential for future investment. Gaps are based on the gap analysis, levels of service analysis, and benchmarking comparisons to peer cities. Demand is based on engagement findings.

Exhibit 6 48 summarizes the status of the City's system with respect to levels of service and opportunities to address them.

Exhibit 6-48: Comparison of Gaps and Demand

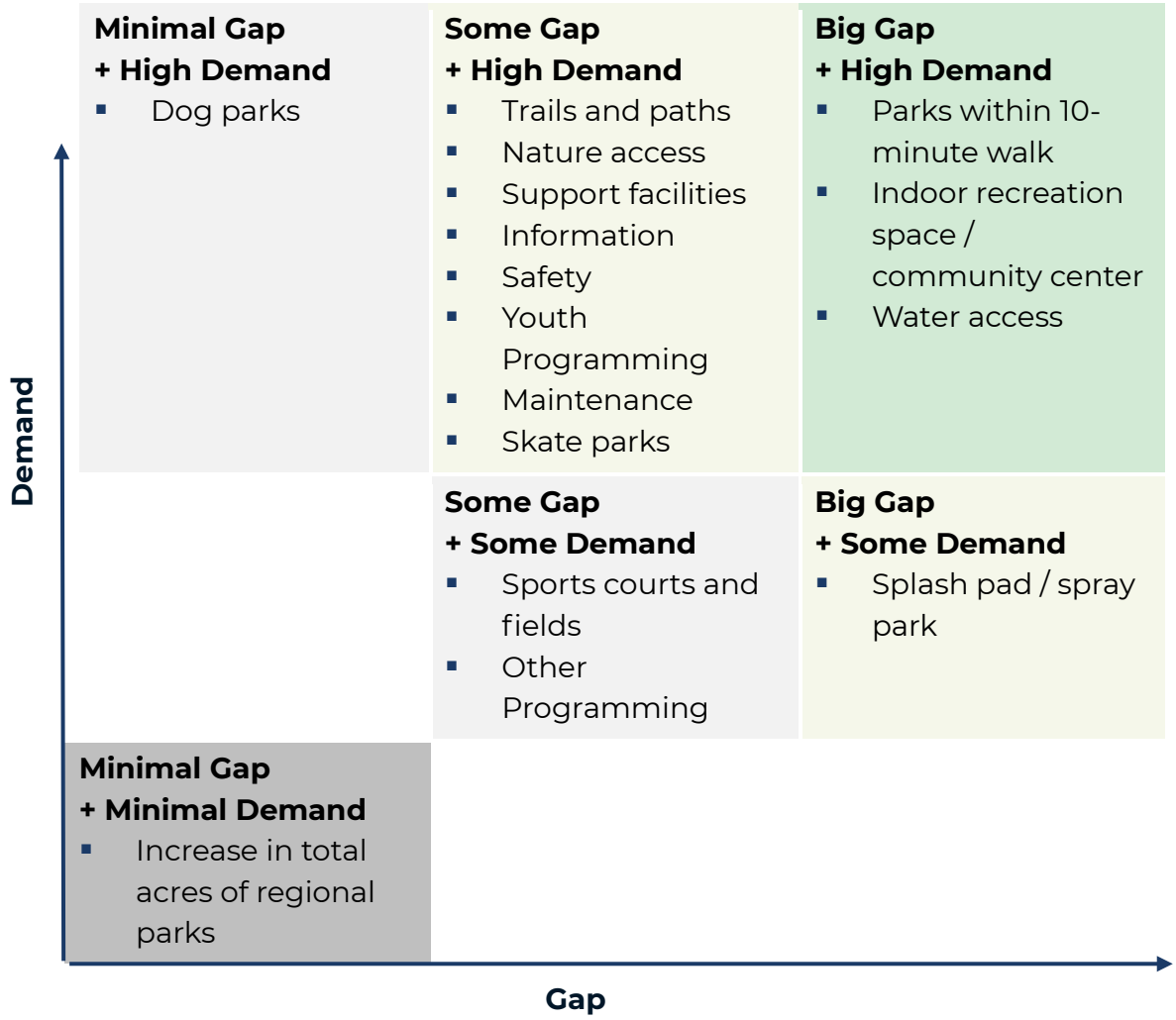


Exhibit 6-49: Levels of Service Status Report

LOS	Status	Findings
Park within walking distance	 In progress	▪ Only 32% of population has access ▪ Some dense areas do not have access
Access to core amenities	 Strong	▪ Number of amenities per population is similar to peer cities ▪ More amenities will be needed as Lakewood grows
Access to special use facilities and citywide experiences	 Moderate	▪ Similar to peer cities except no City-sponsored community/teen/senior/nature center ▪ Other providers fill many of the gaps ▪ Some unique special uses may require site-specific planning ▪ Least access in south part of the Tillicum-Woodbrook subarea and the southeast corner of the city south of I-5 ▪ Least water access in areas south and east of Steilacoom Lake and Gravelly Lake

Connected trailsystem	 Moderate	▪ The City is not currently meeting the LOS to provide 0.22 miles of Park and Nature Trails and 0.09 miles of Shared Use Multi-Modal Trails per 1,000 residents, however has made recent progress with the Gravelly Loop and plans for the Green Street Loop ▪ Park and Nature Trails are largely disconnected from Shared Use Multi-Modal and regional trail systems. ▪ Large gaps exist between existing Shared Use Multi-Modal Trail systems. ▪ Neighborhoods are isolated with limited connection to Park and Nature Trails and Shared Use Multi-Modal trails.
Well-maintained parks and facilities	 In progress	▪ The City has not had the staff resources to achieve the defined maintenance management plans in recent years ▪ Some facilities are due for replacement and will be addressed on a regular cycle in the future ▪ Average quality scores are just over 2 (out of 3), indicating some existing issues
User Experience	 Moderate	▪ Generally steady over time, decreases for some parks and amenity types
Programming		▪ Field & shelter rentals are increasing ▪ Boat launch use is increasing ▪ Recently added an additional event coordinator to address doubling of event attendance

	Moderate	▪ Signs of demand for greater youth programs and more awareness of existing programs and services ▪ Limited tools for on-going analysis and assessment of demand and limited capacity for program expansion
Tree Canopy	 **Moderate**	▪ 24% - comparable to Pierce County cities, working towards the City's 40% target by 2050

Source: BERK, 2026; City of Lakewood, 2026.

Opportunities

- School partnerships for park land development and for youth-centric program collaboration
- Adding new amenities on other public sites and open spaces
- Street ends and waterfront park investments for water access
- Maintenance and safety investments to bring the system current on a more equitable basis
- Investments in quality of specific amenities (ex. fishing pier, sports courts, public art)
- Investment in specific open space and under developed parks with lower quality ratings (ex. Edgewater Park, Street Ends, Seeley Lake Park)
- Tree planting in plantable areas in parks



7. Parks Capital Facility Program

Overview

The purpose of a Parks Capital Facility Program (PCFP) is to forecast and match projected revenues and capital needs over a six-year period. The PCFP identifies capital projects for 2027 to 2032. The PCFP is continually updated as part of the biennial budget process.

The Growth Management Act (GMA) requires jurisdictions fully planning under GMA to include a capital facilities plan element in their comprehensive plans. All projects included in the Park PCFP are consistent with the City's Comprehensive Plan.

Future Parks Project Schedule

Fort Steilacoom Park

Fort Steilacoom Park is Lakewood's largest park. It is a regional park that serves the entire city and the greater surrounding area. Fort Steilacoom Park is typically the most suitable location in Lakewood for destination amenities and experiences that do not fit in a neighborhood setting. The City is currently seeking funding to complete a master plan of the park to bring all its separate elements together into a cohesive vision.

Exhibit 7-1: Fort Steilacoom Park Projects

Project	2026	2027	2028	2029	2030	2031	2032
Master Plan & Renovation	Grant	Master Plan					
H-Barn Restoration	Initial Design & Funding	Design & Permits	Const.	Close Out & Ops.			
Sport Field Partnerships		Feasibility	Plan & Design – Phase 2	Design & Permit	Const.		
Playground & Splash/Spray		Initial Design	Grants & Funding		Const.		

Source: City of Lakewood, 2026.

Downtown Park / Colonial Plaza

Colonial Plaza is Lakewood's downtown community gathering space. The City plans to expand Colonial Plaza and the Motor Avenue festival street to include more amenities and recreation opportunities.

Exhibit 7-2: Downtown Park Projects

Project	2026	2027	2028	2029	2030	2031	2032
Downtown Park @ Colonial Plaza		Plan & Design	Grants & Funding	Permit & Const.			
Downtown Community Center	Feasibility Study	Acquire Property	Project Scoping				

Source: City of Lakewood, 2026.

Public Water Access

Public water access is a major concern for the City of Lakewood. Many of the Lakes are encircled by private development with limited public access. Priorities include revitalization of existing waterfront parks and the development of street end right-of-ways to provide public water access.

Exhibit 7-3: Public Water Access Park Projects

Project	2026	2027	2028	2029	2030	2031	2032
Westlake Street End	Design & Const.	Close Out & Ops.					
Future Street Ends Project(s)		Plan & Design	Grants* & Funding	Permits	Permits, Encroachment Resolution	Encroachment Resolution	Const.
Camp Murray Boat Launch	Master Plan	Agreements	Grants & Funding	Design	Permit	Const.	

*Right-of-Way projects not eligible for RCO grant funding

Source: City of Lakewood, 2026.

Urban Parks, Trails, and Forestry Projects

The 2026 Parks Legacy Plan update includes a trails chapter for the first time. Lakewood is expanding its internal trails as well as strengthening connections with the greater regional trails network. The following recommends how the City can begin to identify and advance trail, urban node and open space investments.

Exhibit 7-4: Urban Parks, Trails, and Forestry Projects

Project	2026	2027	2028	2029	2030	2031	2032
Green Street Loop (PPW)	Design (PPW)	Grants & Funding					
Chambers Canyon Trailheads	Site Feasibility Study	Site Selection & Design	Grants & Funding	Permit & Const.			
84th Street Monument	Pending	Design & Permits	Const.				
Parks Urban Forestry		Action Strategies		Project 1		Project 2	

Source: City of Lakewood, 2026.

Neighborhood & Community Parks

Lakewood's neighborhood and community parks are the bread-and-butter of the City's park system. The City's goal is for every resident to have a neighborhood park experience within a 10-minute walk. Lakewood is continually monitoring and updating park facilities. The following plan identifies a strategy to ensure that every park has some level of investment every 10-12 years to update assets nearing the end of their life cycle and to address demand for new amenities. Parks are updated as needs arise and when funding allows. Since the city regularly relies on and benefits from grants, the cycle of improvements should align with having design and costing ready for the even-year Recreation and Conservation Office grant cycle.

Exhibit 7-5: Neighborhood and Community Parks Update Projects

Project (last update)	2026	2027	2028	2029	2030	2031	2032
Active (2003)	Planning	Design	Grant	Permit	Const.		
American Lk (2025)	Close Out & Ops.						
Edgewater (2006)	Design & Permits	Design & Permits	Const.	Close Out & Ops.			
Harry Todd (2025)			Plan	Design	Grant	Permit	Const.
Kiwanis (2019)			Plan	Design	Grant	Permit	Const.
Oakbrook (2019)	Design & Permits	Const. & Ops.					

Primley (2025)	Design & Permits	Const. & Ops.					
Springbrook						Planning	Design
Wards Lake (2025)	Close Out & Ops.						
Washington (2005)	Plan Site & Playground	Design & Permits	Permits & Const.				
New Site 1 – Based on Service Gaps		Acquisition & Strategy	Feasibility & Terms of Sale	Property Grants	Acquire Property	Plan & Design	Build Grants
New Site 2 – Based on Service Gaps		Acquisition & Strategy					Feasibility & Terms of Sale

Source: City of Lakewood, 2026.

Playground Replacement Schedule

Lakewood has 11 playgrounds across 10 park sites. Playground facilities can last as long as 15-20 years without the need for substantial repairs or replacement. The life span of a playground is influenced by use, materials and environment. The table below shows the year installed and a 10-, 15-, and 20-year replacement schedule for playground equipment. Playground replacement requirements are a key factor in determining the next park sites to be updated.

Exhibit 7-6: Playground Replacement Schedule

Park	Year Installed	20-year replacement
Active Park	**2003**	**2023**
American Lake	**2019**	**2039**
American Lake ADA equipment	**2025**	**2045**
Fort Steilacoom	**2005**	**2025**
Fort Steilacoom ADA equipment	**2023**	**2043**
Harry Todd	**2021**	**2041**
Kiwanis	**2019**	**2039**
Oakbrook	**2019**	**2039**
Primley	**2025**	**2045**
Springbrook	**2017**	**2037**
Washington	**2005**	**2025**

Wards Lake North	**2025**	**2045**
Wards Lake South	**2025**	**2045**

Source: City of Lakewood, 2026.

About half the playgrounds at Lakewood city parks are approaching or are beyond the 20-year replacement benchmark All of these playgrounds are included in the Plan's PCFP.

- Active Park
- Fort Steilacoom Park
- Primley Park
- Harry Todd Park
- Washington Park

Funding Sources

This section provides an overview of potential funding sources to fund future projects. PRCS staff consider all available funding sources when determining a budget for a project. Projects are often partially funded by several sources.

City General Fund

The City General Fund is overseen by the Lakewood City Council. It is Lakewood's main funding source for general city operations and maintenance. Funds enter the general fund through property and sales taxes, fees and fines, and other general sources of revenue. A portion of the City's General Fund is allocated to the Parks, Recreation, and Community Services department budget on a biennial cycle.

Capital Project Fund

The Capital Project Fund is a designated municipal fund used to plan, construct, and manage major public infrastructure projects. This fund provides for the acquisition or construction of road improvements, sidewalks, utilities, and park facilities. The main sources of revenue for the fund are proceeds from general obligation bonds, grants from other agencies, local taxes, and contributions from other City funds. All park costs associated with acquisitions, improvements, issuance of bonds, and other costs shall be paid by this Fund. The Capital Project Fund is tied to the City's biennial budget cycle.

Real Estate Excise Tax (REET)

Cities that plan under the Washington State Growth Management Act receive REET funds which are generally used for capital projects as described under state law. REET is derived from a modest tax on the sale of real property within the City. As of 2026, the City's REET rate is 1.78%. Lakewood receives 0.5%. The remaining 1.28% goes to state K-12 education and public works assistance.

Voter-approved Bonds/Levies

Voter-approved General obligation bonds can be used for acquisition or development and are typically repaid through an annual property tax levy through the maturity period of the bonds. General obligation bonds typically mature in 15 to 20 years.

City Council Bonds

Bonds issued by the City Council. This type of bond does not require citizen vote but must be paid out of the City's annual operating budget.

Grants

The City pursues a number of grant funding sources to supplement city funding available for capital projects. The Recreation and Conservation Office (RCO) is the main source of grant funding for Parks and Recreation infrastructure in Washington State. RCO administers grant programs for many recreation and habitat conservation purposes. Grants are also available from other public and private agencies, such as the Department of Commerce and Historic Preservation bodies.

Park Sales Tax

In Pierce County a share of the Sales and Use Tax for zoo, aquarium and wildlife facilities authorized by voters under RCW 82.14.400 is conveyed to Cities for park purposes. This funding can be used for administration, capital or maintenance and operations. Agencies sometimes dedicate this funding to capital improvements.

Impact Fees

The City does not currently have park-specific impact fees. The City may implement impact fees to help fund park acquisition and improvement projects in the future. Parks impact fees ensure new residential, commercial, and industrial developments contribute to park development. This helps Lakewood's parks system tokeep pace with population growth.

Transportation Improvement District

Lakewood's downtown subarea charges a transportation impact fee to any use that significantly increases traffic. A portion of these fees will fund the construction of a downtown park and the Green Street Loop.

Tax Increment Financing

Tax Increment Financing (TIF) is a public financing method that leverages expected future tax revenues to fund the upfront infrastructure and redevelopment projects required to generate those future tax revenues.

Community Partners & Financial Contributions

The City partners with community groups, service clubs, nonprofit organizations, and private donors to build park infrastructure and conserve natural areas. Formal and informal relationships often contribute to fundraising and volunteer contributions.

Partners for Parks

Property Acquisition

In addition to the above capital funding options, the City may be able to take advantage of Pierce County Conservation Futures funding to acquire eligible properties. The State Recreation and Conservation Office also has specific grant programs that prioritize acquisition of park lands.

Vetting New Capital Requests and Opportunities

Most parks projects are planned in advance and appear in the PCFP. Occasionally, opportunities arise for the City to purchase property or construct improvements that do not appear in the PCFP. When this occurs, the following criteria is used to evaluate the property or project. Staff will do research based on these criteria, determine project feasibility, and identify potential funding sources. Staff will then present the findings to the Parks and Recreation Advisory Board, the Planning Commission, and the City Council for consideration. In order for a potential project to be considered, it must meet the following criteria:

1. The project responds to a gap in service or an urgent need or opportunity such as geographic location or unique circumstances not otherwise provided for.
2. Funding (city, grant and partner) can be identified for the capital project as well as continuing maintenance and operation of the project.
3. Deferring the project will have negative implications for future park and recreation use or other capital projects within the City.
4. The opportunity has time-sensitive conditions that require consideration between plan update cycles.
5. The project implements the Lakewood Legacy Plan, the Lakewood Comprehensive Plan, or other plans adopted by the City of Lakewood.

Putting the Plan into Action

The City is committed to implementing this plan by doing the following tasks:

- Pursuing identified and new funding sources to offset cost or general fund investment.
- Monitoring the effects of the plan's implementation by tracking performance using established key priority indicators/performance measures.
- Using the plan to develop future PRCS policies and programming.
- Continue to work with residents, stakeholders, business owners, advisory boards to create "a healthy and vibrant community where opportunities abound."



8. Strategic Management

8.1 Goals, Strategies, and Performance Measures

Management strategies outline the specific actions the City can take to meet its parks and recreation goals and how it can track progress. Exhibit 8-1 shows the City's Parks, Recreation, and Open Space Element goals from the Comprehensive Plan.

Exhibit 8-1: Comprehensive Plan Goals

Goal 1: Protect and enhance parks and open space facilities.
Goal 2: Ensure parks and services are accessible and meet the needs of the community as a whole.
Goal 3: Make welcoming spaces that foster social interactions and highlight local art and history.
Goal 4: Enhance economic opportunities and quality of life through park and recreation investments.
Goal 5: Manage parks, recreation, and open spaces with transparency, accountability, and financial responsibility.

Source: City of Lakewood, 2024.

These Comprehensive Plan goals provide a framework for the management strategies and performance measures in Exhibit 8-2. More detail for each management strategy is provided in the sections below.

Exhibit 8-2: Management Strategies

Management Strategy	Performance Measures	Comprehensive Plan Goal 1	2	3	4	5
Maintenance and Capital Replacement						
A. Manage to maintenance levels of care defined for each park property.	▪ Percent of maintenance management plan activities achieved annually (target hours vs. hours performed)	●			●	●
B. Ensure maintenance capacity aligns with system needs and planned projects.	▪ Add service hour capacity for each new amenity ▪ Maintenance staffing in relation to required hours to achieve level of service	●	●		●	●
C. Work with volunteers to provide enhanced levels of care where feasible on open space properties.	▪ Sites with stewardship plans ▪ Percent of plans with assigned volunteer steward groups ▪ Number of volunteer service hours	●		●		
D. Identify capital replacement timelines for parks facilities and incorporate into capital planning.	▪ Percent of community and neighborhood parks that have received an update within the last 12 years (target: 100%) ▪ Percent of regional parks, waterfront, downtown, and trails with some work completed (such as design or development) each biennium (target: 100%)	●			●	●
Park Access and Development						
E. Develop strategic partnerships to address gaps in park, recreation, and trail access.	▪ Acreage of partner managed properties within City limits . ▪ Mileage of developed trails that involve partnerships, including collaborations with Planning and Public Works on trails in the		●	●	●	

Management Strategy	Performance Measures	Comprehensive Plan Goal 1	2	3	4	5
	right-of-way.Percent of Lakewood population within a 10-minute walk of a publicly accessible park, all providers					
F. Prioritize acquisition and development of new facilities where gaps cannot be filled by other providers or partnerships.	▪ Percent of residents benefiting from property acquisition in gap areas. ▪ Percent of Lakewood population within a 10-minute walk of a publicly accessible park ▪ Total trail miles in Lakewood.		●		●	●
G. Pursue opportunities to add tree canopy on park sites.	▪ Number of trees planted ▪ Tree canopy percentage increase on park land		●		●	
Capital Project Management						
H. Ensure capital project management capacity aligns with planned project timelines.	▪ Ratio of capital project management FTEs to capital projects and project value.	●			●	●
I. Plan ahead for project cost increases and opportunities for efficiency or phased development.	▪ Ensure project list includes cost estimate escalations that are reassessed at least once every two years. ▪ Percent of projects that advance through plan, design and permitting, and construction without a multi-year gap between stages. ▪ Objective ranking (Data Driven Project Prioritization) of projects implemented. Criteria may include equity, recreation level of service gap, and infrastructure replacement need.					●
Programming and Park Activation						

Management Strategy	Performance Measures	Comprehensive Plan Goal 1	2	3	4	5
J. Focus City resources on priority program areas while partnering on and hosting expanded programming options.	▪ Participation in City programs that serve priority populations ▪ Number of identified service organizations and partners that service City residents that use city sites, funding or resources.		●		●	
K. Work with partners on park program activation.	▪ Number of special use permits authorized for activities on City property. ▪ Number of community events and event participants benefiting from city-sponsored events.	●	●	●		
L. Identify and support opportunities for community-driven art in City parks and trails.	▪ Number of community driven art projects in parks, trails and public spaces (including streetscapes).			●		

8.2 Strategy Details

Maintenance and Capital Replacement

A. Manage maintenance levels of care defined for each park property.



The amount of staff time and effort needed to maintain a park depends on its size and amenities, which vary by classification. Exhibit 8-3 shows how parks are classified and the typical maintenance level required for each classification. Exhibit 8-4 shows a detailed view of the activities needed to maintain parks in the existing parks system. Each park also has its own maintenance management plan, which is used by maintenance staff to plan their activities. The maintenance management plans are based on the site's needs, not staff capacity, and they may have some variation within the same park classification.

Sharing these maintenance standards makes it transparent to the public what the City's responsibility is. It is also recommended that the City report back its capacity constraints and how they affect maintenance, and adjust plans as needed to ensure public expectations align with current maintenance resources.

See Section 4.4 for maintenance strategies related to trails.

Exhibit 8-3: Park Classifications and Maintenance Level

Classification	Parks	Maintenance Level
Regional Park	▪ Fort Steilacoom Park	Highest level of maintenance
Signature Community Park	▪ Harry Todd Park ▪ Wards Lake Park	High level of maintenance
Community Park	▪ American Lake Park ▪ Kiwanis Park ▪ Springbrook Park	
Neighborhood Park	▪ Active Park ▪ Washington Park ▪ Oakbrook Park ▪ Primley Park	Moderate level of maintenance
Urban Linear Park	▪ Gravelly Lake Loop	
Urban Nodal Park	▪ Colonial Plaza ▪ Downtown Park* ▪	
	▪ Ponders Corner ▪ Westlake Avenue Street End* ▪ Lake City Boulevard Street End*	Lowest level of maintenance
Natural Area	▪ Blueberry Farm ▪ Edgewater Park*	
Cemetery	▪ Old Settlers Cemetery ▪ Cemetery within Fort Steilacoom Park**	

*Westlake Avenue Street End is in development. Lake City Boulevard Street End is not technically a park but is used similar to urban nodal parks and may be more developed in the future. Street ends are considered urban nodal parks and are maintained as part of the park system and not as rights-of-way. As urban nodal parks, they do not count towards targets for neighborhood park access.Edgewater Park is not yet developed but when completed will be considered a Community Park. Downtown Park is not yet developed but when completed will be considered a Community park.

**This cemetery is managed by a community-led volunteer group.

Source: City of Lakewood, 2026. BERK, 2026.

Exhibit 8-4: Routine Maintenance by Classification

Routine Maintenance*	Regional Park	Signature Community Park	Community Park	Neighborhood Park	Urban Nodal Park
General					
Driving between sites		Daily	Daily	2-4x per week	2-4x per week
Rounds low season	Most Days	Most Days	2-4x per week	Weekly	Bi-weekly
Rounds peak season	2-4x per week	Weekly	2-4x per week	Weekly	Bi-weekly
Afternoon rounds - summer	Weekly	Weekly	Weekly		
Gate opening	Daily	Daily	Daily		Daily
Vegetation Management					
Hedge trimming	Semi-annually		Quarterly	Semi-annually	
Tree maintenance	Semi-annually	Semi-annually	Semi-annually	Semi-annually	Annually
Shrub maintenance	Semi-annually	Semi-annually	Semi-annually	Semi-annually	Semi-annually
Blowing hardscapes	Bi-weekly	Bi-weekly	Bi-weekly	Bi-weekly	Bi-weekly
Pressure wash shelters	Monthly	Monthly	Monthly	Monthly	
Storm cleanup	Bi monthly	Quarterly	Quarterly	Quarterly	Quarterly
Homeless camp cleanup	Bi monthly	Bi monthly	Quarterly	Annually	Quarterly
Trails					
Trail maintenance	Bi monthly	Monthly	Bi-weekly	Monthly	
Courts, Fields, and Playgrounds					
Ballfield crew	2-4x per week	Monthly		Bi monthly	
Basketball court		Quarterly	Bi monthly	Bi monthly	
Play surface	Annually	Annually	Quarterly	Annually	
Pickleball court		Bi monthly			
Playground inspections	Monthly	Monthly	Monthly	Monthly	
Baseball field maintenance	Bi-weekly	Monthly		Bi monthly	
Soccer field layout	Bi monthly		Quarterly		
Maintain soccer fields	Monthly		Quarterly		

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Routine Maintenance*	Regional Park	Signature Community Park	Community Park	Neighborhood Park	Urban Nodal Park
Other Facility-Specific					
Dog park maintenance	Monthly	Monthly	Monthly		
Beach maintenance	Semi-annually	Semi-annually	Semi-annually		
Boat launch maintenance			Bi monthly		
Picnic tables	Semi-annually	Bi monthly	Monthly	Bi monthly	Bi monthly
Skateboard park			Monthly		
Pump track		Monthly	Monthly		
Bridge maintenance		Bi monthly	Bi monthly		
Mtn. Bike course		Monthly			
Site asset maintenance	Quarterly	Semi-annually	Semi-annually	Semi-annually	Semi-annually
Drinking fountain	Quarterly	Quarterly	Quarterly	Quarterly	
Parking lot striping	Annually	Annually	Annually	Annually	
Pay station maintenance			Bi monthly		
Shelter rental support	Bi-weekly	Bi-weekly	Monthly	Bi-weekly	
Facility maintenance	Monthly	Semi-annually	Bi monthly		
Miscellaneous					
Misc. Painting	Quarterly	Annually	Semi-annually	Annually	Semi-annually
Misc. Sign work	Quarterly	Quarterly	Quarterly	Quarterly	Semi-annually
Annuals	Semi-annually	Semi-annually	Semi-annually	Semi-annually	Semi-annually
Vandalism/graffiti	Bi-weekly	Monthly	Monthly	Bi-weekly	Bi monthly
Volunteer support	Monthly	Annually	Semi-annually	Annually	Annually
Citizen interaction	2-4x per week	Bi-weekly	Bi-weekly	Bi-weekly	Bi-weekly
Private event support	Bi-weekly	Semi-annually	Semi-annually	Semi-annually	Semi-annually
Park management time	Weekly	Monthly	Monthly	Monthly	Monthly

*Note: There is no maintenance shown for Natural Areas and Urban Linear Parks because these do not yet have maintenance management plans (MMPs) associated with them. The City has Natural Areas within some of its parks and the maintenance activities for those areas are included in each park's overall MMP.

Performance Measures:

Percent of maintenance management plan activities achieved annually (target hours vs. hours performed)

B. Ensure maintenance capacity aligns with system needs and planned projects.



There are currently three maintenance staff for Fort Steilacoom Park and three maintenance staff for all other park sites. Staff capacity is currently lower than the service hour requirements needed to keep up with maintenance levels of care for existing parks and to serve special events. For Fort Steilacoom Park, an estimated 8,700 hours are needed based on maintenance management plans and staff capacity only provides 5,600 hours. For other sites, about 12,000 hours are needed but the current capacity is 5,600 hours total, split into two geographic route/service areas. There is also a custodial contractor who cleans and locks the restrooms at American Lake, Harry Todd Park, Wards Lake, and Kiwanis Park and removes excess trash from American Lake and Harry Todd Park during the summer. They also provide cleaning service on holidays.

Exhibit 8-5: Maintenance Capacity and Needs

Parks	Current Capacity (Hours)	Service Hours Needed	Gap
Fort Steilacoom Park	**5,600**	**8,700**	**3,000**
Springbrook Park Wards Lake Park American Lake Park Edgewater Park Boat Launches Cemetery	**2,800**	**6,800**	**4,000**
Harry Todd Park Washington Park Active Park Kiwanis Park Colonial Plaza/ Downtown Park Primley Park	**2,800**	**6,000**	**3,200**
TOTAL	11,200 (6 FTEs)	21,500	10,200 (approximately 5.4 FTEs)

- **Street ends, Blueberry Park not included**

Source: City of Lakewood, 2026.

Any new park sites will add to this maintenance gap. Exhibit 8-6 shows the average maintenance hours and FTEs needed to maintain parks currently in the system, based on frequency of maintenance activities. For example, because Fort Steilacoom Park is large but has some areas with minimal amenities, the maintenance hours per acre are low. In the future, as Lakewood adds parks to the system, it is recommended that the City ensure adequate maintenance capacity is also added. This should also be considered before public access is added to any existing properties.

While new parks may be needed to fill gaps in some areas, investment in existing sites will need to continue, and regular updates to management plans are needed to properly assess staff capacity needs. Partnerships and volunteering can aid in meeting level of service, however those services need to be managed and are limited in terms of scope and consistency.

Exhibit 8-6: Maintenance Requirements for New Parks

Park Classification	Maintenance Hours (per acre)	Maintenance FTEs (per acre)
Regional Park	**19**	**0.01**
Signature Community Park	**84**	**0.04**
Community Park	**319**	**0.15**
Neighborhood Park	**381**	**0.18**
Urban Nodal Park	**526**	**0.25**
Urban Linear Park	**To be determined^**	**To be determined^**
Natural Area	**To be determined***	**To be determined***

^Linear parks are maintained as part of street maintenance, not parks maintenance.

*Blueberry Farm is the only Natural Area currently in the system owned by Parks; there is no public access or maintenance there currently. Edgewater Park is not developed, and treated as a natural area, but it is heavily used.

Source: City of Lakewood, 2026; BERK, 2026.

Performance Measures:

- Add service hour capacity for each new amenity
- Maintenance staffing in relation to required hours to achieve level of service

C. Work with volunteers to provide enhanced levels of care where feasible on open space properties.



Volunteers provide additional capacity for maintenance and enhancement projects on open space sites where City maintenance activities are minimal. This can help provide a higher level of service above the minimum defined in the City's maintenance management plans. Generally, volunteer support is in the format of volunteer events hosted a few times per year, as opposed to more regular maintenance. This can be a good fit for restoration projects that involve hand tools and manual work. The City also publicizes a list of possible service projects for Eagle Scouts and Gold Scouts in parks and have a project application process in place.

Many of the areas that volunteers currently support include plant and animal habitat, which requires some specialized knowledge. It is recommended that the City work with environmental partners to help train staff and create stewardship plans that volunteers can implement. The City may need to consider contracted support with a biologist or other specialist as a one-time investment to provide core expertise and training. Technical volunteer support, in addition to hands-on support, would also be valuable.

Cemeteries, forested and prairie lands in Fort Steilacoom Park, and lake shorelines are the current priority focus areas for open space volunteers.

Performance Measures:

- Percent of sites with stewardship plans.
- Percent of plans with assigned volunteer steward groups.
- Number of volunteer service hours.

D. Identify capital replacement timelines for parks facilities and incorporate into capital planning.

All park facilities have a lifespan and must be replaced or substantially remodeled after a period of time. Exhibit 8-7 shows recommended replacement timelines for different types of facilities. These lifespans vary substantially, with some as short as ten years and others as long as fifty years.

Capital replacement timelines provide a guideline; however, a facility may have a longer or shorter timeline depending on park usage, weather, vandalism and other factors. Regular reviews of park quality can ensure that replacement timelines address the specific site needs.

Exhibit 8-7: Capital Replacement Timelines

Facility Type	Replacement Timeline (years)
Sports field – natural surface	10
Sports field – synthetic surface	10-12
Sports court	Resurfacing – 5-8 Replacement – 15-20
Boat Launch	20-50
Dock	20-50
Dog park	10
Parking Lot	20-30
Pathway	20
Picnic Shelter	30
Picnic Table and Benches	10-20
Playground	20
Restroom	20-30
Skate Park	30-40

Source: HBB, 2026.

Exhibit 8-8 shows how capital replacement timelines apply to each community and neighborhood park, assuming each park receives an update every 12 years or sooner from 2027 onwards. An “update” consists of updating all amenities that are beyond their useful life, addressing anything with a low PACA quality score, and incorporating community feedback at each 12 year cycle. If budget allows, this update should also anticipate and address any amenities that will be beyond their useful life before the next 12 year update. In some cases, an update could entail a large renovation and in others may address only a few specific amenities.

While not all amenities in each park are due for replacement at the same time, it may be efficient to update several items in each park on a cycle instead of completing projects in a piecemeal approach. Park usability depends on the integration of multiple amenities, such as accessible pathways to a playground.

When a park is nearing its update cycle, staff will review the age and quality of the amenities and engage the public to blend community needs and lifecycle replacement requirements into project priorities. These data sets will inform a capital project plan that determines which improvements are made. Parks that have had a longer gap between cycles may need a park-wide update while those with shorter cycles may only have a few amenities that need improvements.

If community input is received when a park update cycle is not within the next few years, staff will consider opportunities to address the feedback earlier than the update cycle. See Chapter 7 for more information about how these opportunities will be evaluated. Comments that cannot be addressed in the near-term will be documented to be revisited at the time of the park's planned capital update.

Exhibit 8-8: Capital Replacement Cycles by Community/Neighborhood Park

Park	Last Updated	Potential Update Cycle	Years Between Updates^	Existing Amenities*
Active Park	2003	2029-2030	27 years	▪ Basketball court ▪ Pathways ▪ Picnic shelter ▪ Picnic table and benches ▪ Playground
American Lake	2025	2037-2038	12 years	▪ Boat launch ▪ Dock ▪ Parking lot ▪ Pathway ▪ Picnic shelter ▪ Picnic table and benches ▪ Playground ▪ Restroom
Harry Todd Park	2025	2031-2032	6 years	▪ Basketball court

Park	Last Updated	Potential Update Cycle	Years Between Updates^	Existing Amenities*
				▪ Docks ▪ Parking lot ▪ Pathways ▪ Picnic shelter ▪ Fishing Pier ▪ ADA accessible route ▪ Picnic table and benches ▪ Playground ▪ Restroom ▪ Pickleball court
Kiwanis Park	2019 (playground)	2031-2032	12 years	▪ Pathway ▪ Picnic table and benches ▪ Playground ▪ Restroom ▪ Skate park
Oakbrook Park	2019 (playground)	2027-2028	8 years	▪ Picnic table and benches ▪ Playground
Primley Park	2025 (playground)	2027-2028	2 years	▪ Picnic table and benches ▪ Playground ▪ ADA path & parking
Springbrook Park	2017	2031-2032T	14 years	▪ Ballfield ▪ Basketball court ▪ Parking lot ▪ Pathway ▪ Picnic shelter ▪ Picnic table and benches

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Park	Last Updated	Potential Update Cycle	Years Between Updates^	Existing Amenities*
Wards Lake Park	2025	2037-2038	12 years	▪ Dock ▪ Parking lot ▪ Pathway ▪ Picnic shelter ▪ Picnic table and benches ▪ Playground ▪ Restroom
Washington Park	2005	2028-2029	23 years	▪ Ballfield ▪ Basketball court ▪ Parking lot ▪ Pathway ▪ Picnic table and benches ▪ Playground

^The 12-year update cycle is a new standard so some parks will have longer or shorter timelines depending on past commitments.

*Not all amenities may need an update with the redevelopment cycle. Projects will depend on amenity age and quality and community engagement.

Source: City of Lakewood, 2026; BERK, 2026.

It is recommended that the City also aim to make regular progress on projects that involve its regional parks, waterfront, downtown, and trails. This should include some design or development progress on at least one site within these priority city-wide priority areas each biennium (Exhibit 8-9).

Exhibit 8-9: Capital Replacement Cycles by Regional/Waterfront/Downtown Park

Park	Last Updated	Potential Update Cycle	Years Between Updates	Amenity Types On-site*
Colonial Plaza / Downtown Park	2026 2020 ROW 2025 EMC readerboard	2029-2030	9 years	▪ Benches ▪ Public art ▪ Pathway ▪ Parking lot
Edgewater Park	2006 (boat launch)	2028-2029	22 years	▪ Boat launch (pending 2028 completion)
Fort Steilacoom Park	2024 (sports fields) 2021 (Angle Ln. roadway, parking, and restroom) 2020 (pavilion) 2023-24 (ADA play improvements)	2027-2030	3 years	▪ Ballfield ▪ Dock ▪ Dog park ▪ Parking lot ▪ Pathway ▪ Picnic shelter ▪ Picnic table and benches ▪ Playground ▪ Restroom ▪ Soccer field
Gravelly Lake Loop	2026	2037-2038	11 years	▪ Trail
Ponders Park	N/A	As needed	-	▪ Picnic table and benches
Street Ends	2026 (Westlake Street End)	2029-2031	3 years	▪ Pathway (unpaved)

*Not all amenities may need an update with the redevelopment cycle. Projects will depend on amenity age and quality and community engagement.

Source: City of Lakewood, 2026; BERK, 2026.

This combination of updates every 12 years to community and neighborhood parks and biennial progress on citywide experiences will ensure that all residents have

access to quality amenities that are shaped by their input both near home and as local destinations.

Performance Measures:

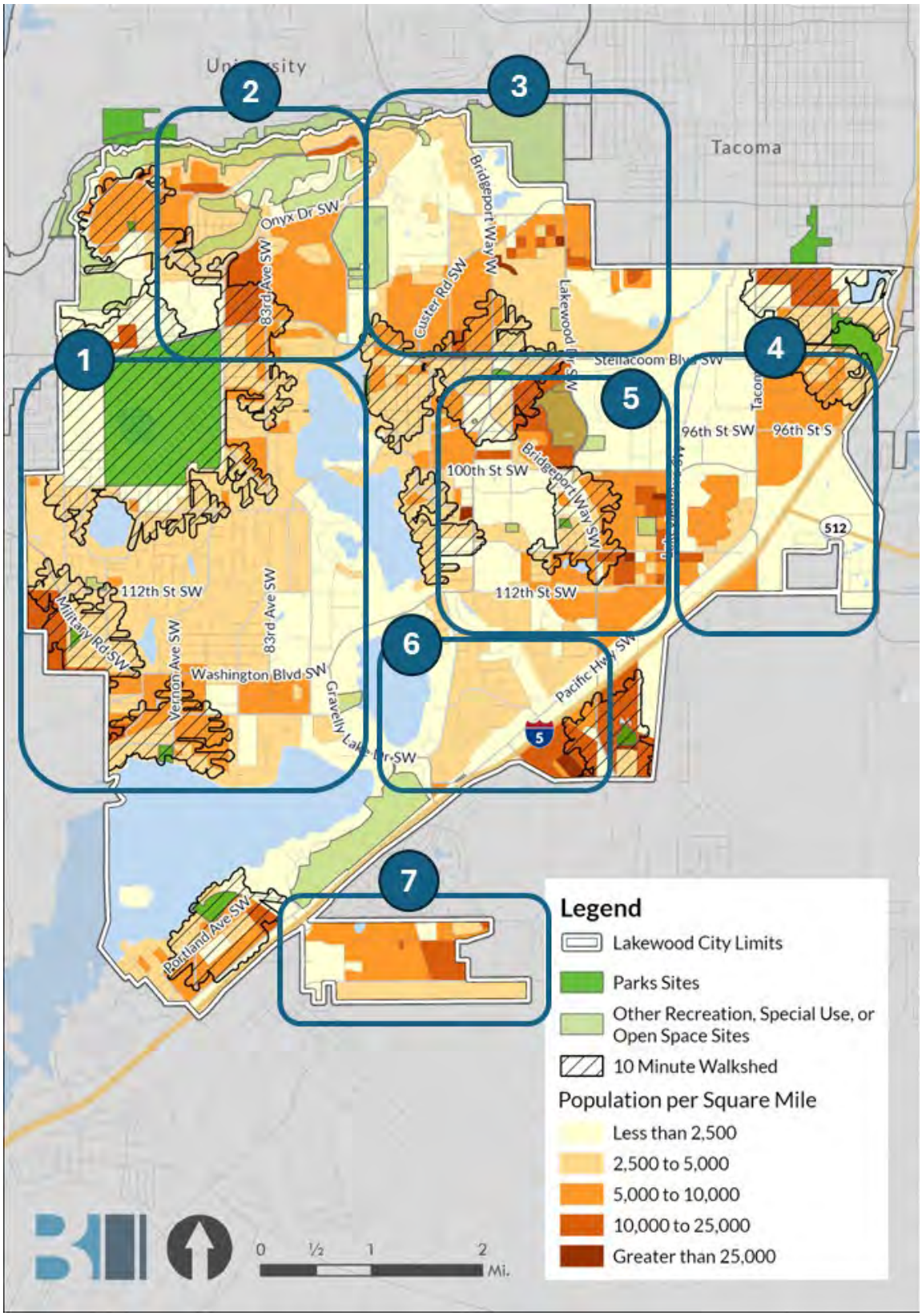
- Percent of community and neighborhood parks that have received an update within the last 12 years (target: 100%)
- Percent of regional parks, waterfront, downtown, and trails with some work completed (such as design or development) each biennium (target: 100%)

Park Access and Development

E. Develop strategic partnerships to address gaps in park, recreation, and trail access.

Some potential partners already own property in park gap areas. Some of these properties may already support recreational uses but may not have parklike amenities or public access. Possible partners the City could engage with include Clover Park School District, Lakewood Water District, Pierce County Parks, Pierce Transit, the Washington Department of Fish and Wildlife, and other private and non-profit open space providers. See Exhibit 8-10 for details on how different gap areas could benefit from partnerships.

Exhibit 8-10: Strategic Partnerships in Gap Areas



Gap Area	Potential Partnership Opportunities
1	School District Property (Former Lake City Elementary School) Idlewild Elementary School Lakes High School Lake Louise Elementary School Thomas Middle School Lakewood Water District Lakewold Gardens Pierce College
2	Oakbrook Elementary School Hudtloff Middle School Lakewood Water District Washington State Department of Wildlife (South Puget Sound Wildlife Area) Oakbrook Golf and Country Club Pierce County Parks (Chambers Creek Canyon Park)
3	Dower Elementary School Lochburn Middle School Lakewood Water District
4	Pierce Transit Lakewood Water District Note that Area 4 is within the city's Air Corridor Zone. The Air Corridor Zone is intended to be eventually non-residential and low density of jobs.
5	Clover Park High School Clover Park Technical College Pierce County Parks (Seeley Lake Park) Tyee Park Elementary School Lakewood Water District YMCA
6	Lakewood Water District Tacoma Golf and Country Club
7	Carter Lake Elementary School Lakewood Water District

Source: BERK, 2026.

Some potential partnership properties have already had some discussion, including:

- Former Lake City Elementary School in area 1
- South Puget Sound Wildlife Area in area 2
- Clover Park Technical College in area 5

- Seeley Lake Park in area 5
- Lakewood Water District property in area 6

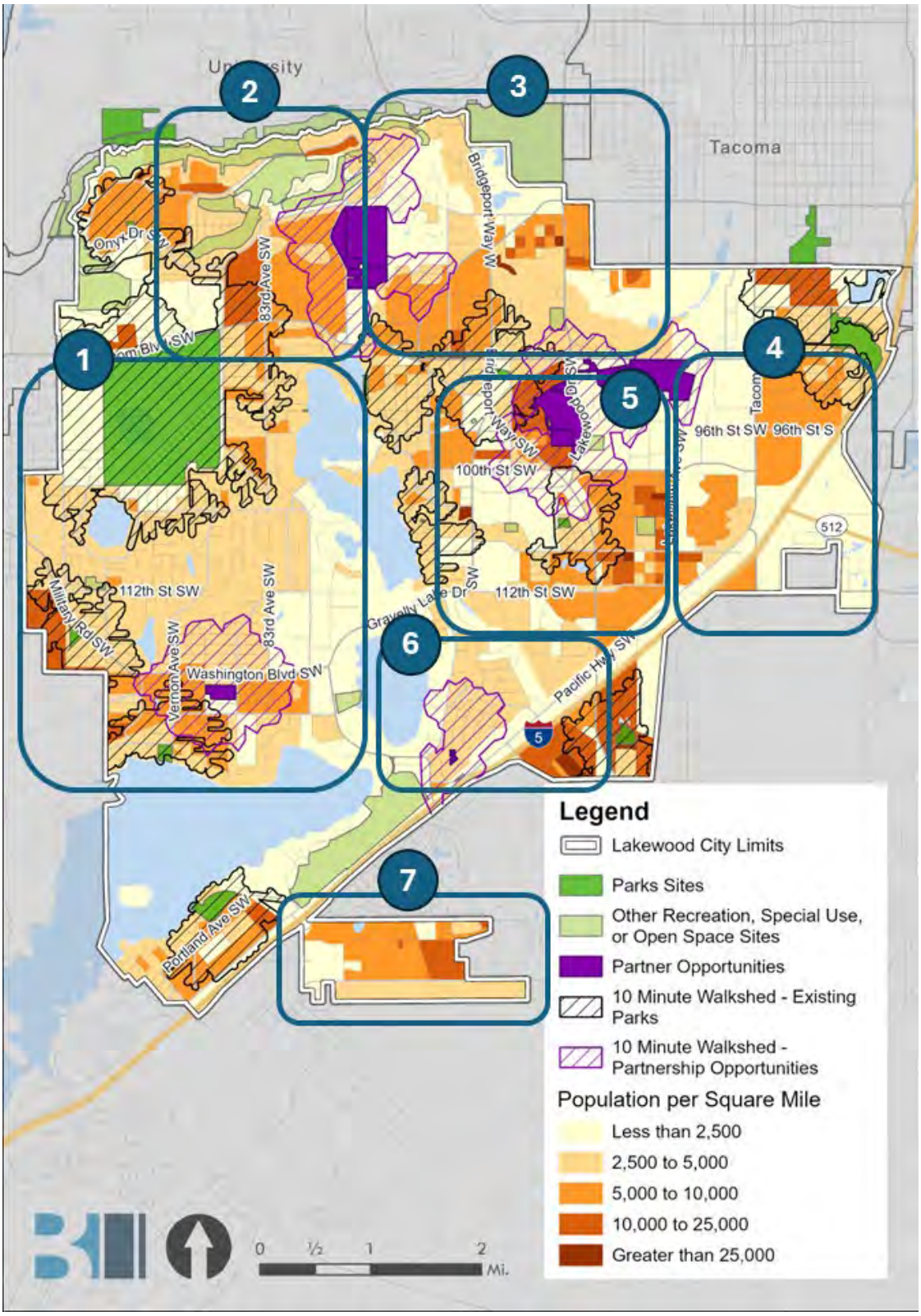
If all the partnerships noted above were established, property was transferred, or park amenities were to be added to these properties so they were added to the city's park inventory, citywide park access would improve, particularly in gap areas 2, 5, and 6, and some smaller parts of areas 1, 3, and 4 (see Exhibit 8-11).

There is also a future trail connection proposed between the Water Flume Trail and North Chambers Creek that would most likely be a partnership between Pierce County, Tacoma, and Lakewood. There may be potential to add parklike amenities on part of the trail, in which case this asset could also help to fill park gaps in gap area 3.

As discussed in Section 6.5, gap areas 3, 4, 5, and 7 have the lowest Opportunity Index scores and may be priority areas for future City partnerships. Note that Area 4 is within the city's Air Corridor Zone. The Air Corridor Zone is intended to be eventually non-residential and low density of jobs so may be lower priority for park investments. Area 6 also had low-moderate scores. Partnership opportunities with existing momentum for areas 3, 5, and 6 are discussed above. Other potential opportunities are identified in Exhibit 8-10. Partnership availability is also one of the criteria for prioritizing trail investments, as discussed in Section 4.5.

Key partnerships for trails will include collaboration with Planning and Public Works for trail development in the right of way and with Pierce County and ForeverGreen trails on the regional trail network.

Exhibit 8-11: Gap Areas with Potential Partners



Source: BERK, 2026.

Performance Measures:

- Acreage of partner managed properties within City limits.
- Mileage of developed trails that involve partnerships, including collaborations with Planning and Public Works on trails in the right-of-way.
- Percent of Lakewood population within a 10-minute walk of a publicly accessible park

F. Prioritize acquisition and development of new facilities where gaps cannot be filled by other providers or partnerships.



Partnerships will not be able to fill every park access gap, and new facilities will be needed in some areas. If the likely partnership properties discussed above in strategy F were developed with park amenities, gaps in access would still include:

- The central part of gap area 1
- The northern and central parts of gap area 2
- Most of gap area 3
- Most of gap area 4. Note that Area 4 is within the city's Air Corridor Zone. The Air Corridor Zone is intended to be eventually non-residential and low density of jobs.
- The eastern and south parts of gap area 5 and a pocket in the west part
- The eastern part of gap area 6
- All of gap area 7

These areas should be prioritized for acquisition and development of new parks as opportunities arise. As discussed in strategy F above, gap areas 3, 4, 5 and 7 have the lowest Opportunity Index scores, and Area 6 also has low-moderate Opportunity Index scores. While areas 3, 6, and 7 have potential partnerships under discussion, areas 4 and 5 do not. After pursuing other potential partnerships, these may be areas to consider for future park acquisitions.

Section 4.5 also discusses special considerations for acquisition and development of trails.

Performance Measures:

- Percent of residents benefiting from property acquisition in gap areas.
- Percent of Lakewood population within a 10-minute walk of a publicly accessible park (see strategy F).
- Total trail miles in Lakewood.

G. Pursue opportunities to add tree canopy on park sites.



An Urban Forest Assessment was completed for Lakewood in 2024. It identified existing canopy cover and areas throughout the city with plantable area. Exhibit 8-12 shows the plantable area within Lakewood's parks and the canopy cover of the surrounding area. Kiwanis Park, Seeley Lake Park (county-owned), Active Park, and Ponders Park are all in areas with low tree canopy cover and could be opportunities to align park projects with the citywide canopy cover goal. Other parks are also in areas with canopy cover below the City's 40% target.

Exhibit 8-12: Plantable Area in Parks

Park	Plantable Area	Existing Canopy Cover
Kiwanis Park	1.4 acres	13%
Seeley Lake Park*	21.4 acres	13%
Active Park	1.7 acres	14%
Ponders Park	0.1 acres	14%
Springbrook Park	3.7 acres	23%
Harry Todd Park	5.3 acres	25%
American Lake Park	1.6 acres	26%
Washington Park	2.2 acres	26%
Fort Steilacoom Park	296.8 acres	27%
Wards Lake Park	1.6 acres	28%
Edgewater Park	2.5 acres	34%
Oakbrook Park	0.9 acres	41%
Primley Park	0.01 acres	44%

*Seeley Lake Park is a County-owned facility. Source: Facet, 2024; BERK, 2026.

Source: BERK, 2026.

Performance Measures:

- Number of trees planted in parks and trails
- Tree canopy percentage increase on park land

Capital Project Management

H. Ensure capital project management capacity aligns with planned project timelines.

Without project management capacity, even a well-funded project list cannot get completed. Where project management capacity is limited, agencies can build capital project management into project budgets and have a consultant complete the bulk of the work. Staff oversight is still needed, but this can alleviate pressure on limited staff resources. Typically, this can be done for large projects, but it is also possible to use on-call landscape architects for small projects

Lakewood has two capital project management FTEs, however one was unfilled the majority of 2026. Workload sequencing is an ongoing challenge for capital project management.

Much of the time investment involved in project management occurs at the design and permitting stage, and again at the construction phase for on-site construction management (see Exhibit 8-13). In addition to these steps, capital project managers also manage grant reporting requirements. Establishing a pace of work that moves projects through stages of progress with limited delay or disruption is important. Aligning the work with grant submittal timelines also allows the city to leverage outside funds where possible. It is important that projects have preliminary design and costing in advance of grant deadlines.

Many of the steps require public outreach, hearings and multi-agency review and evaluation.

Exhibit 8-13: Project Management Workload by Step

Step	Project Management Workload
Site Suitability and Acquisition	Low (not frequent)
Visioning and Needs Assessment	Moderate
Master Planning	Moderate
Feasibility Studies	Low (typically consultant-led)
Design and Permitting	Moderate (typically managed by staff, produced by consultants)
Construction and Development	High

Source: City of Lakewood, 2026; BERK, 2026.

Performance Measures:

- Ratio of capital project management FTEs to capital projects and project value.

I. Plan ahead for project cost increases and opportunities for efficiency or phased development.

Project costs change over time and a delay can lead to planning and funding challenges. It is recommended that the City escalate all capital project cost estimates into future years to mitigate this impact. Staff will generally receive a high-level cost estimate with a park master plan and should ensure any revised cost estimates before design and permitting include escalation. It is also recommended that the City revisit cost estimates every two years to ensure escalations are still in line with projected timeline and costs. Some jurisdictions use a contingency percentage in cost estimates and assume it will cover escalation, but sometimes this percentage is too low, so separate cost escalation is less risky.

There are also some efficiencies to completing master planning and feasibility studies close to design, permitting, and construction. After years have passed, studies go out of date and master plans may be based on old engagement findings. When possible, it would be most efficient to plan for these stages to happen in sequence without large gaps in between. It should also be understood that each of these stages take time to complete and a project may require 4-6 years to complete if funding applications and third-party permits are required. Exhibit 8-14 shows the typical steps and phases of a capital project. Public engagement and adoption processes are important elements to each phase that extend the technical review and development of designs. Meaningful public input is a requirement of most parks projects and funding sources for park projects.

Exhibit 8-14: Project Process

Step	Phase
Site Suitability and Acquisition	Early planning: schematic level design and cost estimate
Visioning and Needs Assessment	
Master Planning	Construction document development, design, permitting, bidding, construction.
Design and Permitting	
Construction and Development	
Construction / Grant Closeout	

Source: BERK, 2026; HBB, 2026.

Performance Measures:

- Ensure project list includes cost estimate escalations that are reassessed at least once every two years.
- Percent of projects that plan for feasibility studies, design and permitting, and construction and development without a multi-year gap between stages.Objective ranking (Data Driven Project Prioritization) of projects implemented. Criteria may include equity, recreation level of service gap, and infrastructure replacement need.

Programming and Park Activation

J. Focus City resources on priority program areas while partnering on and hosting expanded programming options.



As discussed in Chapter 5, the City plays three roles in recreation programming. Lakewood provides some programs directly, collaborates with local service providers, and hosts and supports events and programs organized by other agencies. City-provided programs should focus on these priorities to ensure equitable recreation opportunities are available:

- Youth and children
- Low-income populations
- Active living programs for older adults
- Accessibility for individuals with disabilities
- Multicultural communities with diverse interests

Partnerships can be used for expanded programming that the City cannot directly provide. This could include programs that have high demand but that do not fit the City's priority programs or otherwise go beyond City expertise or capacity. The City also provides opportunities for other organizations to use park spaces for their own programs, which can vary based on market demand and organization priorities. Survey results, discussed in Chapter 6, suggest that City day camps, older adult programming, and youth programming could be improved in terms of quality. Open-ended responses also suggest demand for more youth sports, senior programming, wellness and fitness classes, special events, and cultural and historical

programming. Local providers of youth programs have expressed a desire for greater City support to ensure continuity of programs.

It is recommended that the City continue to use Lakewood's Promise, its collaboration with Human Service partners and the school district to map current offerings and establish how the City can prioritize and provide more youth services that are not otherwise available or which require a public provider to host or produce.

Performance Measures:

- Participation in City programs that serve priority populations
- Number of identified service organizations and partners that service City residents that use city sites, funding or resources

K. Work with partners on park and trail activation opportunities.

Pop up events can support activation of parks and trails, which can provide recreation opportunities, improve safety, and deter vandalism. It is recommended that the City work with partners to facilitate events on City park and trail properties. This could include volunteer events in addition to recreational gatherings. A small "activation budget" could support this work.

Examples of partnered or co-sponsored events include:

- Jingle Bell Run
- Chief Leschi Honor Walk
- National Night Out events
- Sport Camps
- Summer Concerts



Summer Concert

In addition, the City has a special use permit process that results in hundreds of partner-driven events, such as Family Days hosted by local business, regional dog shows and sport tournaments, health fairs and more functions that activate parks as a gathering space. These activities could be more broadly promoted through a collective calendaring if events and activities hosted in Lakewood for Lakewood residents.

Performance Measures:

- Number of special use permits authorized for activities on City property.
- Number of community events and event participants benefiting from city-sponsored events.

L. Identify and support opportunities for community-driven art in City parks and trails.



Mural at American Lake Park

In support of Comprehensive Plan Parks, Recreation, and Open Space Goal 3 (*Make welcoming spaces that foster social interactions and highlight local art and history*), it is recommended that the City continue to explore opportunities to support community-driven art. The Lakewood Arts Commission already makes recommendations to the City Council about the installation of art. Art can be in parks, on signal boxes in the right of way, and hosted in public facilities, like the art shows hosted at City Hall. Several parks have murals and provide a way to celebrate the culture and history of the city. Interpretive signs tell the story of history, environment and community values.

Performance Measures:

- Number of community-driven art projects in parks, trails and public spaces (including streetscapes).

Appendices

Appendix A: Ordinance Adopting the Legacy Plan

<<to be added after adoption>>

Appendix B: Online Survey

Contents:

2026 Legacy Plan Survey (before draft plan was written)

2026 Draft Plan Feedback Survey (once draft plan was released)

City of Lakewood

Parks and Recreation Survey - Six Year Comprehensive Park Plan 2026

I. Lakewood Park User Experience Section (Questions 1-5)

This survey has 23 total questions and should take approximately 10 minutes to complete. The last 5 demographic questions are optional.

1. How many times did you go to a Lakewood park in the past 12 months?

- ◯ One or more times a week
- ◯ Once a month
- ◯ Few times a month
- ◯ Few times a year
- ◯ None of the above

2. How long does it take you to walk to the closest park?

- ◯ Less than 5 minute walk (less than 3 blocks)
- ◯ 5 to 10 minute walk (3 blocks to 5 blocks)
- ◯ 11 to 20 minute walk (6 to 10 blocks)
- ◯ 20 minutes or more (11 blocks or greater)
- ◯ I am not able to walk to my nearest park

3. What is your primary mode of transportation to local parks?

- ◯ Walking
- ◯ Biking
- ◯ Public Transportation
- ◯ Driving
- ◯ Other (please specify)

4. Which city park do you visit most often?

What is the main feature you use at this park?

5. What brought you to Lakewood parks in the past 12 months? (Pick all that apply)

- [ ] City event (e.g., SummerFEST, Truck N' Tractor Day, etc.)
- [ ] Private event
- [ ] Bike course (trail or pump track)
- [ ] Community Garden
- [ ] Dog Park
- [ ] Enjoy the outdoors or nature
- [ ] Other (specify here)
- [ ] Family Activities
- [ ] Meet friends
- [ ] Older adult programming
- [ ] Paddleboarding
- [ ] Kayaking
- [ ] Play scheduled sports (organized)
- [ ] Play unscheduled sports (pick-up/informal)
- [ ] Playgrounds
- [ ] Restrooms
- [ ] Use picnic/shelter areas
- [ ] Walk or Run
- [ ] Water access/fishing/swimming

II. Lakewood Park Rating and Park Features Section (Questions 6-13)

6. How would you rate the City of Lakewood parks you visited in the last 12 months?

	Excellent	Fair	Poor	Did not visit
Active Park	○	○	○	○
American Lake Park	○	○	○	○
Blueberry Park	○	○	○	○
Edgewater Park	○	○	○	○
Fort Steilacoom Park	○	○	○	○
Harry Todd Park	○	○	○	○
Kiwanis Park	○	○	○	○
Lakewood Community Garden	○	○	○	○
Oakbrook Park	○	○	○	○
Primley Park	○	○	○	○
Puget Sound Wildlife Area	○	○	○	○
Seeley Lake Park	○	○	○	○
Springbrook Park	○	○	○	○
Springbrook Park (Community Garden)	○	○	○	○
Street Ends	○	○	○	○
Wards Lake Park	○	○	○	○
Washington Park	○	○	○	○

7. How important are the following park elements to you?

	Important	Neutral	Not Important	N/A
Beach or water access	○	○	○	○
Boat launch (motorized)	○	○	○	○
Hand carry launch (non-motorized)	○	○	○	○
Picnic shelter	○	○	○	○
Event rental space	○	○	○	○
Playground	○	○	○	○
Bike features (bike trails or pump tracks)	○	○	○	○
Fishing pier	○	○	○	○
Dog park	○	○	○	○
Sports court (basketball, pickleball, tennis)	○	○	○	○
Sports field (baseball, football, soccer etc.)	○	○	○	○
Public art	○	○	○	○
Restrooms	○	○	○	○
Seating	○	○	○	○
Skate park	○	○	○	○
Walking Trail (paved)	○	○	○	○
Walking Trail (unpaved)	○	○	○	○

Other (not listed above)

8. How would you rate the quality of the following park elements in Lakewood today?

	Excellent	Fair	Poor	N/A
Beach or water access	○	○	○	○
Boat launch (motorized)	○	○	○	○
Hand carry launch (non-motorized)	○	○	○	○
Picnic shelter	○	○	○	○
Playground	○	○	○	○
Bike features (bike trails or pump tracks)	○	○	○	○
Fishing pier	○	○	○	○
Dog park	○	○	○	○
Sports court (basketball, pickleball, tennis)	○	○	○	○
Sports field (baseball, football, soccer etc.)	○	○	○	○
Public art	○	○	○	○
Restrooms	○	○	○	○
Seating	○	○	○	○
Skate park	○	○	○	○
Walking Trail (paved)	○	○	○	○
Walking Trail (unpaved)	○	○	○	○

9. What are the **top 3** things the city should improve in the parks? (Select up to three)

- ☐ Beach or water access
- ☐ Boat launch (motorized)
- ☐ Hand carry launch for watercrafts (non-motorized)
- ☐ Picnic shelter
- ☐ Playground
- ☐ Cycling (mountain bike trails or pump tracks)
- ☐ Other (please specify)
- ☐ Fishing piers
- ☐ Dog park
- ☐ Sports courts (basketball, pickleball, tennis)
- ☐ Sports fields (baseball, football, soccer etc.)
- ☐ Public art
- ☐ Seating
- ☐ Skate park
- ☐ Spray Park
- ☐ Walking Trails (paved)
- ☐ Walking Trails (unpaved)

10. What water activities did you do in Lakewood in the past 12 months? (Pick all that apply)

- [ ] Fishing
- [ ] Beach areas
- [ ] Boat launch (motorized)
- [ ] Watercraft (non-motorized)
- [ ] Nature-viewing
- [ ] Other (please specify)

11. What kinds of playgrounds make you want to go to the park?

- [ ] Adventure Play
- [ ] Interactive art or sculptural playground
- [ ] Accessible play
- [ ] Sensory play
- [ ] Nature play
- [ ] Outdoor fitness
- [ ] Other (please describe)
- [ ] Outdoor classrooms
- [ ] Swings
- [ ] Slides
- [ ] Spinning features
- [ ] Climbing
- [ ] Thematic play
- [ ] Water-based play
- [ ] Play equipment for ages 0-5
- [ ] Play equipment for ages 12+
- [ ] Play equipment for ages 5-12

12. What nature activities have you done recently?

- [ ] Bird watching and wildlife viewing
- [ ] Community Gardening
- [ ] Geocaching
- [ ] Other (please specify)
- [ ] Stewardship restoration/Wildlife preservation
- [ ] Outdoor wellness class

13. What are your reasons for not using City of Lakewood Parks or Programs?

- [ ] No time
- [ ] Poorly Maintained
- [ ] Too far away
- [ ] Lack of amenities
- [ ] Not interested
- [ ] Barriers exist for those with disabilities
- [ ] Had a bad experience
- [ ] Fees for use are too high
- [ ] Don't know what's available
- [ ] Don't feel safe (Please provide reason in the comment below)
- [ ] Don't know where they are
- [ ] Too crowded
- [ ] Do not have transportation
- [ ] Not enough parking
- [ ] None of these reasons prevent me from using the parks

Other/Comment

15. How would you rate the quality of the following ***recreation programs*** in Lakewood?

	Excellent	Fair	Poor	Did not participate
Farmers market	○	○	○	○
SummerFEST	○	○	○	○
Older adult programming	○	○	○	○
Youth recreation	○	○	○	○
Wellness programming	○	○	○	○
Youth programming	○	○	○	○
Youth council	○	○	○	○
Regional sports events	○	○	○	○
Street Festival	○	○	○	○
Fishing Event	○	○	○	○
Day Camp	○	○	○	○
Truck N' Tractor Day	○	○	○	○
MLK Day	○	○	○	○
Fiesta de la Familia	○	○	○	○
Summer Concerts	○	○	○	○
Christmas Parade	○	○	○	○
Community gardening	○	○	○	○
Volunteering events	○	○	○	○
Art receptions	○	○	○	○

III. Lakewood Recreation and Events Section (Questions 14-18)

14. How many city events or programs did you go to in the past 12 months? (Examples include: Farmer's Market, SummerFEST, Happy Bookers)

- ◯ None
- ◯ 1 program/event
- ◯ 2 to 3 programs/events
- ◯ 4 to 6 programs/events
- ◯ 7 or more programs/events

16. Please rate your experience with the following list:

	Satisfied	Neutral	Not satisfied	N/A
Instructors	○	○	○	○
Convenient location	○	○	○	○
Programs	○	○	○	○
Facilities	○	○	○	○
Dates programs are offered	○	○	○	○
Times programs are offered	○	○	○	○
Fees charged for programs	○	○	○	○
Customer service	○	○	○	○
Ease of signing up for programs	○	○	○	○

Other (please specify)

17. If you didn't go to any city recreation programs or special events in the last 12 months, please tell us why.

- ☐ Not aware of the programs offered
- ☐ Facilities are poorly maintened
- ☐ Too busy/no time
- ☐ Don't have activities I'm interested in
- ☐ Poor quality of programs
- ☐ Held at inconvenient times
- ☐ Lack of transportation
- ☐ Held at inconvenient locations
- ☐ Use other community or private programs
- ☐ Too expensive
- ☐ Need childcare in order to participate
- ☐ Classes or programs are full
- ☐ Not accessible for people with disabilities
- ☐ Too far away
- ☐ None of the above prevent me from participating in recreation programs and special events

Other (please specify)

18. Is there anything else you would like to share about City of Lakewood Parks and Recreation?

IV. Demographics Section (Questions 19-23)

The following 5 questions are all optional. You can fill them out or proceed to the end and press **Submit**.

19. Which of the following best describes your race/ethnicity?

- ◯ American Indian or Alaska Native
- ◯ Asian or Asian American
- ◯ Black or African American
- ◯ Hispanic or Latino
- ◯ Middle Eastern or North African
- ◯ Native Hawaiian or other Pacific Islander
- ◯ White
- ◯ Another race
- ◯ Two or more races

Please specify if not listed above

20. What is your age?

- ◯ 17 years or under
- ◯ 18 to 24 years
- ◯ 25 to 44
- ◯ 45 to 64
- ◯ 65 years and over

21. In what zip code do you live?

- ◯ 98409
- ◯ 98439
- ◯ 98467
- ◯ 98497
- ◯ 98499
- ◯ 98388
- ◯ 98498

Other (please specify)

22. Which of the following best describes your household?

- ◯ Single, no children
- ◯ Couple, no children
- ◯ Single, with children
- ◯ Couple, with children
- ◯ Parent whose children have left the home

Other (please specify)

23. What is your household income?

- ◯ Under $24,999
- ◯ $25,000 - $34,999
- ◯ $35,000-$49,999
- ◯ $50,000-$99,999
- ◯ $100,000 or more

Press "Submit" to complete this survey.
Thank you for your input on this Parks and Recreation Survey.

Draft Lakewood Legacy Plan 2026 - Public Input

1. **Which park projects should Lakewood focus on for the next 6 years? (select all projects that are important to you)**

- [ ] Improvements at Fort Steilacoom Park
- [ ] Create a downtown park near Colonial Plaza & Motor Ave
- [ ] Feasibility and planning for a downtown community center
- [ ] Improvements to public water access
- [ ] Trail projects, such as Gravelly Lake Loop, Green Street Loop, and Chambers Canyon Trailheads
- [ ] Urban forestry projects
- [ ] Updates to neighborhood and community parks
- [ ] Playground replacements

2. **Is there a project that you think is more important than the projects listed in question 1? If so - what is it, and why is it important to you?**

3. **How do you feel about parks & recreation in Lakewood?**

	Agree	Neither agree nor disagree	Disagree
When I am in Lakewood, there is always a park or open space within walking distance.	○	○	○
I enjoy visiting Lakewood parks.	○	○	○
Lakewood's parks are well maintained.	○	○	○
Amenities in Lakewood are easy to access and enjoy (for example: dog parks, sport fields, skate parks, boat launches).	○	○	○
Lakewood's trails, multi-modal paths, and active transportation system are well connected and easy to use.	○	○	○
Lakewood hosts good city events.	○	○	○
Lakewood has good recreation programs (senior programs, youth programs, yoga).	○	○	○
Lakewood has good tree canopy coverage.	○	○	○

4. **Please share any thoughts you have about Lakewood's parks, open space, trails, programs, or events.**



The Legacy Plan is the planning document that guides future decision making about Lakewood's parks & recreation system. Please read the plan and tell us what you think about it!

After careful review, please let us know if you believe what is in the plan, for the most part, has usable data and thoughtful recommendations. If so, note Yes. If you feel the chapter isn't a valid representation of the current or needed park system, please indicate with No. If you didn't read the chapter or fail to have an opinion, you can mark N/A. If you answered yes or no and want to qualify your answer, please add a comment.

5. **Chapter 1 lists the vision, mission, and goals that shape Lakewood's parks & recreation system. Do you feel these values match the values of Lakewood residents?**

- ◯ Yes
- ◯ No
- ◯ N/A

Comment

6. **Chapter 2 is a brief overview of Lakewood's population and the Parks, Recreation and Community Services (PRCS) department. Does this chapter accurately describe Lakewood and the PRCS department?**

- ◯ Yes
- ◯ No
- ◯ N/A

Comment

7. **Chapters 3, 4, and 5 are an inventory of Lakewood's parks, recreation programming, trails, and open space. Do these three chapters accurately describe Lakewood's parks, recreation programming, trails, and open space?**

- ◯ Yes
- ◯ No
- ◯ N/A

Comment

8. **Chapter 6 is a demand and needs assessment that explores the gaps in the park system as determined by the City's target goals and benchmarks. Does this chapter accurately reflect the needs and wants of Lakewood residents?**

- ◯ Yes
- ◯ No
- ◯ N/A

Comment

9. **Chapter 7 is a look at the next six years of parks capital development. Does the Parks Capital Facility Program provide a good plan for the future development of Lakewood's parks, recreation, trail, and open space facilities?**

- ◯ Yes
- ◯ No
- ◯ N/A

Comment

10. **Chapter 8 provides management strategies to maintain and expand Lakewood's parks system based on the demand and needs assessment in chapter 6. Does this chapter provide sound management practices and guidance to maintain, operate, and expand Lakewood's parks, recreation, trails, and open space facilities?**

- ◯ Yes
- ◯ No
- ◯ N/A

Comment

11. **Are you a resident of Lakewood?**

- ◯ Yes
- ◯ No

12. **What is your zip code?**

Appendix C: Goals and Policies

City Council Vision 2026

The City Council's Goals and Strategic Plan establish the objectives and strategies for achieving the City Council's Vision 2026.

2023-2024 City Council Strategic Plan Goals:

Economic Development

The City of Lakewood promotes and supports a dynamic and robust local economy.

Align economic goals and resources across departments.

Pursue infrastructure improvements vital to economic development and to bolster the City's competitiveness.

Enhance and diversify housing stock and improve multi-generational community assets.

Foster collaborative and advantageous partnerships with businesses, community members, and regional partners.

Promote and facilitate sustainable economic development.

Dependable Infrastructure

The City of Lakewood provides safe, clean, well-maintained, and dependable infrastructure.

Implement capital infrastructure projects to improve transportation, park, and utility systems.

Invest in preventative maintenance of facilities, parks, and streets to protect City assets.

Advance infrastructure projects that enhance the City's identity and diversity.

Increase connectivity and accessibility.

Public Safety

The City of Lakewood is one of the safest cities in Washington State.

Improve community safety and reduce crime through data driven processes.

Match perception of public safety with reality.

Provide resources to support the health, welfare, and safety of the community.

Expand community outreach and educational programs.

Fiscal Responsibility

The City of Lakewood maintains a strong fiscal position.

Provide efficient and effective municipal services.

Evaluate revenues and expenditures and respond to changing service needs.

Make smart investments in people, places, and resources.

Transparency

The City of Lakewood communicates its goals, successes, and challenges to the community.

Dynamically promote a positive image of Lakewood.

Advocate for Lakewood at all levels of government.

Develop measurable outcomes and compare these to national benchmarks.

Strengthen connection with stakeholders, partners, and communities.

Comprehensive Plan Goals

2024 Lakewood Comprehensive Plan Parks, Recreation, and Open Space chapter goals:

PR-1 Protect and enhance parks and open space facilities.

PR-1.1 Protect our natural, cultural, and historical resources in parks and open space.

PR-1.2 Preserve existing parks and facilities by using innovative and sustainable management techniques.

PR-1.3 Enhance parks with diverse amenities that serve our evolving community needs.

PR-1.4 Expand the park system by acquiring new land and planning improvements that consider future demand.

PR-2 Ensure parks and services are accessible and meet the needs of the community as a whole.

PR-2.1 Offer diverse park amenities and programs for all community segments.

PR-2.2 Eliminate the physical, financial, and social barriers to park and recreation access.

PR-2.3 Celebrate and support the cultural diversity of the community through parks and recreation planning.

PR-2.4 Engage residents, partners, and stakeholder groups in park and recreation planning, design, decision-making, and program implementation.

PR-2.5 Develop plans and policies for active, healthy community lifestyles.

PR-3 Make welcoming spaces that foster social interactions and highlight local art and history.

PR-3.1 Enhance parks and public spaces with art and cultural and historical elements to create unique spaces.

PR-3.2 Maintain wayfinding in parks and public facilities that include interpretive signage and historical information.

PR-3.3 Showcase diverse artwork and performances in public spaces that reflect neighborhood identities and highlight local talent.

PR-3.4 Develop a trail network for safe, non-motorized access to parks.

PR-3.5 Provide outreach and promotional materials about parks and recreation services.

PR-3.6 Support the development of performing arts facilities in the Downtown.

PR-3.7 Create visually appealing gateways at entrances to the city that incorporate art, wayfinding, and landscaping.

PR-4 Enhance economic opportunities and quality of life through park and recreation investments.

PR-4.1 Boost tourism and local recreation by upgrading park features and organizing community events.

PR-4.2 Improve amenities in parks located in downtown and commercial zones.

PR-4.3 Maintain parks that are safe, clean, and environmentally friendly to attract visitors and boost local quality of life.

PR-5 Manage parks, recreation, and open spaces with transparency, accountability, and financial responsibility.

PR-5.1 Make informed and transparent management decisions about parks, recreation, and open spaces that consider environmental, economic, and social impacts.

PR-5.2 Plan new park and open space investments with a focus on life-cycle costs and their impact on maintenance and operational budgets.

PR-5.3 Regularly update the Legacy Plan, including its objectives and practices.

PR-5.4 Seek external funding to complement city investments in parks.

PR-5.5 Collaborate with community groups to enhance park and recreation services.

PR-5.6 Continuously review and refine management and investment practices in parks and recreation.

PRCS Department Goals, Policies, and Action Strategies

To measurably advance the vision and mission, the following goals, policies, and action strategies were created.

Goals

Goals provide a statement describing a desired outcome the City strives to accomplish to achieve the stated vision and mission of the plan.

Policies

Policies provide ways in which the City aims to support and advance work within each respective goal area.

Action Strategies

Action strategies provide concrete or measurable steps toward achieving the identified goals and policies.

NOTE: Goals, policies, and action strategies are not numbered or listed by priority.

Goal 1: Protect and enhance parks and open space facilities.

Policy 1.1: Preserve irreplaceable natural, cultural and historical assets. Include interested parties and rights-holders during the planning process.

Policy 1.2: Preserve and update existing parks and facilities by monitoring and evaluating use and lifecycle, using preventative maintenance, and employing responsive and creative resource management practices.

Policy 1.3: Enhance parks by providing a variety of passive open space, natural habitat, and active amenities that meet the diverse needs of a growing and changing population.

Policy 1.4: Strategically plan to acquire land and create partnerships to address gaps in access or level of service and meet future system needs.

Action Strategies to advance Goal 1:

Identify, inventory, and preserve cultural and historical assets across the City. Explore the feasibility of creating interpretive and/or environmental centers and expanding informational signage in parks. Partner with other interested parties and rights-holders to preserve and celebrate the City's cultural and historical assets.

Protect public spaces including open space, water access, natural areas and developed park land for future generations.

Partner with local jurisdictions, neighborhood groups, and other interested parties to effectively plan public spaces, amenities and programs.

Promote planning policies, zoning designations and other regulations that protect and encourage access to and development of parks and open spaces.

Invest in adequate preventative maintenance to sustain the investments made in the City's park and recreation system. Conduct regularly scheduled inspections to ensure safe conditions. Continue the transition from a "catch-up" mode of operation to a strategic planning mode of operation. Use the Park Amenity Condition Assessment (PACA) to provide sustainable, long-term asset management.

Continue to apply innovative park management best practices and facility solutions to reduce waste and increase efficiency. Promote and demonstrate environmental stewardship.

Provide low-impact or no-impact park and recreation amenities and experiences near natural areas, habitats, and environmentally sensitive areas.

Prioritize park acquisition and development in the following areas:

Areas of the City not within a ten-minute walking distance of a publicly accessible park or open space facility.

Parks and amenities that score below 2 on the PACA scoring system.

Areas of the City that are experiencing increased housing density, population growth, and commercial development.

In areas of the City disproportionately affected by negative environmental conditions such as air pollution or heat.

Goal 2: Ensure parks and services are accessible and meet the needs of the community.

Policy 2.1: Provide and support a wide variety of park amenities and programs to meet the various needs of the community. Ensure the community supports the development, management and on-going use of requested park assets.

Policy 2.2: Remove physical, financial, and social barriers that prevent or deter park and recreation use.

Policy 2.3: Celebrate and support the cultural and demographic diversity of the community.

Policy 2.4: Provide opportunities for residents, partners, and other interested parties to engage in park and recreation planning, design, decision making, program implementation, and volunteerism.

Policy 2.5: Develop policies to support active and healthy communities.

Action Strategies to advance Goal 2:

Develop multi-use facilities that allow for a variety of recreation opportunities in effort to meet the needs of people of all ages, abilities, income levels, and cultural backgrounds.

Provide, enhance, and expand a variety of passive and active amenities and opportunities that reflect the community's needs.

Develop a system that provides a park or open space facility within a 10-minute walking distance of all addresses. Increase access to parks and recreation opportunities in underserved areas.

Engage residents, business owners, and other interested parties in park design and amenity selection. Use multiple methods of community engagement to increase awareness and community involvement in the planning process. Concentrate efforts to reach underrepresented populations.

Use a variety of communication methods and platforms to inform residents of parks, recreation programming, and services. Consider access, language, technical ability, and other factors when developing materials.

Develop a system of evaluating and advancing community-driven project proposals based on system needs and viability of funding and operations.

Increase access to parks and recreation opportunities by reducing physical, financial, and structural barriers by:

Improving universal access to and through City parks and open space facilities;

Structuring program fees according to cost guidelines to ensure program affordability.

Providing a variety of low and no cost recreation programs and events across the City.

Build and leverage relationships with community partners, neighborhood groups, local governments, Joint Base Lewis-McChord (JBLM), and other organizations to meet the park and recreation needs of the community.

Raise cultural awareness through arts, culture, and history programming and events.

Continue to improve the cultural competency of Parks, Recreation and Community Services (PRCS) personnel by providing relevant educational and training opportunities.

Collaboratively develop and implement effective policies focused on healthy foods, clean environments, and tobacco & smoke-free environments to mitigate public health concerns.

Goal 3: Make welcoming spaces that foster social interactions and highlight local art and history.

Policy 3.1: Develop and maintain a system of connected nonmotorized trails that encourage physical activity and create safe routes to parks and public spaces.

Policy 3.2: Build and leverage partnerships with local governments, neighborhood groups, special use groups like sports or hobby clubs, City departments, and other interested parties to provide quality and accessible services.

Policy 3.3: Create a sense of place at parks and in public spaces by incorporating art, culture, and history through design, signs and programming.

Policy 3.4: Engage the community through planning outreach and produce promotional materials to spread awareness of parks and recreation services.

Policy 3.5: Assume a wide range of roles in the provision of services, including direct provider, partner, sponsor, and information clearinghouse.

Action Strategies to advance Goal 3:

Create a system of connected on-and-off street, non-motorized routes that connect parks and open space facilities. Consider mobility needs when designing these systems. Partner with neighboring jurisdictions to connect trails regionally. Encourage linear parks to connect parks and open space facilities when possible. Create safe routes to parks using sidewalks and shared-use paths.

Develop a variety of trail and paved pathway systems within all parks. Ensure that paved pathways meet Americans with Disabilities Act (ADA) standards or Architectural Barriers Act (ABA) Accessibility Guidelines. Secure resources necessary to sustainably maintain trail and pathway systems.

Encourage the use of public transit and active transportation to access parks and open space facilities. Advocate for transit stops near parks and facilities, especially those hosting recreation programs and events.

Create community attachment to place and increase social capital by fostering a bond between residents and public spaces. Incorporate art, history, cultural assets, and opportunities to serve (volunteer) when appropriate.

Create spaces that are pedestrian friendly, respect history, and welcome everyday users. Provide a venue for city-wide events and provide a variety of amenities and park experiences across the park system.

Partner with providers, entities, organizations, neighborhood groups, and other interested parties to ensure that a wide variety of park and recreation services and amenities are available citywide. Work with these groups and advisory boards to identify community needs and high priority projects.

Partner with other public providers to create neighborhood parks and open space that fill service gaps, increase operational efficiencies and reduce duplicative services.

Develop promotional and outreach strategies to inform residents of park and recreation opportunities and benefits.

Increase wayfinding and informational signage throughout the City and in parks. Install interpretative features in parks and public spaces that provide accounts of the community's historical, cultural, and environmental assets.

Cultivate innovative, knowledgeable, and service-driven PRCS personnel.

Partner with the Tacoma-Pierce County Health Department to develop and implement effective strategies to support a livable, healthy, and equitable community.

Goal 4: Enhance economic opportunities and quality of life through park and recreation investments.

Policy 4.1: Develop and expand destination park amenities and community signature events that increase tourism and improve recreation opportunities.

Policy 4.2: Develop park and public space amenities in underserved, densified, mixed-use, and commercial areas.

Policy 4.3: Provide safe, clean, and green parks that attract residents, visitors, and businesses.

Action Strategies to advance Goal 4:

Use regional parks for community signature events, competitions, and a variety of specialty or destination uses to attract visitors. Manage and inform users of the balance between destination and local use.

Create parks in high-density areas to serve residents, visitors, and commercial businesses.

Leverage public spaces and amenities that provide for civic gatherings and celebrations, such as the Colonial Plaza. Support use of public spaces in high-density areas.

Partner with other providers, entities, organizations, and other interested parties to host, support, and promote City parks and programming in public spaces.

Support and encourage volunteer programs that enhance parks and recreation programs.

Develop a marketing strategy that promotes City's parks and resident awareness of city services.

Use Crime Prevention through Environmental Design (CPTED) features and other security measures to increase park safety.

Goal 5: Manage parks, recreation, and open spaces with transparency, accountability, and financial responsibility.

Policy 5.1: Make accountable, transparent, and responsible decisions that consider the environmental, economic, social, and cultural impacts to our community.

Policy 5.2: Maintain and update the Legacy Plan goals, strategies, policies and procedures in response to changing needs, trends, performance outcomes and statutory requirements.

Policy 5.3: Secure diverse and stable funding streams to maximize city resources. Identify diverse funding strategies to stabilize on-going operations while seeking creative non-city resources for one-time expenses.

Policy 5.4: Cultivate and leverage community partnerships to improve park and recreation services.

Policy 5.5: Research, evaluate, improve, and implement park and recreation practices that demonstrate good stewardship of City assets and resources.

Action Strategies to advance Goal 5:

Provide information on environmental, economic, social, and cultural impacts as part of Park updates and programs.

Advance the six year Capital Facilities Plan in conjunction with biennial budget development. Ensure capital planning includes priority reinvestments based on asset lifecycle assessments.

Implement a performance management reporting system that shows return on public investment.

Provide a variety of opportunities for public engagement. Consider access, language, and other factors when developing public engagement events. Use a variety of means to reach out to the community. Focus on inclusive engagement by conducting concentrated outreach in hard-to-reach and underserved communities. Use a variety of communication methods and platforms to inform residents of parks, open space facilities, recreation programming, and services.

Include input from the Parks and Recreation Advisory Board (PRAB), other advisory committees and cultural allies when considering park and recreation related decisions.

Review funding strategies and fee structures annually to provide sufficient revenues to achieve cost recovery targets.

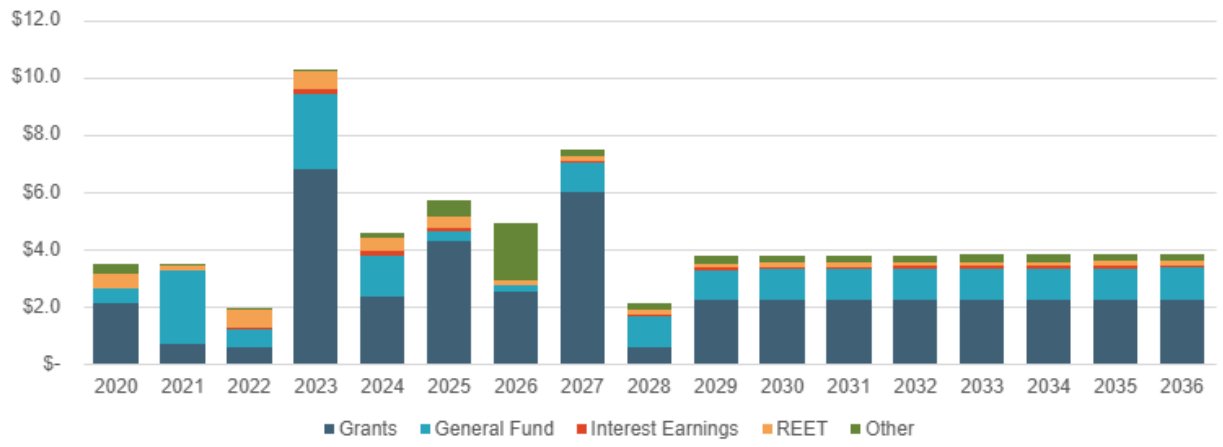
Select designs and materials that are environmentally friendly, aesthetically pleasing, durable, and fiscally responsible. Thoroughly consider on-going maintenance and operation impacts of new or expanded parks, amenities and facilities when planning for future park or program expansion

Appendix D: Progress Report for Legacy Plan 2020-2026

Appendix E: 2027-2036 CIP Funding by Source

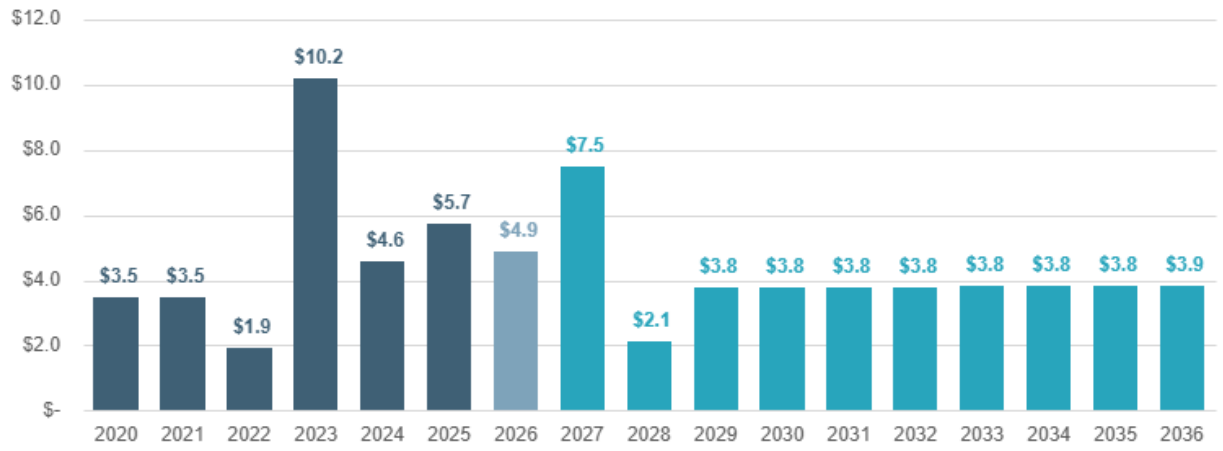
BERK Consulting completed a financial projection for capital projects funding for 2027-2036 using historical trend data. Capital budgets in past years have depended heavily on grants, which vary substantially by year (Figure 1). Funding amounts have fluctuated over the past six years and have been as low as $1.9 million and as high as $10.2 million annually (Figure 2). Funding for parks capital projects varies by year and is not determined by a set percentage of each fund. Instead, funding allocated to parks is determined through the biennial budgeting process and City needs across departments.

Figure 1: Annual Revenue by Category (Historic, Budgeted, Projected) (millions, 2026$)



Source: City of Lakewood, 2026; BERK, 2026.

Figure 2: Annual Revenue Summary (Historic, Budgeted, Projected) (millions, 2026$)



Source: City of Lakewood, 2026; BERK, 2026.

In an average year, approximately $3.8 million (in 2026 dollars) could be expected to be available for parks capital projects. However, as past years suggest, future years will see large fluctuations in revenues available for capital projects. Therefore, projections can be helpful to understand what projects may be possible within a six- to ten-year time frame but actual annual amounts will vary. Future amounts shown for 2029 through 2036 are based on assumptions in Figure 3.

Figure 3: Financial Projection Assumptions

Revenue Source	Amount (before any growth assumptions applied)	Data Source	Annual Growth
Grants	$2,227,382	Median historical value	None assumed
Motor Vehicle Excise Tax	$4,549	Median historical value	None assumed
Interest earnings	$91,600	Median historical value	None assumed
Contributions and donations	$12,270	Median historical value	None assumed

Revenue Source	Amount (before any growth assumptions applied)	Data Source	Annual Growth
Proceeds from sales tax	$0	Assumed to be $0 based on inconsistency of past years	None assumed
General fund	$1,031,250	Median historical value	1%
REET	$135,000	Based on CIP projections for 2025-2030	1% assumed each year after 2027
Lodging Tax	$194,071	Median historical value	0%
SWM Fund	$44,673	Historical average	0%

Source: City of Lakewood, 2026; BERK, 2026.

Appendix F: PACA Scoring Criteria

Quality Score	
Passive Amenities	
Pavilion	
3	Pavilion is in good condition: equipment has minimal signs of cracking or material deterioration. No structural or safety issues. Minor maintenance repairs present. All elements are operable.
2	In fair condition; facility has some signs of cracking or material deterioration, no structural or safety issues, some maintenance repairs present, all elements are operable.
1	Pavilion is in poor condition: equipment has significant signs of cracking or material deterioration. Structural or safety issues may/do exist. Significant maintenance, repairs, or replacement is necessary. Some elements are not operable.
N/A	No Pavilion
Benches	
3	Benches are in good condition: equipment has minimal signs of cracking or material deterioration. No structural or safety issues. Minor maintenance repairs present. All elements are operable.
2	Benches are in fair condition: equipment has some signs of cracking or material deterioration. No structural or safety issues, some maintenance repairs present. All elements are operable.
1	Benches are in poor condition: equipment has significant signs of cracking or material deterioration. Structural or safety issues may/do exist. Significant maintenance, repairs, or replacement is necessary. Some elements are not operable.
N/A	No benches
Picnic Tables	
3	Picnic tables are in good condition: equipment has minimal signs of cracking or material deterioration. No structural or safety issues. Minor maintenance repairs present. All elements are operable.
2	Picnic tables are in fair condition: equipment has some signs of cracking or material deterioration. No structural or safety issues, some maintenance repairs present. All elements are operable.
1	Picnic tables are in poor condition: equipment has significant signs of cracking or material deterioration. Structural or safety issues may/do exist. Significant maintenance, repairs, or replacement is necessary. Some elements are not operable.
N/A	No picnic tables
Landscaped Beds	
3	Landscaped beds are in good condition: Few weeds. Minimal bare or worn areas. Plants are healthy.
2	Landscaped beds are in fair condition: Some weeds. Some bare or worn areas. Plants are healthy.
1	Landscaped beds are in poor condition: Many weeds. Significant bare or worn areas. Plants are not health or are dead.
N/A	No landscaped beds

Natural Areas	
3	Natural areas are in good condition: Minimal invasive plants. High species diversity. Plants are healthy.
2	Natural areas are in fair condition: Invasive plants over less than 10% of natural area. Low species diversity. Plants are generally healthy.
1	Natural areas are in poor condition: Invasive plants over more than 10% of natural area. Low species diversity. Plants are not healthy or are dead.
N/A	No natural areas
Picnic Shelter	
3	Picnic shelter is in good condition: Materials have minimal wear. No leaks. All elements are in working order. No structural or safety issues. No vandalism.
2	Picnic shelter is in fair condition: Materials have some wear. No structural or safety issues. No leaks. All elements are in working order. No structural or safety issues. No vandalism.
1	Picnic shelter is in poor condition: Materials have significant wear. Structural safety issues may/do exist. Some elements are not in working order. Vandalism is present.
N/A	No picnic shelter.
Public Art	
3	Public art is in good condition: No vandalism. No signs of weathering or wear. All elements are in working order.
2	Public art is in fair condition: No vandalism. Minor signs of weathering or wear. Minor maintenance is necessary. All elements are in working order.
1	Public art is in poor condition: Vandalism is present. Significant signs of weathering or wear. Significant maintenance or replacement is necessary. Some elements are not in working order.
N/A	No public art.
Unpaved Trails (compact gravel or dirt walkways)	
3	Unpaved trails are in good condition: Surface is generally smooth and even. Minimal drainage issues.
2	Unpaved trails are in fair condition: Surface is uneven in places. Some drainage issues.
1	Unpaved trails are in poor condition: Surface is uneven in many places. Significant drainage issues.
N/A	No trails.
Paved Pathways (trails/walkways)	
3	Paved pathways are in good condition: Surface is generally smooth and even. No cracking or holes. Meets ADA requirements (slope, width, etc.). Minimal drainage issues.
2	Paved pathways are in fair condition: Surface is uneven in places. Some cracking or holes. Does not meet ADA requirements in some places (slope, width, etc.). Some drainage issues.
1	Paved pathways are in poor condition: Surface is uneven in many places. Significant cracking or holes. Does not meet ADA requirements in many places (slope, width, etc.). Significant drainage issues.
N/A	No pathways.

Specific Park Amenities - Active	
Baseball/Softball Fields	
3	The field is in good condition: Thick grass with minimal thin spots. No drainage issues. No bumps or holes in the infield. Free of unwanted vegetation. No irrigation issues.
2	The field is in fair condition: Grass has some thin spots in high use areas. Some drainage issues. Some mild bumps or holes in the infield. Some unwanted vegetation is present. Minor irrigation issues.
1	The field is in poor condition: Significant areas of grass are bare. Significant drainage issues (holds water). Significant bumps or holes in the infield. Significant unwanted vegetation is present. Significant irrigation issues.
N/A	No baseball/softball fields.
Basketball Courts	
3	Basketball court is in good condition: No cracks in surface. Minimal material wear. No holes present. Full court has clear striping. Rims and nets are in good condition.
2	Basketball court is in fair condition: Some cracks in surface. Some material wear. Some minor holes present, but do not affect safety. Some striping is faded or worn. Rims and nets are somewhat worn.
1	Basketball court is in poor condition: Significant cracks in surface. Significant material wear. Holes present that impact player safety. Striping is significantly faded or worn. Rims and nets are damaged or missing.
N/A	No basketball courts.
Multipurpose Fields (Soccer, etc.)	
3	Field is in good condition: Thick grass with minimal thin spots. No drainage issues. No bumps or holes. No unwanted vegetation. No irrigation issues.
2	Field is in fair condition: Grass has some thin spots in high use areas. Some drainage issues. Minor bumps or holes that do not impact safety. Minor irrigation issues.
1	Field is in poor condition: Significant areas of grass are bare. Significant drainage issues (holds water). Significant bumps or holes that impact safety. Significant irrigation issues.
N/A	No multipurpose fields
Playground Equipment	
3	Playground equipment is in good condition: All material and safety surfacing meets ASTM standards. No drainage issues. No missing elements.
2	Playground equipment is in fair condition: Some signs of cracking or material deterioration. No structural or safety issues. Some vandalism present. No missing elements.
1	Playground equipment is in poor condition: Significant signs or cracking or material deterioration. Structural or safety issues may/do exist. Significant vandalism present. Significant maintenance, repairs, or replacement necessary.
N/A	No playground equipment

Skate Park	
3	Skate park is in good condition: Minimal signs of cracking or material deterioration. No structural or safety issues. No vandalism. Minor maintenance or repairs necessary. No drainage issues.
2	Skate park is in fair condition: Some signs of cracking or material deterioration. No structural or safety issues. Some vandalism present. Minor drainage issues.
1	Skate park is in poor condition: Pad has significant cracking that effects safety of skate park users. Significant damage or material wear. Some elements are broken, missing, or not in working condition. Structural or safety issues may/do exist. Holds water.
N/A	No skate park
Spray Park	
3	Spray park is in good condition: Pad has no cracking. Little or no damage or material wear. No structural or safety issues. No vandalism. Good drainage.
2	Spray park is in fair condition: Pad has some cracking, damage, or material wear. No structural or safety issues. Minor vandalism. Good drainage. Color is somewhat fading.
1	Spray park is in poor condition: Pad has significant cracking, damage, or material wear. Some elements are broken or are not in working order. Structural or safety issues may/do exist. Poor drainage. Color is completely faded.
N/A	No spray park
Tennis Courts	
3	Tennis court is in good condition: No cracks in the surface. Minimal material wear. No holes present. Courts have clear striping. Net has minimal wear.
2	Tennis court is in fair condition: Some cracks in the surface. Some material wear. Some minor holes are present, but do not affect safety. Striping is somewhat worn or faded. Net has wear, but is playable.
1	Tennis court is in poor condition: Significant cracks in the surface. Significant material wear. Holes present that affect safety. Striping is worn off or significantly faded. Net is broken or missing.
N/A	No tennis courts
Turf Elements	
3	Turf elements are in good condition: Irrigation controller and system works properly. No drainage issues. No weeds. Minor wear or material deterioration. No structural or safety issues. Minimal maintenance necessary. No irrigation issues.
2	Turf elements are in fair condition: Some drainage issues. Some weeds. Some wear or material deterioration. No structural or safety issues. Some maintenance necessary. Minor irrigation issues.
1	Turf elements are in poor condition: Significant drainage issues (holds water). Many weeds. Significant wear or material deterioration. Structural or safety issues may/do exist. Significant maintenance or replacement necessary. Significant irrigation issues.
N/A	No turf elements

Park Infrastructure Quality Scoring	
Baseball / Softball Fields	
3	The field is in good condition: Thick grass with minimal thin spots. No drainage issues. No bumps or holes in the infield. Free of unwanted vegetation. No irrigation issues.
2	The field is in fair condition: Grass has some thin spots in high use areas. Some drainage issues. Some mild bumps or holes in the infield. Some unwanted vegetation is present. Minor irrigation issues.
1	The field is in poor condition: Significant areas of grass are bare. Significant drainage issues (holds water). Significant bumps or holes in the infield. Significant unwanted vegetation is present. Significant irrigation issues.
N/A	No baseball / softball fields
Basketball Courts	
3	Basketball court is in good condition: No cracks in surface. Minimal material wear. No holes present. Full court has clear striping. Rims and nets are in good condition.
2	Basketball court is in fair condition: Some cracks in surface. Some material wear. Some minor holes present, but do not affect safety. Some striping is faded or worn. Rims and nets are somewhat worn.
1	Basketball court is in poor condition: Significant cracks in surface. Significant material wear. Holes present that impact player safety. Striping is significantly faded or worn. Rims and nets are damaged or missing.
N/A	No basketball courts
Multipurpose Fields (Soccer, etc.)	
3	Field is in good condition: Thick grass with minimal thin spots. No drainage issues. No bumps or holes. No unwanted vegetation. No irrigation issues.
2	Field is in fair condition: Grass has some thin spots in high use areas. Some drainage issues. Minor bumps or holes that do not impact safety. Minor irrigation issues.
1	Field is in poor condition: Significant areas of grass are bare. Significant drainage issues (holds water). Significant bumps or holes that impact safety. Significant irrigation issues.
N/A	No multipurpose fields
Playground Equipment	
3	Playground equipment is in good condition: All material and safety surfacing meets ASTM standards. No drainage issues. No missing elements.
2	Playground equipment is in fair condition: Some signs of cracking or material deterioration. No structural or safety issues. Some vandalism present. No missing elements.
1	Playground equipment is in poor condition: Significant signs or cracking or material deterioration. Structural or safety issues may/do exist. Significant vandalism present. Significant maintenance, repairs, or replacement necessary.
N/A	No playground equipment

Skate Park	
3	Skate park is in good condition: Minimal signs of cracking or material deterioration. No structural or safety issues. No vandalism. Minor maintenance or repairs necessary. No drainage issues.
2	Skate park is in fair condition: Some signs of cracking or material deterioration. No structural or safety issues. Some vandalism present. Minor drainage issues.
1	Skate park is in poor condition: Pad has significant cracking that effects safety of skate park users. Significant damage or material wear. Some elements are broken, missing, or not in working condition. Structural or safety issues may/do exist. Holds water.
N/A	No skate park
No Spray Park	
3	Spray park is in good condition: Pad has no cracking. Little or no damage or material wear. No structural or safety issues. No vandalism. Good drainage.
2	Spray park is in fair condition: Pad has some cracking, damage, or material wear. No structural or safety issues. Minor vandalism. Good drainage. Color is somewhat fading.
1	Spray park is in poor condition: Pad has significant cracking, damage, or material wear. Some elements are broken or are not in working order. Structural or safety issues may/do exist. Poor drainage. Color is completely faded.
N/A	No spray park
Tennis Courts	
3	Tennis court is in good condition: No cracks in the surface. Minimal material wear. No holes present. Courts have clear striping. Net has minimal wear.
2	Tennis court is in fair condition: Some cracks in the surface. Some material wear. Some minor holes are present, but do not affect safety. Striping is somewhat worn or faded. Net has wear, but is playable.
1	Tennis court is in poor condition: Significant cracks in the surface. Significant material wear. Holes present that affect safety. Striping is worn off or significantly faded. Net is broken or missing.
N/A	No tennis courts
Turf Elements	
3	Turf elements are in good condition: Irrigation controller and system works properly. No drainage issues. No weeds. Minor wear or material deterioration. No structural or safety issues. Minimal maintenance necessary. No irrigation issues.
2	Turf elements are in fair condition: Some drainage issues. Some weeds. Some wear or material deterioration. No structural or safety issues. Some maintenance necessary. Minor irrigation issues.
1	Turf elements are in poor condition: Significant drainage issues (holds water). Many weeds. Significant wear or material deterioration. Structural or safety issues may/do exist. Significant maintenance or replacement necessary. Significant irrigation issues.
N/A	No turf elements

Park Infrastructure Quality Scoring	
Lighting - External Buildings	
3	Lighting in external buildings is in good condition: All lights are operational.
2	Lighting in external buildings is in fair condition: 10% or less of lights are not operational.
1	Lighting in external buildings is in poor condition: More than 10% of lights are not operational.
N/A	No external building lighting
Lighting - Adjacent Street Lights	
3	Street lights are in good condition: All street lights are operational.
2	Street lights are in fair condition: 10% or less of street lights are not operational.
1	Street lights are in poor condition: More than 10% of street lights are not operational.
N/A	No street lights
Parking Areas	
3	Parking area is in good condition: No cracks or holes in pavement. No drainage issues. Clear pavement markings. No repairs required.
2	Parking area is in fair condition: Some cracks or holes in pavement, but does not affect safety. Some drainage issues. Faded pavement markings. Minor repairs required.
1	Parking area is in poor condition: Cracks or holes in pavement present. Safety issues may/do exist. Significant drainage issues (holds water). Pavement markings are worn off or significantly faded. Significant repair or replacement required.
N/A	No parking areas
Restrooms	
3	Restroom is in good condition: Materials have minimal wear. No structural or safety issues. No plumbing leaks. All elements are in working order. No vandalism present.
2	Restroom is in fair condition: Materials have some wear. No structural or safety issues. No plumbing leaks. All elements are in working order. No vandalism present.
1	Restroom is in poor condition: Materials have significant wear. Structural or safety issues may/do exist. Plumbing leaks. Some elements are not in working order. Vandalism is present.
N/A	No restrooms
Signage - Entry Sign	
3	Entry sign is in good condition: No wear. Minimal weathering. No vandalism.
2	Entry sign is in fair condition: Some wear. Some weathering. No vandalism.
1	Entry sign is in poor condition: Significant wear or damage. Significant weathering. Vandalism present.
N/A	No entry sign
Internal Signage - Rules, Interpretive, Educational	
3	Internal signage is in good condition: No wear. Minimal weathering. No vandalism.
2	Internal signage is in fair condition: Some wear. Some weathering. No vandalism.
1	Internal signage is in poor condition: Significant wear or damage. Significant weathering. Vandalism is present.
N/A	No entry sign

ADA Compliance	
3	Park is fully compliant with ADA standards, including all pathways.
2	Park is mostly ADA compliant; park could be brought into compliance with minor projects.
1	Park is not ADA compliant, including walkways and grading. Significant projects are necessary to bring the park into compliance.
N/A	No ADA standards

Appendix G: Parks & Open Space Inventory

Notes on Park 'cards':

- Left side:
  - Direct requests from the community
  - (cricket, skate park)
- Right side:
  - PACA assessed needs
- Short term needs
- Long term needs

Regional Parks

Fort Steilacoom Park

Address: *8714 84th Ave SW*

Size: *390.51 acres (City owned)*



This large, regional park resides in northwest Lakewood. Before the 1800s, the Nisqually and Steilacoom Indian tribes used these lands as a food source. The area was also used as a gathering place before settlers and fur traders moved into the region. In 1844, the Puget Sound Agricultural Co. leased the land to support a farming operation. In 1849, the federal government built Fort Steilacoom. The fort operated as a military post from 1849-1868.

Washington Territory purchased the land after the civil war. It used the land to build a new hospital for the mentally ill. Western State Hospital opened at the site in 1871 and still operates as a hospital today. The hospital used the land as a farm to support the hospital patients and staff until the 1960's. Pierce County Parks operated the site as a community park starting in the 1970's. The City of Lakewood began operation and maintenance of the site in 1996. The State of Washington transferred the property to the City of Lakewood in 2018.

Areas within 10-minute walking distance:

- Lake City
- Oakbrook
- Pierce College
- Steilacoom Lake
- Lake Louise

Parking:

- 5 Parking lots
- 614 Parking Spaces
- 31 Accessible Parking Spaces
- Additional grass parking for events/as necessary

Additions/Improvements since 2020:

- Ballfield(s)
- Restrooms
- Parking
- Nisqually trail

Existing Amenities:

- 150+ Acres of open space
- 12.3 miles of gravel & paved pathways
- Historic significance
- Historic information
- 1 Pavilion/theater
- 1 Playground
- 1 Picnic shelter – 100 people
  - Water, electricity, 2 BBQs
- 4 Picnic shelters – 25 people
  - Water, BBQ
- Picnic tables & Benches
- 4 Full-sized Ballfields
- 2 Full-sized soccer fields
- 4 Multiuse fields
- 22 Acres of dog park
- ADA accessibility
- Biking
- Water access (dock, no swimming)
- Wildlife
- Designated parking
- Year-round restrooms

Future Potential Opportunities:

- Master Plan update
- Trail/pathway improvements
- Additional benches & seating areas
- Security features
- Better wayfinding signage
- Young adult/adult playground or active features
- H-Barn restoration
- Restroom improvements
- Art Installation
- Interpretive signage
- Environmental signage
- Cricket field or fields
- Multipurpose hardcourts
- (Public?) Batting cages
- Multipurpose turf fields
- M&O shop improvements
- Dog park improvements
- Discovery trail expansion
- Ballfield lights
- Splash pad/Spray Park

Lifecycle & Maintenance needs:

- Short term
  - Refresh landscaping & bed materials
  - Increase ADA accessibility
  - Concrete tables/benches need to be replaced with expanded metal
  - Concrete garbage cans need to be replaced
  - Resurface collegiate baseball field parking areas
  - Internal signage
  - Gateway signage
- Long term
  - Refresh natural areas
  - Refresh trails & paths
  - Resurface all parking areas
  - Replace signage
  - Playground replacement
  - Turf Elements
  - Restrooms
- Maintenance includes pierce college open space area
  - maintain pathway
  - Maintain gateway sign

Signature Community Parks

Harry Todd Park

Address: *8928 N Thorne Lane SW*

Size: *16.78 Acres*



This community park in southwest Lakewood provides public water access to American Lake. Pierce County created the park in the 1950's. It was part of the Pierce County Parks system before Lakewood incorporated in 1996. This facilitated the Commencement Bay Rowing Club building a 9000 sq. ft. boathouse on the site. The City added new restrooms, a playground, baseball fields, basketball courts, and a picnic shelter in 2003. The City recently completed a major park renovation in 2024. This renovation included new restrooms, an ADA path to the water, and a pickleball court.



Areas within 10-minute walking distance:

- Tillicum
- Woodbrook
- Camp Murray Boat Launch

Parking: Parking lot

Additions/Improvements since 2020:

- Pickleball courts
- ADA pathway to water access
- Fishing pier
- Restroom replacement
- Playground replacement

Existing Amenities:

- 4.3 Acres of open space
- 0.39 Miles of paved pathway
- Parking lot – 50 spaces
- 2 Ballfields (1 large, 1 small)
- 2 Basketball courts
- 1 Playground
- 1 Picnic shelter – 25 people w/ water & electricity
- 1 Picnic shelter – 25 people
- Water access w/ swimming
- Docks (how many?)
- Fishing
- Picnic tables & benches
- Restroom

Future Potential Opportunities:

- Multipurpose turf field
- Parking lot improvements
- Multipurpose hard court
- Restroom improvements
- Security features
- Replace fencing & gates
- New backstop, dugouts, bleachers
- Additional shelters
- Skate park elements
- Dog park

Lifecycle & Maintenance needs:

- Short term
  - Better wayfinding signage
  - Increase ADA accessibility
- Long term
  - Replace picnic tables & benches
  - Refresh landscaping & bed material
  - Refresh natural areas
  - Replace existing shelters
  - Repair trails & pathways
  - Refresh baseball field

Wards Lake Park

Address: *2716 84th St SW / 2511 88th St SW*

Size: *38.51 acres*



The City recently renovated this community Park in north east Lakewood. Lakewood acquired several parcels to expand this now 38 acre park, starting in 1999. In 2003, the City created the neighborhood park and an internal trail system. This connected the parcels and provided access to the whole park from both sides. The City recently renovated the entire park in 2026. This renovation included a new restroom, two new playgrounds, a pump track, a mountain bike course, a dog park, and a new network of walking trails. The trails lead through natural woodland and wetland areas. The centerpiece of the update is a nonmotorized viewing bridge over the wetlands.



Areas within 10-minute walking distance:

- International District

Parking: Parking Lot

Additions/Improvements since 2020:

- Purchased 11 acres to expand the park
- New playground equipment (2x playgrounds?)
- Pump track
- Mountain bike course
- Dog park
- Wetland nonmotorized viewing bridge
- Walking trails
- Paved
- Unpaved

Existing Amenities:

- 0.8 acres of open space
- 0.79 miles of pathway
- Picnic shelter – 25 people
- 2 Docks
- 2 Playgrounds
- 1 Skate park
- 1 Pump track
- 1 Mountain bike course
- 1 Dog park
- Fishing – catch & release only
- Public art
- Picnic tables & benches
- Water access – no swimming
- Wildlife
- ADA accessibility
- Parking lot
- Restrooms

Future Potential Opportunities:

- Trails/Walkways
- Barbeques (BBQs)
- Young adult/adult playground or active features
- Covered active amenities
- Restroom improvements
- Ecological restoration
- Demolition of existing structures
- More security features
- Better wayfinding signage
- Street lighting
- Street crossing improvements

Lifecycle & Maintenance needs:

- Short term
- Lighting maintenance
- Wayfinding signage
- Long term
- Natural area maintenance
- Turf maintenance

Community Parks

American Lake Park

Address: *9222 Veterans Drive SW*

Size: *5.50 Acres*



This community park resides in southwest Lakewood. It provides public water access at the north end of American Lake. This site was part of the Pierce County Parks system before the City's incorporation in 1996. The City renovated the boat launch area in 2009. In 2025, Lakewood renovated the upland amenities and beachfront area. This update included a new picnic shelter, playground equipment, beach upgrades, and an ADA access path to the water.

Areas within 10-minute walking distance:

- Lake City

Parking: Parking lot

Additions/Improvements since 2020:

- ADA access path to water
- Restroom
- Playground
- Landscaping
- Picnic Shelter
- Beach & swimming improvements
- Overflow parking

Existing Amenities:

- 0.4 Acres of open space
- 0.22 miles of paved pathway
- Parking lot + 50 extended spaces for boat trailers
- 3 Boat ramp lanes
- 1 Playground
- 2 Picnic shelters – 25 people each
- Picnic tables and benches
- Water access w/ swimming
- Restrooms

Future Potential Opportunities:

- Master Plan update
- Expand park boundaries
- Young adult/adult playground or active amenities
- Additional shelters
- Barbeques (BBQs)
- Increased accessibility
- Covered active park amenities
- Additional benches
- Additional trails/pathways
- Expanded parking
- Security features
- Better wayfinding signage
- Shower facilities
- Art installations

Lifecycle & Maintenance needs:

- Short term
  - Parking lot lighting
- Long term
  - None at this time

Edgewater Park

Address:

Size: *3.17 acres*



Current condition is not great

Redesign project currently underway, slated for 2028 construction

Areas within 10-minute walking distance:

Parking:

Additions/Improvements since 2020:

Existing Amenities:

Future Potential Opportunities:

Lifecycle & Maintenance needs:

Kiwanis Park

Address: *6002 Fairlawn Dr SW*

Size: *2.85 acres*



This community park in central Lakewood is home to Lakewood's only skatepark. This site was part of the Pierce County Parks system before the City's incorporation in 1996. The City redeveloped the site after a youth-driven community effort to establish a skate park. The City built the First Lions skate park, a restroom structure, and other park amenities in 2000. The Kiwanis Club of Clover Park raised funds and donated a new community-built playground in 2019. Lakewood updated the park signage in 2024.

Areas within 10-minute walking distance:

- Custer
- Colonial Theater (Downtown)
- Seely Lake Park
- Old Settlers Cemetery

Parking: On-street

Additions/Improvements since 2020:

- Park signage

Existing Amenities:

- 1.4 acres of open space
- 0.46 miles of paved pathway
- 1 Playground w/ swings
- 1 In-ground skate park
- ADA accessibility
- Picnic tables & benches
- Restroom

Future Potential Opportunities:

- Acquire neighboring parcels and expand park
- Picnic shelter
- Barbeques (BBQs)
- Water fountains
- Splash pad
- More trees and landscaping
- Art installation
- Young adult/adult playground or active features
- Multipurpose hardcourt
- Expand/refresh trails & pathways
- Parking improvements
- Security features
- Covered active amenities

Lifecycle & Maintenance needs:

- Short Term
  - Refresh landscaping & bed materials
  - Lighting maintenance
  - Refresh restrooms
- Long Term
  - Replace benches & picnic tables
  - Resurface paved pathways
  - Refresh skate park surface & features
  - Replace signage
  - Increased ADA accessibility

Springbrook Park

Address: *12601 Addison St SW*

Size: *6.9 acres*



This community park resides in South East Lakewood, close to the McChord gate of Joint Base Lewis McChord. The City purchased 3.5 acres of land in 1999 to develop a neighborhood park. The city purchased more parcels over several years to expand the park to more than 6 acres. The City invested over $1 million in 2017 to develop the park. This update included a large community garden, ADA playground, picnic shelter, pathways, and a bridge over Clover Creek. In 2021, the City restored 660 linear feet of shoreline using a Department of Commerce grant. Springbrook park is the only public community gathering space in the Springbrook neighborhood. This makes the park an important community resource for the Springbrook neighborhood.

Areas within 10-minute walking distance:

- Springbrook

Parking:

- Parking lot
- On-street

Additions/Improvements since 2020:

- Full court basketball
- Pump track?
- Soccer/multi-use
- Park now expanded to the creek

Existing Amenities:

- 3.4 acres of open space
- 0.18 miles of paved pathway
- Community Garden
- 1 Playground
- 1 Multiuse ballfield
- 2 Basketball hoops
- Picnic shelter – 50 people
- Picnic shelter – 25 people
- Picnic tables & benches
- ADA accessibility
- Water access
- Water (potable)

Future Potential Opportunities:

- Acquisition of park land/Expand park
- Expand basketball court/hardcourts
- Dog Park
- Additional trees & landscaping
- Volleyball court
- Multipurpose field
- Security features
- Covered active amenities
- Trail expansion/improvements
- Art installations
- Young adult/adult playground or active features
- Additional picnic tables & benches

Lifecycle & Maintenance needs:

- Short term
  - Lighting maintenance
  - Refresh landscaping & bed materials
  - Refresh natural areas
  - Refresh turf elements
  - Refresh/repurpose multipurpose ballfield
  - Replace water fountain
  - Replace misting tower
  - Service irrigation system
- Long term
  - Replace picnic tables & benches
  - Replace signage
  - Refresh picnic shelters

Neighborhood Parks

Active Park

Address: *10506 Russell Road SW*

Size: *2.28 Acres*



This neighborhood park resides east of Towne Center in the Downtown Subarea. The park is named after the former Lakewood Active Club, a local service club that supported community events and activities. The park was part of the Pierce County parks system before the City incorporated in 1996. The City renovated the park in 2002. Active Park provides a quiet place for neighbors and visitors to walk, picnic and play.

Areas within 10-minute walking distance:

- Towne Center (and TC transportation center)
- City Hall
- Lakeview/Kendrick

Parking:

- On-street

Additions/Improvements since 2020:

- None

Existing Amenities:

- 1.7 Acres of open space
- 0.3 Miles of paved pathway
- 1 Basketball court
- 1 Playground
- 1 Picnic shelter: 25 people
- Picnic tables & benches
- Restroom (portable)

Future Opportunities:

- Playground enhancements
- Young adult/adult playground or active features
- Expand park
- Expand parking
- Install barbeques
- Multipurpose Court
- Splash Pad
- Permanent Restroom
- Add trees & landscaping
- Art installations
- Active covered amenities
- Multipurpose hardcourt
- Interactive features
- Security features
- Better wayfinding signage leading to the park

Lifecycle & Maintenance needs:

- Short term:
  - Repair parking area
  - Turf maintenance
  - Replace irrigation controller
  - Street light maintenance
  - Wayfinding signage
  - Increase ADA compliance
- Long term:
  - Repair paved pathway
  - Replace benches & picnic tables
  - Resurface basketball court
  - Replace playground equipment

Washington Park

Address: *11528 Military Rd*

Size: *3.64 Acres*



This neighborhood park resides in southwest Lakewood. It was originally known as Forrest Park. This site was part of the Pierce County parks system before the City incorporated in 1996. The City changed the name to Washington Park and added a baseball field and parking lot in 2000. The City added Pathways, a basketball hoop, and a new playground in 2006.

Areas within 10-minute walking distance:

- Lake City
- American Lake

Parking:

- Parking lot

Additions/Improvements since 2020:

- None?

Existing Amenities:

- 2.4 Acres of open space
- 0.16 miles of paved pathway
- 1 Ballfield (multiuse)
- 1 Basketball hoop
- 1 Playground
- Picnic tables & benches
- Parking lot

Future Potential Opportunities:

- Expand parking
- Full basketball court
- Multipurpose hardcourt
- Young adult/adult playground or active features
- Ballfield backstop, dugouts, bleachers
- Shelter
- Barbeques (BBQs)
- Covered active park amenities
- Additional benches
- Restrooms
- Trail/walkway improvements
- Security features
- Swings
- Better wayfinding signage

Lifecycle & Maintenance needs:

- Short term
  - Better wayfinding signage
  - Replace street lighting
- Long term
  - Replace benches & picnic tables
  - Replace playground equipment
  - Refresh landscaping and bed material
  - Resurface basketball court
  - Repair paved paths
  - Repair parking area
- Refresh ballfield/replace backstop

Oakbrook Park

Address: *9701 Onyx Dr. SW*

Size: *1.55 Acres*



This neighborhood park resides in northwest Lakewood. It was originally owned by a local HOA. The HOA transferred the undeveloped property to the City in 1999. The park was renovated in 2002. The City installed a new playground in 2019.

Areas within 10-minute walking distance:

- Oakbrook
- Chambers Creek Canyon Trail
- Fort Steilacoom Disc Golf Course

Parking:

- On-street

Additions/Improvements since 2020:

- None

Existing Amenities:

- 1.0 Acre of open space
- Paved pathways (how much?)
- 1 Playground w/ swings
- Picnic tables & benches
- Restroom (portable)

Future Potential Opportunities:

- Expand park

- Picnic shelter
- Barbeques (BBQs)
- Drinking water fountains
- Additional trees & landscaping
- Art installations
- Young adult/adult playground or active features
- Permanent restrooms
- Trail/pathway
- Parking improvements
- Security features
- Better wayfinding signage leading to the park
- Multipurpose hardcourt
- Covered active amenities
- Basketball court

Lifecycle & Maintenance needs:

- Short term:
  - Street lighting
  - New shelter
- Long term:
  - Repair paved pathway
  - Repair parking area
  - Replace benches & picnic tables
  - Refresh landscaping & bed materials
  - Better wayfinding signage
- Increased accessibility

Pocket Parks

Primley Park

Address: *10 Barlow Rd. SW*

Size: *0.19 Acres*



The City created this pocket park in south Lakewood in 2007. Local neighbors started an initiative to adopt the abandoned site for use as a park. They organized community clean ups and participated in the planning process. Once the City approved the park, the neighbors raised funds to make improvements. The improvements included a small play structure, pathways, and park amenities.

Areas within 10-minute walking distance:

- Towne Center (and TC transportation center)
- City Hall
- Steilacoom Lake

Parking: On-street

Additions/Improvements since 2020:

- New playground

Existing Amenities:

- 0.10 Acres of open space
- Picnic table and benches
- 1 Playground

Future Potential Opportunities:

- Permanent benches
- Trail improvements

Lifecycle & Maintenance needs:

- Short Term
  - Improved accessibility
  - Tree maintenance
- Long Term
  - Better wayfinding signage
  - Refresh landscaping & bed materials

Ponders Park

Address: *12930 Pacific Highway SW*

Size: *0.41 Acres*

Ponders Park is a small nodal urban park in south Lakewood. It sits at the southern end of Pacific Highway SW. The park has benches, tables, and parking.

Areas within 10-minute walking distance:

- Ponders Corner
- Gravelly Lake Loop

Parking:

- Parking lot

Additions/Improvements since 2020:
None

Existing Amenities:

- Picnic Tables & Benches

Future Potential Opportunities:

- ????

Lifecycle & Maintenance needs:

- Short term
  - General landscaping maintenance
  - Parking area maintenance
- Long term
  - Replace benches & tables

Nodal Urban Parks (Plazas)

Colonial Plaza (Motor Avenue Festival Street)

Address: *6100 Motor Ave*

Size: *2.58 Acres*



Lakewood completed the Colonial Plaza project in 2019. This improvement project built an urban public space at Motor Avenue. The new festival street runs in front of the historic Lakewood Colonial Theatre and Best Western Motor Inn. Improvements included, on-street parking, street lighting, landscaping, and bench seating. The redesigned road allows pedestrians and vehicles to pass between Whitman Avenue SW and Gravelly Lake Drive SW. The City of Lakewood added a public art installation at the gateway to Motor Ave. in 2025.

The City is exploring possible expansion of Colonial Plaza or additional green space within walking distance of Motor Avenue. This includes connections with the Green Street Loop to connect Towne Center and Colonial Plaza.

- Mention future downtown park expansion

Areas within 10-minute walking distance:

- Downtown

Parking:

- On-street
- Parking lot

Additions/Improvements since 2020:

- Gateway art pieces

Existing Amenities:

- 1 Acre of plaza space
- 1.58 Acre Green space/special event area
- ADA accessibility

Future Potential Opportunities:

- Outdoor stage
- Pagoda
- Public Art
- Drinking fountains
- Restroom

Lifecycle & Maintenance needs:

- Short term
  - Irrigation repair
  - Repair benches
  - Refresh landscaping & natural areas
  - Refresh public art
  - Lighting maintenance
- Long term
  - Resurface walking/plaza areas
  - Refresh landscaping & natural areas

Westlake Ave Street End

Address: *Westlake Ave. at Lake Steilacoom*

Size: *0.35 Acres*



The Westlake Ave. Street End sits on the northwestern edge of Lake Steilacoom. The City is currently developing the site as a pilot project for street ends across the city. When complete, this nodal urban park will give local residents public water access to Lake Steilacoom.

Current Project Underway – construction in 2026

Areas within 10-minute walking distance:

- Fort Steilacoom Park
- Edgewater Park

Parking: Parking lot (3 spaces)

Additions/Improvements since 2020:

- None?

Existing Amenities:

- Picnic tables & benches
- Trail to waterfront
- Public water access

Future Potential Opportunities:

- Shelter
- Barbeques
- Additional benches
- Restrooms
- Trail/walkway improvements
- Security features
- Better wayfinding signage

Lifecycle & Maintenance needs:

- Short term
- Long term

Lake City Blvd Street End

Address: *Lake City Blvd. at American Lake*

Size: *0.33 Acres*



The Lake City Blvd Street End is an undeveloped street end. It lies on the north shore of American Lake. This street end is a potential future site for local public water access.

Areas within 10-minute walking distance:

Parking:

- None

Additions/Improvements since 2020:

- None

Existing Amenities:

- Public water access
- Long term

Future Potential Opportunities:

- Parking
- Benches & Tables

Lifecycle & Maintenance needs:

- Short term
  - Landscape maintenance

Linear Urban Parks

Gravelly Lake Loop

Address:

Size: *3-mile multi-modal path*



The Gravelly Lake Loop is a multi-modal paved trail that surrounds Gravelly Lake. Currently, there is no public water access to Gravelly Lake. The City is exploring options to provide public access to Gravelly Lake.

- look at city non motorized plan
- Regional plan
- WCIA standards of care
  - Maintenance is required

Areas within 10-minute walking distance:

- Lakewold Gardens
- Tacoma Country & Golf Club
- American Lake Park

Parking:

- Parking Lot

Additions/Improvements since 2020:

- Construction completed in 2025

Existing Amenities:

- 3 miles of multi-modal paved trail

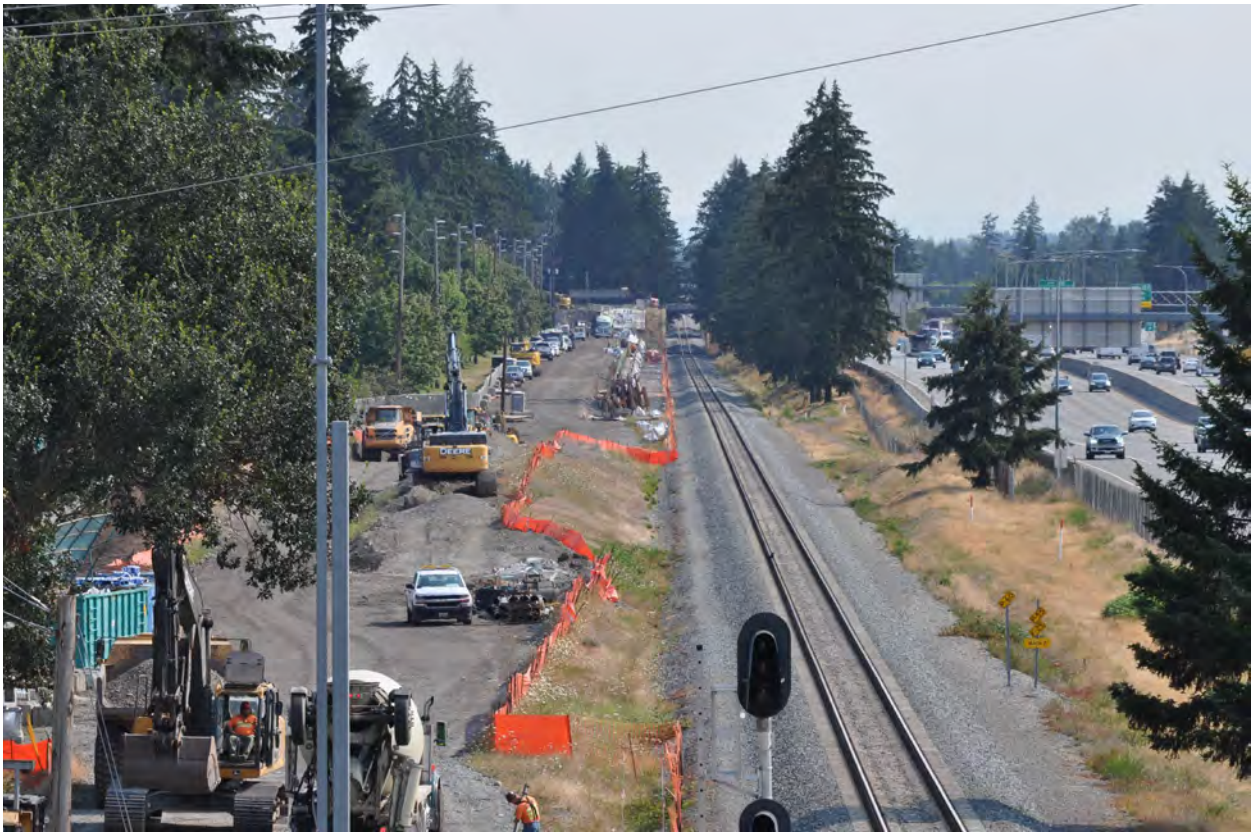
Future Potential Opportunities:

- Benches and tables
- Playground/play equipment
- Fitness stations

Lifecycle & Maintenance needs:

- Short term
- Long term

Tillicum Lakewood Connector



- maintenance agreement with WSDOT
- https://wsdot.wa.gov/construction-planning/search-projects/i-5-gravelly-thorne-connector

Natural Areas

Fort Steilacoom Park Natural Areas



- Waughop Lake
- Garry Oaks
- Prairie (the prairie)
- Developed park *and* Natural Area
- Keep this in both sections?
- For park amenities, see section [XYZ]

Wards Lake Park Natural Areas



- Wards Lake (wetland area)
- Woodlands
- For park amenities, see section [XYZ]

Chambers Creek Canyon Trail

Address: *9111 70th St SW*

Size: *2.5 miles of trail in Lakewood*



The Cities of Lakewood and University place worked together to establish Chambers Creek Regional Park in 2015. This regional park is 930 acres with more than 2 miles of shoreline. The park is located mostly in University Place. Lakewood has several trailheads that connect to the regional park via maintained trails.

The Chambers Creek Trails vary in length from a half mile to a mile. The trails are pedestrian only. The trails are of moderate hiking difficulty due to elevation change and steep areas.

- acreage is very big and skews data
- Only list the canyon, not the entire area
  - Score the Lakewood trailheads as 2 or 3 instead of 5?
- Include regional park as “public spaces in or near Lakewood”?
- About 200 acres

- Actually just the access points

Areas within 10-minute walking distance:

- Oakbrook Park
- Oakbrook Golf Club
- Fort Steilacoom Disc Golf Course

Parking:

- On-street parking

Additions/Improvements since 2020:

- Trail bridge connecting Lakewood and University Place (2021)

Existing Amenities:

- 2.5 miles of trails

Future Potential Opportunities:

- More transportation connections to trailheads
- Parking
- Rest areas & basic amenities

Blueberry Farm

Address: *5427 Steilacoom Blvd SW*

Size: *7.54 acres*



Blueberry Farm is within the Flett Creek wetland natural area. The City discovered this site in 2007. The farm was not maintained for 20-25 years and was in dire need of care. The City developed a 5-year plan to clear invasive plants and restore the natural area. Over 1,300 volunteers helped the City clear the farm in the first year. The work was very difficult. Access was difficult for people and equipment. In 2011 the City discontinued regular maintenance and pushed resources towards other park priorities. Blueberry Farm is a potential future park or natural area development opportunity in north Lakewood.

Areas within 10-minute walking distance:

- Flett Creek Natural Area
- Custer
- Clover Park Technical College

Parking: None

Additions/Improvements since 2020:

- None

Existing Amenities:

- None

Future Potential Opportunities:

- Create access from Lakewood Dr
- Add Parking
- Build trail/pathways
- Remove invasive plants
- Adopt-a-park
- U-pick farm
- Expand park

Lifecycle & Maintenance needs:

- Short term
  - Undeveloped/unmaintained
- Long term
  - Undeveloped/unmaintained

Flett Creek Natural Area

Address: *None*

Size: *110 acres*



- Not owned by Lakewood
- Clover Park Technical College (CPTC) owned

Clover Park Technical College (CPTC) purchased 110 acres of the Flett Creek natural area in 1993. The land belonged too a former dairy farm (Flett Dairy). The site is adjacent to the CPTC main campus in Lakewood. The property is called the Natural Resources Laboratory and Research Park at Flett Creek. The site is used to train students enrolled in its Environmental Sciences and Technology program. The outdoor lab facility includes approximately 80 acres of the Flett Creek Wetland, a large oak savannah, and a strip of coniferous forest. This collection of diverse ecosystems makes Flett Creek an ideal site for students to practice plant identification, wetland delineation, mapping and surveying, water quality testing, forestry measurements, and other environmental monitoring techniques.

Areas within 10-minute walking distance:

- Blueberry Farm
- Custer
- Clover Park Technical College

Seely Lake

Size: *46.82 Acres*

Not owned by Lakewood (run by Pierce County)



Seeley Lake Park is a 48-acre urban forest in central Lakewood. The park is owned by Pierce County. The lake is a natural wetland with fluctuating water levels, and small marshes throughout the park attract wildlife. During the rainy season, some trails may flood.

South Puget Sound Wildlife Area

Address: *81st St SW & Philips Rd SW*

Size: *72 acres*



The South Puget Sound Unit, within the city limits of Lakewood, is home to the Urban Wildlife Interpretive Center and the Lakewood Fish Hatchery. A paved trail offers opportunities for walking and is accessible for persons with disabilities. The unit is one of the last remnants of South Puget Sound prairie ecosystem that once stretched across thousands of acres in the region. The South Puget Sound Unit is located within the city limits of Lakewood in Pierce County. The South Puget Sound Unit is within the Puget Sound watershed. Located in Lakewood, adjacent properties include housing developments and business districts. Access requires a Discover Pass or Vehicle Access Pass.

Areas within 10-minute walking distance:

- Oakbrook Golf Club

Parking:

- Parking lot

Existing Amenities:

- Maintained ADA trails
- Interpretive Center

Future Potential Opportunities:

- More connections to transportation
- Programming (walks, nature viewing)

Old Settlers Cemetery

Address: *4100 Steilacoom Blvd SW*

Size:



The Old Settlers' Cemetery was established in 1855 as a burial site for early pioneers. The site is owned and managed by the City. Local Eagle Scouts installed interpretive signage and historic markers in the 2010s. This historic site is currently undergoing prairie restoration to protect its unique, rare native habitat.

Areas within 10-minute walking distance:

- Clover Park Technical College

Parking:

- Parking lot

Existing Amenities:

- Walking paths
- Interpretive kiosk

Other Public Recreation and Open Spaces in or near Lakewood

Chambers Creek Regional Park

Address: *6320 Grandview Dr. W, University Place, WA*

Size: *930 acres*



A handful of local citizens founded the Chambers Creek Foundation in 1999. They partnered with Pierce County to reclaim the 930-acre Chambers Creek Properties. Pierce County began acquiring the parcels that comprise the park in 1956. The largest purchase of the former Lone Star gravel mine occurred in 1992.

Pierce County adopted the Chambers Creek Properties Master Site Plan with input from county residents in 1997. The plan called for recreation, scientific, environmental, and educational uses for the public. Chambers Creek Regional Park is home to Chambers Bay Golf Course. The park also includes a botanic garden, a restaurant, picnic areas, play areas, and miles of recreational trails.

Areas within 10-minute walking distance:

- Chambers Creek Canyon Trail

Parking:

- Parking lot

Existing Amenities:

- Golf Course
- Arboretum and Botanical Garden
- Viewing Restaurant
- Picnic and Play Areas
- Recreational Paths and Trails

Camp Murray Boat Launch

Address: *9154 Eagle Point Loop Rd SW, Lakewood WA*

Size: *4.0 acres*



The Camp Murray Boat Launch at American Lake provides motorized boating access to American Lake. The Washington Military Department (Camp Murray) owns the site. The Washington Department of Fish and Wildlife (WDFW) operates the site. The boat launch is available to the public with a Discover Pass or Vehicle Access Pass.

The City signed a Memorandum of Understanding with the Washington Military Department in 2024. The agreement is to explore refurbishment and continuing maintenance options for the site. The City is currently creating a master plan for potential renovation or new amenities at the site.

Areas within 10-minute walking distance:

- Harry Todd Park
- Tillicum Community Center

Parking:

- parking lot
- parking for truck & boat trailers

Existing Amenities:

- restrooms
- water access
- boat launch
- benches & tables

Future Potential Opportunities:

- Basic refurbishment of site
- Development of site into a city water access park
- Maintenance agreement with the City

City annexation of boat launch site

Lifecycle & Maintenance needs:

- Short term
  - Replacement of boat launches
  - Access road refurbishment
  - Parking lot refurbishment
  - Restroom replacement
- Long term
- **Other amenities**

Other Private Recreation and Open Spaces in or near Lakewood

Lakewold Gardens

Address: *12317 Gravelly Lake Dr. SW*

Size: *10 acres*



Lakewold Gardens is a premier 10-acre historic garden estate that features formal and natural settings. This historic and unique property is open year round to the public for self-guided garden tours and also serves as an elegant setting for a wedding, corporate event, or a private function.

Areas within 10-minute walking distance:

- American Lake
- Gravelly Lake Loop
- Tacoma Country & Golf Club

Parking:

- Parking lot

Existing Amenities:

- Walking paths
- Landscaping
- Natural areas

Oakbrook Golf Club

Address: *8102 Zircon Dr. SW*

Size: *124 acres*



Built in 1966, Oakbrook Golf Club features hundreds of oak trees and immaculate turf conditions. In 2012, Oakbrook opened its doors to the public after 56 years of private operations.

Areas within 10-minute walking distance:

- South Puget Sound Wildlife Area Unit
- Oakbrook Park

Parking:

- Parking lot

Existing Amenities:

- Golf Course

Tacoma Country & Golf Club

Address: *13204 Country Club Dr. SW*

Size: *167 acres*



Tacoma Country and Golf Club is a private golf course and country club in Tacoma, Washington. Created in 1894, it is the first golf course in the Western United States not on a military reservation (the Mare Island course opened in 1892), and is the oldest continuously operating golf club West of the Mississippi River.

Areas within 10-minute walking distance:

- American Lake
- Harry Todd Park
- Gravelly Lake Loop
- Lakewold Gardens

Parking:

- Parking lot

Existing Amenities:

- Golf Course

Lakewood Racquet & Sport Club

Address: *5820 112th St SW*

Size: *10 acres*



The Lakewood Racquet & Sport Club was created in 1962. The club consists of ten acres of park-like grounds ideal for picnics and barbecues. Amenities include tennis courts, racquetball courts, three pickleball courts, a swimming pool, and a gym.

Areas within 10-minute walking distance:

- City Hall
- Towne Center
- Active Park

Parking:

- Parking lot

Additions/Improvements since 2020:

Existing Amenities:

- Tennis Courts
- Racquetball Courts
- Pickleball Courts
- Swimming Pool
- Exercise Area

Fort Steilacoom Disc Golf Courses

Address: *8202 87th Ave SW*

Size: *40 acres*



Fort Steilacoom is home to two disc golf courses – the Northwest course and the Rhododendron course. The courses are considered among the best in the state and are regularly used to host tournaments and leagues.

Areas within 10-minute walking distance:

- Fort Steilacoom Park
- Oakbrook Park

Parking:

- Parking lot

Existing Amenities:

- Two Disc Golf Courses

Chambers Bay Golf Course

Address: *6320 Grandview Dr. W, University Place, WA*

Size: *250 acres*



Chambers Bay is a public golf course located on Puget Sound in the city of University Place. The British links-style course is owned by Pierce County and opened for play on June 23, 2007. It hosted the U.S. Amateur in 2010 and the U.S. Open in 2015.

Areas within 10-minute walking distance:

- Chambers Creek Canyon Trailheads
- Oakbrook Park

Parking:

- Parking lot

Existing Amenities:

- Golf Course

To: Mayor and City Councilmembers

From: Tho Kraus, Deputy City Manager/Chief Financial Officer

Through: Doug Russell, City Manager

Date: October 19, 2026

Subject: Review of 2027 Property Tax Levy

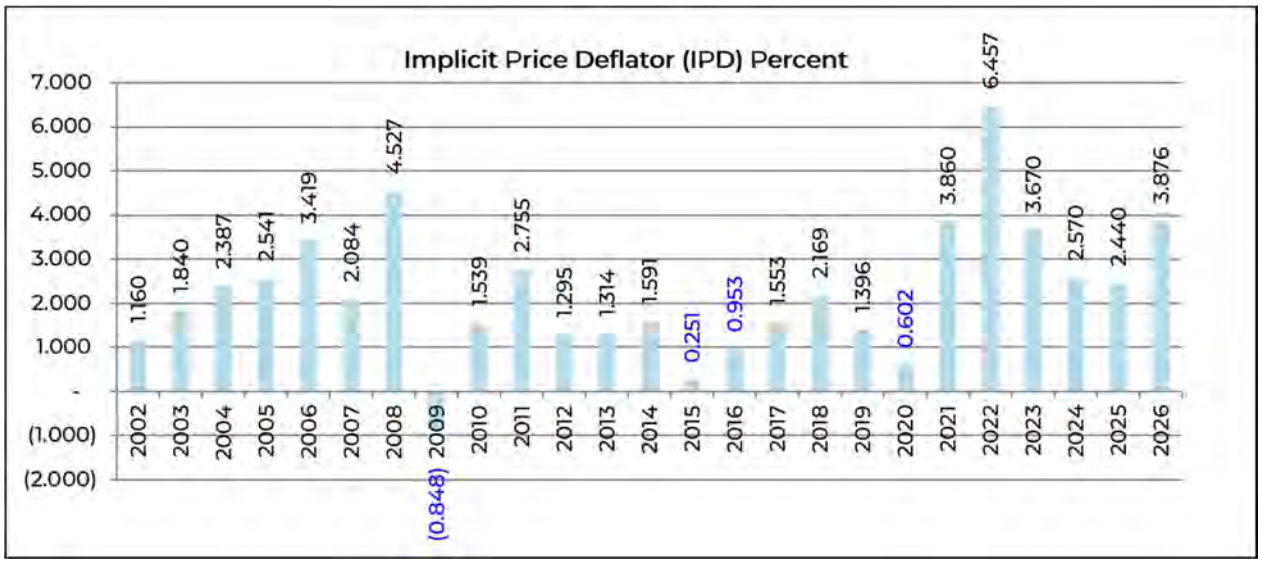
PUBLIC HEARING

Washington State law requires cities to hold a public hearing on proposed increases in property tax revenue before levying property taxes. The hearing must be held in November to allow the City to provide Pierce County with its preliminary levy certification by November 30. The City will have an opportunity to modify its levy certification in December once final information is provided by Pierce County.

A public hearing has been scheduled for November 2, 2026, for this purpose. Adoption of the property tax levy ordinance is scheduled for November 16, 2026.

PROPERTY TAX LEVY LIMIT

Under state law, the City may increase the regular property tax levy annually by the lesser of the Implicit Price Deflator (IPD) or one percent (1%), subject to applicable statutory requirements. The IPD rate applicable to the 2027 property tax levy is 3.876%. Because the IPD exceeds one percent, the City may take the full one percent statutory increase in its regular property tax levy through adoption of the levy ordinance, without the City Council adopting a declaration of substantial need.



The levy calculation below is based on preliminary information provided by Pierce County. Based on that information, the City's regular property tax levy limit is $8,275,191. This amount represents the maximum regular levy under the statutory levy limitation before adding allowable amounts for new construction and improvements, refunds, and other applicable statutory adjustments.

Preliminary Factors	2026 Final Max Per Statute 1%	2027 - Option 1 No Increase 0%	RECOMMENDED 2027 - Option 2 Max Per Statute 1%
Base Levy Amount	$8,044,551	$8,193,259	$8,193,259
Increase	$80,446	$0	$81,933
Highest Lawful Regular Property Tax	$8,124,996		$8,275,191
New Construction & Added Improvements	$69,483	$68,350	$68,350
Administrative Refunds	$22,179	$10,364	$10,364
Additional Revenue from Increase in State-Assessed Property	$0	$0	$0
Tax Increment Financing Area	$21,863	$29,041	$29,041
Total Property Tax Levy	$8,238,522	$8,301,014	$8,382,947
Total Property Tax Levy % Increase from Base Levy Amount	1.86%	0.83%	1.83%
Assessed Value	$12,191,828,790	$12,312,896,460	$12,312,896,460
AV for 2027 Collection Compared to AV for 2026 Collection - $		$121,067,670	$121,067,670
AV for 2027 Collection Compared to AV for 2026 Collection - %		0.99%	0.99%
Levy Rate Per $1,000 AV	$0.6757	$0.6742	$0.6808
Annual City Tax Paid by Average Home Owner	$384.20	$380.83	$384.59
Annual City Tax Paid by Average Home Owner, Change from 2026 - $		-$3.37	$0.39
Annual City Tax Paid by Average Home Owner, Change from 2026 - %		-0.9%	0.1%
Additional City Tax Paid by Average Home Owner Compared to No Increase			$3.76
Prior Year's Average Home AV for Property Tax Tax Collection Year	$568,555	$564,887	$564,887
Change in Average Home AV - $		($3,668)	($3,668)
Change in Average Home AV - %		-0.65%	-0.65%

The average home value is estimated to decrease from $568,555 for 2026 property tax collection to $564,887 for 2027 property tax collection, a decrease of $3,668, or 0.65%.

The estimated impact on the City portion of property taxes for the average homeowner under the two 2027 levy options is as follows:

- Option 1 – No Increase: Annual City property tax is estimated at $380.83, a decrease of $3.37, or 0.9%, compared with 2026.
- **Option 2** – 1% Increase: Annual City property tax is estimated at $384.59, an increase of $0.39, or 0.1%, compared with 2026. - **RECOMMENDED**

The additional annual City property tax paid by the average homeowner under the 1% increase, compared with the no-increase option, is estimated at $3.76.

Assessed Value

The City's estimated total taxable regular assessed value is $12.31 billion, an increase of $121.01 million or approximately 1% from the prior year's assessed value. New construction and improvements generate additional property tax revenue outside the City's regular 1% levy increase. New construction and improvement values is expected to generate $68,350 in additional levy revenue for the City.

The change in the City's overall assessed value does not necessarily result in a corresponding change in an individual property owner's City property tax bill. Individual tax bills are affected by changes in the property's assessed value relative to the assessed value of all property within the City's taxing district.

OPTIONS & CONSIDERATIONS:

The options the City Council may take regarding the 2027 property tax levy are:

Option 1: Levy the property taxes without any increase.
Option 2: Increase the property tax levy by 1%. - **RECOMMENDED**

Since 2006, the City has enacted the 1% increase. The cumulative impact of not taking the 1% increase in 2026 over the 6-year period (2027 – 2032) would be approximately $509,000.

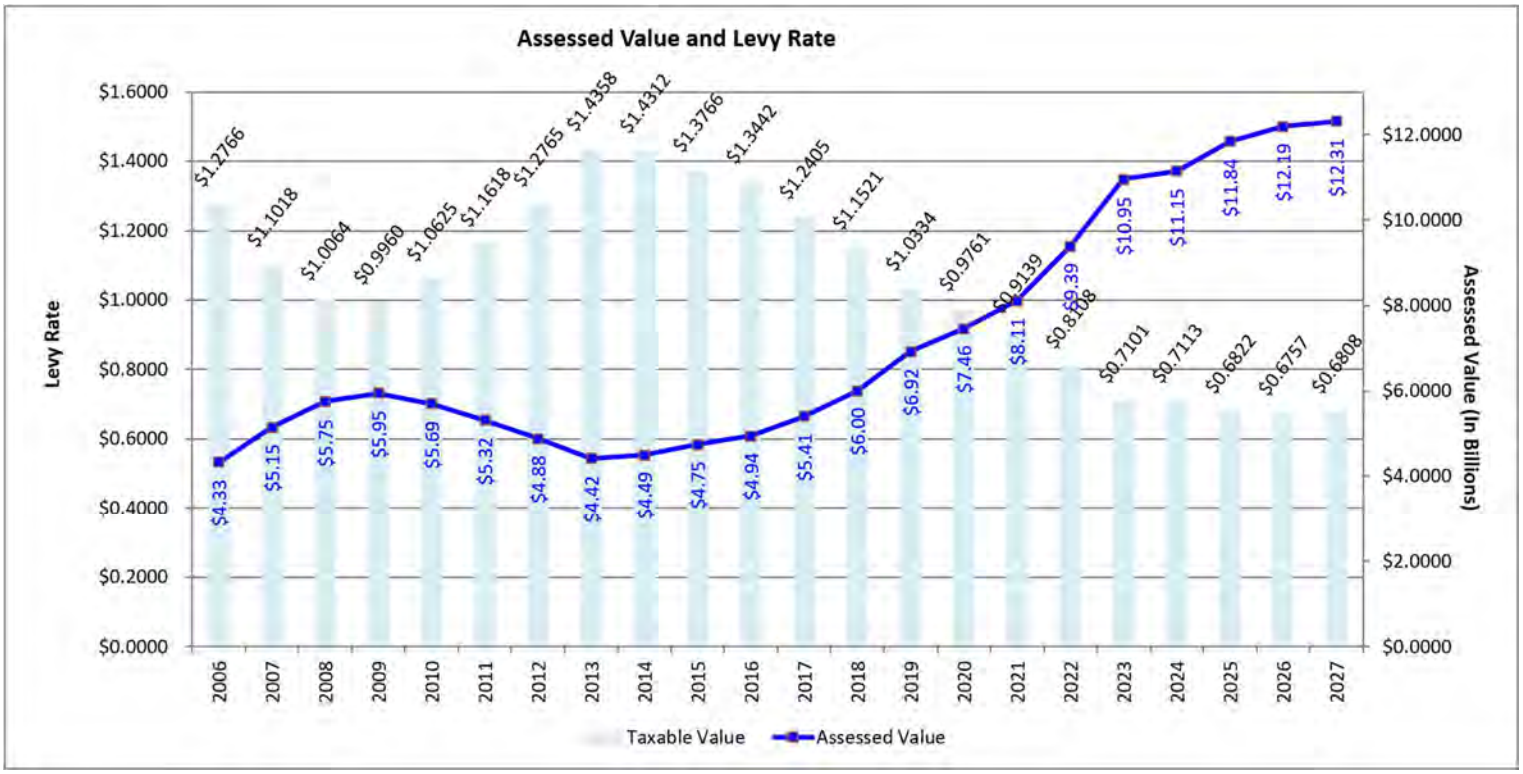
NEXT STEPS

- Public Hearing on November 2, 2026
- Adoption on November 16, 2026

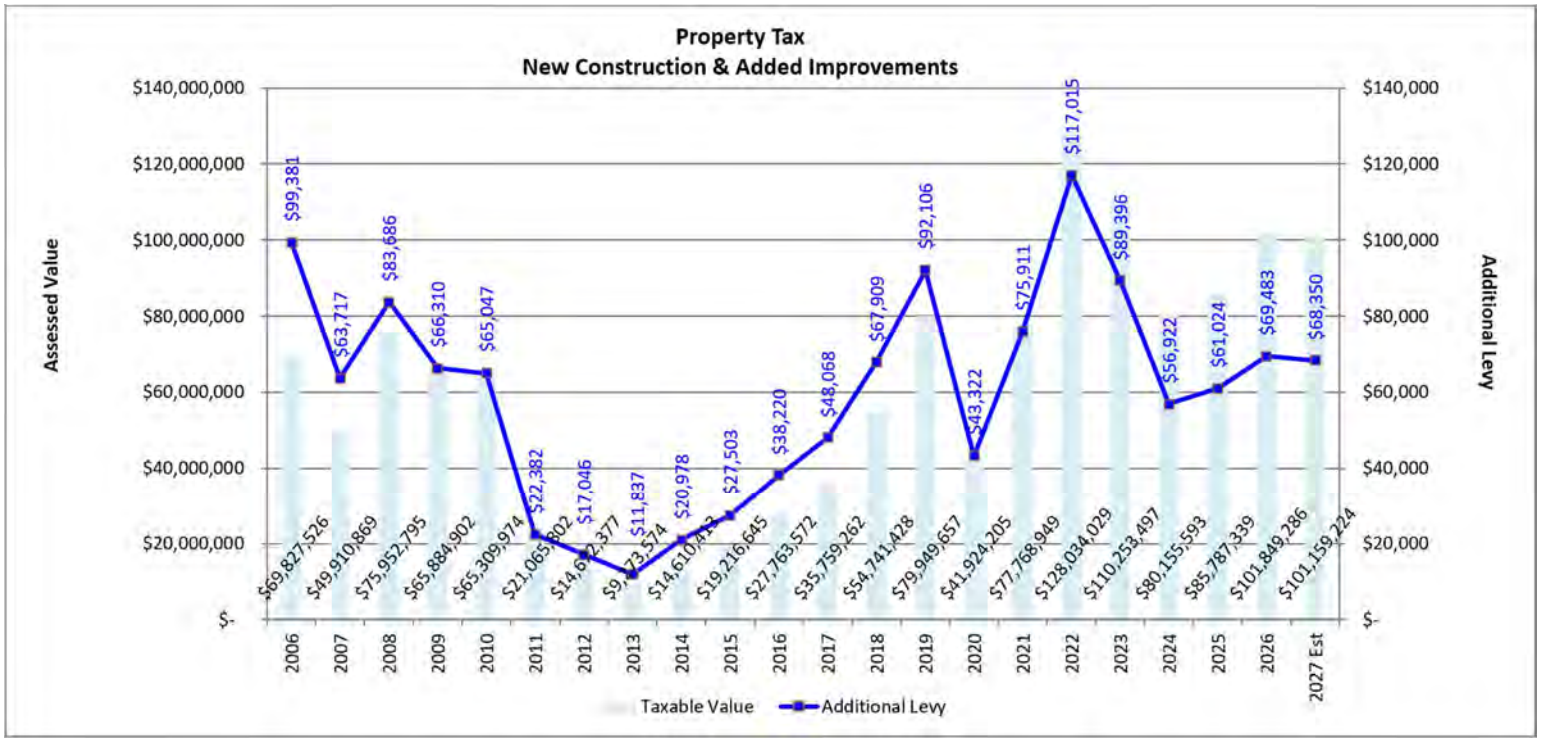
ATTACHMENTS

- Assessed Value and Levy Rates
- New Construction and Added Improvements
- Administrative Refunds and State-assessed Property
- Pierce County 2026 Preliminary Assessed Values
- Pierce County Preliminary Lawful Levy Limit 2026 for 2027
- Draft Property Tax Ordinance

ASSESSED VALUE & LEVY RATES



NEW CONSTRUCTION & ADDED IMPROVEMENTS



ADMINISTRATIVE REFUNDS AND STATE ASSESSED PROPERTY

Administrative Refunds are refunds of property taxes that were previously levied but later determined to have been improperly assessed, overpaid, or otherwise subject to abatement or cancellation. The 16 categories generally cover duplicate payments, clerical or description errors, nonexistent improvements, illegal levies, exemptions, taxpayer or government mistakes, reductions ordered through appeals or statutory processes, unlawful or excessive valuations, tax-lien acquisitions, and specific statutory abatements. For valuation-related refunds, the refund is generally limited to the difference between the tax originally paid and the tax due under the corrected valuation.

State-assessed Property consists primarily of utilities and transportation companies operating across multiple counties or states—such as airlines, railroads, electric and gas companies, telecommunications and cable companies—as well as certain private railcars. The Department of Revenue values these properties at 100% of market value using a unit valuation method, treating the company's operating property as a whole rather than assigning individual values to specific assets. The resulting equalized value is then apportioned among counties and tax code areas using factors such as historical cost, pipeline length, or railroad mileage, with county real/personal property ratios applied as appropriate. Thus, an apportioned value represents a share of the company's overall operating value and does not necessarily correspond directly to the value of individual assets located within a particular tax code area.

Pierce County
Marty Campbell, Assessor-Treasurer
2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

September 16, 2026

OFFICIAL NOTIFICATION TO: LAKEWOOD

RE: 2026 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	12,312,896,490
Highest lawful regular levy amount since 1985	8,275,191.25
Additional revenue from current year's NC&I	68,350.31
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	10,364.25
Additional revenue from administrative refunds not allowed if limited by statutory rate limit	
Court Order Refunds	0.00
Additional revenue from increase in state-assessed property	0.00
Total Allowable Levy (as controlled by the limit calculation)	8,382,947.04
This year's certified levy amount (including refunds)	0.00

FOR EXCESS LEVY

Taxable Value	12,173,893,230
Timber Assessed Value	-
Total Taxable Excess Value	12,173,893,230

New Construction and Improvement Value	101,159,224

If you need assistance or have any questions regarding this information, please contact Kim Alflen 253.798.7114 PCATRLEVY@PIERCECOUNTYWA.GOV

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PRELIMINARY LAWFUL LEVY LIMIT 2026 FOR 2027

LAKEWOOD
> 10,000

REGULAR TAX LEVY LIMIT:

		2025
A.	Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included) times limit factor (as defined in RCW 84.55.005).	8,193,258.66 1.01 8,275,191.25
B.	Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was make in the previous year, use the rate that would have been levied had no error occurred).	101,159,224 0.675670565252 68,350.31
C.	Tax increment finance area increment AV increase (RCW 84.55.010(1)(e)) Current Year's A.V. less base year's A.V., the result to be multiplied by last year's regular levy rate (or the rate that should have been levied)	223,642,886.00 180,661,540.00 42,981,346.00 0.675670565252 29,041.23
D	State assessed property value in original district, if annexed, less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied). **PRIOR YEAR ADDITIONAL REVENUE AS AN ESTIMATE**	71,383,069 71,383,069 0.00 0.675670565252 0.00
E	**REGULAR PROPERTY TAX LIMIT (A + B + C)**	**8,372,582.79** 8,343,541.56

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

F	To find rate to be used in G, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	8,372,582.79 12,312,896,490 0.679984826788
G	Annexed area's current assessed value including new construction and improvements times rate found in F above.	0.00 0.679984826788 0.00
H	**NEW LEVY LIMIT FOR ANNEXATION (E + G)**	**8,372,582.79**

LEVY FOR REFUNDS:

I	RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (E or G + refund if any)	8,372,582.79 10,364.25 8,382,947.04
J	**TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT**	**8,382,947.04**
K	**Amount of levy under statutory rate limitation.**	**12,312,896,490** 1.953998819530 **24,059,385.21**
L	**PRELIMINARY LAWFUL LEVY FOR THIS YEAR** 2027 Preliminary highest lawful	**8,382,947.04**

DRAFT ORDINANCE NO. 856

AN ORDINANCE of the City Council of the City of Lakewood, Washington, relating to ad valorem property taxes; establishing the amount to be raised in 2027 by taxation on the assessed valuation of the property of the City; and setting the property tax levy rate for 2027.

WHEREAS, the City Council of the City of Lakewood has met and considered its budget for the budget years 2027/2028; and

WHEREAS, the City Council conducted the public hearing on the 2027 property tax levy on November 2, 2026; and

WHEREAS, the City Council, after hearing and duly considering all relevant evidence and testimony, determined that it is necessary to meet the expenses and obligations of the City, to increase the regular property tax levy by the 1.0% limit factor as prescribed in RCW 84.55.0101; and

WHEREAS, the district's actual levy amount from the previous year was $8,237,659.85; and

WHEREAS, the population of this district is more than 10,000.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

SECTION 1. Be it resolved by the Lakewood City Council that an increase in the regular property tax is hereby authorized for the levy to be collected in the 2027 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be $37,531.40 which is a percentage increase of 0.456% from the previous year. The increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

SECTION 2. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance as required by law.

ADOPTED by the City Council this 16th day of November, 2026.

CITY OF LAKEWOOD

_____
Paul Bocchi, Mayor

Attest:

_____
Briana Schumacher, City Clerk

Approved as to Form:

_____
Heidi Ann Wachter, City Attorney

To: Mayor and City Councilmembers

From: Tho Kraus, Deputy City Manager/CFO

Through: Doug Russell, City Manager

Date: October 19, 2026

Subject: Review of 2026 Year-End Budget Adjustment

BACKGROUND

The proposed budget adjustment makes the following types of adjustments:

- Revise the estimated beginning balance to reflect the 2025 ending fund balance;
- Incorporate items previously approved by the City Council;
- Appropriate projects funded by grants and contributions;
- Continue capital projects;
- New allocations as appropriate; and
- Housekeeping corrections/adjustments.

NEXT STEPS

- Public Hearing - November 2, 2026
- Adoption - November 16, 2026

PROPOSED 2026 BUDGET ADJUSTMENT SUMMARY

- Increases beginning fund balance by $0.08M, resulting in a revised estimate of $48.64M.
- Increases revenues by $2.36M, resulting in a revised estimate of $134.48M.
- Increases expenditures by $2.21M, resulting in a revised estimate of $150.86M.
- Increases ending fund balance by $0.24M, resulting in a revised estimate of $31.27M.

The table below provides a breakdown of the proposed budget adjustment ($ in millions):

Fund Group	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance		
	Current Budget	Prop Adj	Proposed Revised Budget	Current Budget	Prop Adj	Proposed Revised Budget	Current Budget	Prop Adj	Proposed Revised Budget	Current Budget	Prop Adj	Proposed Revised Budget
Total Year 2026	$ 48.56	$ 0.08	$ 48.64	$132.12	$ 2.36	$134.48	$149.65	$ 2.21	$151.86	$ 31.04	$ 0.24	$ 31.27
General	$ 11.80	$ -	$ 11.80	$ 54.95	$ 0.77	$ 55.72	$ 59.12	$ 0.42	$ 59.54	$ 7.63	$ 0.35	$ 7.98
Special Revenue	$ 8.44	$ -	$ 8.44	$ 12.62	$ 1.15	$ 13.78	$ 18.09	$ 1.15	$ 19.25	$ 2.98	$ (0.00)	$ 2.98
Debt Service	$ 1.44	$ -	$ 1.44	$ 6.19	$ -	$ 6.19	$ 5.76	$ -	$ 5.76	$ 1.87	$ -	$ 1.87
Capital Projects	$ 8.67	$ -	$ 8.67	$ 38.82	$ 0.37	$ 39.19	$ 46.71	$ 0.37	$ 47.08	$ 0.77	$ -	$ 0.77
Enterprise	$ 13.30	$ 0.08	$ 13.38	$ 5.99	$ -	$ 5.99	$ 7.45	$ 0.19	$ 7.64	$ 11.84	$ (0.11)	$ 11.73
Internal Service	$ 4.91	$ -	$ 4.91	$ 13.54	$ 0.08	$ 13.62	$ 12.51	$ 0.08	$ 12.59	$ 5.94	$ -	$ 5.94

PROPOSED BUDGET ADJUSTMENT SUMMARY

	Adjustment Type	Ongoing/ 1-Time	Year 2026 Revenue	Year 2026 Expenditure
Grand Total - All Funds			**$ 2,364,965**	**$ 2,208,692**
Total - Fund 001 General			**$ 765,638**	**$ 419,209**
Municipal Court - Office of Public Defense Grant for Attorney Retention	Grant	1-Time	5,000	5,000
Municipal Court - SPAR (Simple Posession Advocacy & Representation Prog)	Grant	1-Time	32,500	32,500
Municipal Court - Therapeutic Court Grant	Grant	1-Time	156,183	156,183
Municipal Court - Foundation for WA State Courts Grant for X-ray Machine	Grant	1-Time	19,370	38,741
PRCS - HCA (Health Care Authority) CHOICE Grant	Grant	1-Time	145,000	145,000
Police - Pierce County Sex Offender for Background Checks	Continuation	1-Time	7,585	-
Internal Service Charges Account Corrections -Allocate to Operating Funds	Housekeeping	1-Time	-	(76,944)
Internal Service Charges Account Corrections - Allocate to Operating Funds	Housekeeping	Ongoing	-	1,212
Internal Service Charge - Phase 2 Clean Building Compliance	New	1-Time	-	57,205
Transfer In from Parks CIP - Return Unspent Downtown Design & Planning	New	1-Time	300,000	-
Transfer In from Parks CIP - Return Unspent Wards Lake	New	1-Time	100,000	-
General/Street Fund Subsidy	Housekeeping	1-Time	-	60,965
General/Street Fund Subsidy	Housekeeping	Ongoing		(653)
Total - Special Revenue Funds			**$ 1,153,214**	**$ 1,153,214**
Total - Fund 101 Street O&M			**60,312**	**60,312**
Internal Service Charges Account Corrections - Share of Charges	Housekeeping	1-Time	49,121	49,121
Internal Service Charges Account Corrections - Share of Charges	Housekeeping	Ongoing	(653)	(653)
Internal Service Charge - Phase 2 Clean Building Compliance	New	1-Time	11,844	11,844
Total - Fund 180 Narcotics Seizure			**$ 249,886**	**$ 249,886**
Narcotics Seizure Fund Program, Funded by Forfeitures & Interest Received through 9/30	Revenue Neutral	1-Time	249,886	249,886
Total - Fund 181 Felony Seizure			**$ 4,778**	**$ 4,778**
Felony Seizure Fund Program, Funded by Forfeitures & Interest Received through 9/30	Revenue Neutral	1-Time	4,778	4,778
Total - Fund 182 Federal Seizure			**$ 32,393**	**$ 32,393**
Federal Seizure Fund Program, Funded by Forfeitures & Interest Received through 9/30	Revenue Neutral	1-Time	32,393	32,393
Total - Fund 190 CDBG			**$ 356,719**	**$ 356,719**
HOME: LASA Gravelly Lake Commons	Grant	1-Time	166,719	166,719
HOME: American Lake Down Payment Assistance	Grant	1-Time	190,000	190,000
Total - Fund 192 South Sound Military Communities Partnership (SSMCP)			**$ 246,828**	**$ 246,828**
Department of Commerce Grant for North Clear Zone	Grant	1-Time	246,828	246,828
Total - Fund 195 Public Safety Grants			**$ 157,298**	**$ 157,298**
Police - Patrick Leavy Bulletproof Vest Partnership	Grant	1-Time	16,993	16,993
Police - WA State Criminal Justice Comm - Wellness Program	Grant	1-Time	18,320	18,320
Police - Wa Traffic Safety Commission - Pierce County Regional Phlebotomy Program	Grant	1-Time	115,485	115,485
Police - Wa State Attorney General's Office - National Sexual Assault Kit Initiative	Grant	1-Time	6,500	6,500
Total - Fund 196 ARPA Grant			**$ 45,000**	**$ 45,000**
Downtown/Edgewater Parks - Funded by ARPA Interest Earnings	Housekeeping	1-Time	45,000	45,000
Total - Capital Improvement Project Funds			**$ 370,936**	**$ 370,936**
Total - Fund 301 Parks CIP			**$ (10,800)**	**$ (10,800)**
301.0063 & 064 Edgewater Park - Reduce Department of Commerce Grant	Grant	1-Time	(10,800)	(10,800)
Total - Fund 302 Transportation CIP			**$ 381,736**	**$ 381,736**
302.0111 Kendrick St SW Improvements Funded by Lakewood Water District	Revenue Neutral	1-Time	250,000	250,000
302.0114 Lakewood Water District - Gravelly Lake	Revenue Neutral	1-Time	7,218	7,218
302.0159 Fee-in-Lieu - Idlewild Rd SW: Idlewild School to 112th SW	Revenue Neutral	1-Time	49,807	49,807
302.0160 Fee-in-Lieu - 112th St SW; Idlewild Rd SW to Interlaaken Dr SW	Revenue Neutral	1-Time	74,711	74,711
Total - Enterprise Funds			**$ -**	**$ 190,156**
Total - Fund 401 Surface Water Management			**$ -**	**$ 190,156**
Transfer to Trans CIP: 302.0121 Streets: 112th - Farwest Dr SW to Butte Dr SW	Housekeeping	1-Time	-	156,230
Internal Service Charges Account Corrections - Share of Charges	Housekeeping	1-Time	-	27,631
Internal Service Charges Account Corrections - Share of Charges	Housekeeping	Ongoing	-	(367)
Internal Service Charge - Phase 2 Clean Building Compliance	New	1-Time	-	6,662
Total - Internal Service Funds			**$ 75,177**	**$ 75,177**
Total - Fund 502 Property Management			**$ 75,177**	**$ 75,177**
City Hall Phase 2 Clean Building Compliance	New	1-Time	75,177	75,177

PROPOSED BUDGET ADJUSTMENT DETAILS

Fund 001 General

MC – Office of Public Defense (OPD), Grant/1-Time
Add $5,000 revenue and expenditures for OPD grant received from Washington State Office of Public Defense. The grant period is 7/12026 - 6/30/2027 and will reimburse the City for costs related to signing/retention bonuses of public defenders.

MC – SPAR (Simple Possession Advocacy & Representation Program), Grant/1-Time
Add $32,500 revenue and expenditures for a total grant award of $32,500 received from Washington State Administrative Office of the Courts to support the Lakewood Municipal Court to provide defense counsel Consultation and Representation for defendants facing charges or charged with simple possession or public use offenses involving allegations of possession or public use of a controlled substance, counterfeit substance, or legend drugs. The grant period is 7/1/2026 – 6/30/2027.

MC – Therapeutic Court, Grant/1-Time
Add $156,183 in revenues and expenditures for grant received from Washington State Administrative Office of the Courts for Lakewood Municipal Court to continue the Therapeutic Court to serve Lakewood, DuPont and Steilacoom. The grant period is 7/1/2026 – 6/30/2027. Funds will be used for personnel salaries and benefits (coordinator, case manager, peer support, prosecution, defense, judicial), staff equipment, training, recovery support, and treatment services. Funds cannot be used for replacing or supplementing the salary of current employees of the Court.

MC – Foundation for Washington State Courts (FWSC), Grant/1-Time
Add $38,741 in expenditures for the purchase and installation of an X-ray Machine for the Municipal Court. $19,370 revenue from a FWSC grant, paying half the cost.

PRCS – CHOICE Grant, Grant/1-Time
Add $145,000 in revenues and expenditures for the grant period 7/1/2026 - 6/30/2027, funded by Washington State Health Care Authority (HCA) CHOICE. The City has been the fiscal agent for the Lakewood's CHOICE program since July 1, 2019. It is a behavioral health initiative that serves parents and youth directly with various programs and curricula in partnership with the school district and local nonprofit organizations. This initiative does high impact work and is a great partner in Lakewood.

PD – Pierce County Sex Offender Background Check, Continuation/1-Time
Add $7,485 in revenue available for drawdown under the contract for the verification of registered sex offenders' residences in Pierce County (Level I annually, Level II semiannually, and Level III quarterly). The grant period is 07/01/2026 - 06/30/2027, and the revenue will offset existing budgeted personnel costs.

Internal Service Charges Allocation – Housekeeping, 1-Time & Ongoing
Allocate internal service charges to operating departments for programs City Council previously approved in the carry forward budget adjustment. Reduce 1-time allocations by $40,279 and increase ongoing allocations by $1,212.

Internal Service Charges Allocation – City Hall Ph 2 Clean Building Compliance, New/ 1-Time
See Fund 502 Property Management section for details.

Fund 101 Streets O&M

Internal Service Charges Allocation – Housekeeping, 1-Time & Ongoing

Internal service charges allocated to operating departments for programs City Council previously approved in the carry forward budget adjustment. Add share of 1-time allocations of $49,121 and reduce ongoing allocations by $653.

Internal Service Charges Allocation – City Hall Ph 2 Clean Building Compliance, New/ 1-Time

See Fund 502 Property Management section for details.

Fund 180 Narcotics Seizure Fund

Narcotic Seizure, Revenue Neutral/1-Time

The purpose of this fund is to track assets seized as a result of involvement with the illegal sale, possession, or distribution of drugs or controlled substances, and for the purchase of controlled substances or drugs by law enforcement officers or agents, as well as other expenses to enhance and improve law enforcement activities having a close and demonstrable relationship to the enforcement of controlled substances. Funds may not be used to supplant existing funding sources.

Add $249,886 in expenditures funded by forfeiture settlement and interest earnings through 9/30.

Fund 181 Felony Seizure

Felony Seizure, Revenue Neutral/1-Time

The purpose of this fund is for tracking assets seized under RCW 10.105.101 and the related expenditures. The state statute authorizes the seizure of assets that have been or was actually employed as an instrumentality in the commission or in the aiding or abetting in the commission of any felony, or which was furnished or was intended to be furnished by any person in the commission of, as a result of, or as a compensation for the commission of, any felony, or which was acquired in whole or in part with the proceeds traceable to the commission of a felony. Funds shall be used exclusively by the City for the expansion and improvement of law enforcement activity; however, may not be used to supplant existing funding sources.

Add $4,778 in expenditures funded by forfeiture settlement and interest earnings through 9/30.

Fund 182 Federal Seizure

Federal Seizure, Revenue Neutral/1-Time

The Federal Equity Sharing Guidelines lists the following (funds shall be used to increase or supplement and not be used to replace or supplant):

Permissible Uses**:** law enforcement investigations; law enforcement training, law enforcement and detention facilities; law enforcement equipment; law enforcement travel and transportation; law enforcement awards and memorials; drug and gang education awareness programs; matching fund for grants; pro rata funding of the law enforcement agency's percentage of costs associated with supporting multi-agency items or facilities; asset accounting and tracking of expenditures of federally shared funds; language assistance services in connection with law enforcement activity; transfers of cash to other law enforcement agencies; support of community-based programs (cash transfers to community-based programs are not permitted); and windfall situations to provide additional support to community –based programs.

Impermissible Uses: Salaries and benefits of permanent law enforcement personnel, except in limited circumstances (i.e. express statutory authorization, overtime of officers and investigators, new positions and temporary or not-to-exceed one year appointments and salary of an officer hired to replace an officer assigned to a task force, specialized programs that generally to not involve traditional law enforcement functions); use of forfeited property by non-law enforcement personnel; payment of education-related costs; uses contrary to the laws of the state or local jurisdiction; non-official government use of shared assets; purchase of food and beverage (except for conference and meals during local operations); extravagant expenditures extravagant expenditures or wasteful expenditures and entertainment; cash on hand, secondary accounts, and stored value cards (such as prepaid credit cards); transfers to other law enforcement agencies; purchase of items for other law enforcement agencies; costs related to lawsuits; loans; and money laundering operations.

Add $32,393 in expenditures funded by forfeiture settlement and interest earnings through 9/30.

Fund 190 Community Development Block Grant (CDBG) Fund

Fund 190 CDBG is predominantly comprised of U.S. Department of Housing and Urban Development funds for Community Development Block Grant Entitlements (CDBG), HOME program funding through the Lakewood and Tacoma HOME Consortium, and Section 108 Loan Guarantees. There is also a grant from the Nisqually Tribe for minor home repairs and West Pierce Fire & Rescue for emergency assistance for displaced residents.

Through the planning and citizen participation process, CDBG and HOME spending priorities are set on an annual basis, to be broken into funding projects for physical improvements, public service (not to exceed 15%), housing, economic development, and administration (not to exceed 20%).

In addition to annual allocations, CDBG unspent funds may be reprogrammed and used for other areas.

HOME: LASA Gravelly Lake Commons, Grant/1-Time

Add $166,719 in revenues and expenditures to provide development assistance for the purpose of constructing a 26-unit affordable rental housing project that will serve low- and moderate-income households. Funding will be provided to reimburse eligible construction-related expenses for the project located at 5516 Fairlawn Dr. SW (APN# 5130001640) and 5520 Fairlawn Dr. SW (APN# 5130001650), two contiguous parcels owned by LASA. Upon completion, the Developer will ensure that two (2) two-bedroom units and one (1) three-bedroom unit are designated as HOME units. The designated HOME units shall be considered floating units for compliance with HOME programmatic regulations. The current contract runs from 01/01/2025 - 01/01/2027.

HOME: American Lake Down Payment Assistance, Grant/1-Time

Add $190,000 in revenues and expenditures to provide HOME Investment Partnerships Program (HOME) funding to Tacoma/Pierce County Habitat for Humanity to administer down payment assistance for income-qualified homebuyers purchasing three newly constructed homes located at 15206 Portland Ave. SW, 15210 Portland Ave. SW, and 15211 88th Ave. Ct. SW in Lakewood. Funding will be reimbursed based on approved payment requests and supporting documentation during the term of the agreement. The current contract runs from 06/25/2026 - 06/26/2027.

Fund 192 South Sound Military Communities Partnership

Washington State Department of Commerce - North Clear Zone 2916 107th St S, Grant/1-Time

Add $246,828 to the previously appropriated $626,172, for a total grant award of $873,000 from the Washington State Department of Commerce to support the relocation of businesses out of the North Clear Zone. The scope of work includes costs associated with 2916 107th St S, such as utilities, reports, surveys, building demolition, unpaid rent, staff time, and professional services. The grant agreement has been executed, with a period of performance from 7/1/2026 – 6/30/2027.

Fund 195 Public Safety Grants

Patrick Leahy Bulletproof Vest Partnership, Grant/1-Time
Add $16,993 for revenues and expenditures for the grant period through 08/31/2028. This grant was received from the Department of Justice. The Patrick Leahy Bulletproof Vest Partnership (BVP). The program may be used for National Institute of Justice (NIJ) compliant armored vests. The federal portion of the costs for body armor vests purchased under the BVP Program may not exceed 50%.

WA State Criminal Justice Training Commission - Wellness Program, Grant/1-Time
Add $18,320 in revenues and expenditures for the grant period 07/01/2026 – 06/30/2027. The grant provides funding to establish officer wellness programs, including building resilience, injury prevention, peer support, physical fitness, proper nutrition, stress management, suicide prevention, physical health, mental health support/services, & other programs that focus on officer wellbeing.

WA Traffic Safety Commission - Pierce County Regional Phlebotomy Program, Grant/1-Time
Add $115,485 in revenues and expenditures for the grant period 06/01/2026 – 09/30/2026. The purpose of this project is to support and expand the Pierce County Regional Phlebotomy Program by training and certifying officers as Washington State Medical Assistant Phlebotomists, maintaining dedicated draw stations, expanding regional callout capacity, and enhancing public awareness of impaired driving enforcement. The strategy focuses on strengthening law enforcement phlebotomy programs, improving the timeliness of blood evidence collection, and reducing unnecessary time officers spend waiting at hospitals for evidentiary blood draws.

WA State Attorney General's Office - National Sexual Assault Kit Initiative, Grant/1-Time
Add $6,500 in revenues and expenditures for the grant period 07/17/2026 – 09/30/2026. The purpose of this grant is to purchase a refrigeration unit for the City of Lakewood Police Department to support the secure and proper storage of evidence collected during sexual assault investigations. Funded through the National Sexual Assault Kit Initiative (SAKI) and administered by the Washington State Attorney General's Office (WAAGO).

Fund 196 American Rescue Plan Act (ARPA)

196.6022 Edgewater Park Improvements & Downtown, Housekeeping & 1-Time
Increase budgeted revenue and program expenditures by $45,000 to reflect interest earnings already received or anticipated. The additional budget will allow charges to be applied against interest earnings and close out the project at the end of 2026.

Fund 301 Parks Capital

301.0063 Edgewater Park Phase 1 & 301.0064 Phase 2, Housekeeping & New/1-Time
Reduce Dept of Commerce grant (Legislative Ask) by $10,800 due to administrative fee retained by the granting agency. Grant funds are allocated to Phase 1 Park Improvements $178,092 and Phase 2 Boat Launch $171,108.

Fund 302 Transportation Capital

302.0111 Lakewood Water District - Kendrick ST SW Improvements, Revenue Neutral/1-Time
Add $250,000 for design expenditures, funded Lakewood Water District Interlocal Agreement 2026-068 for Kendrick St SW (111th St SW to 108th St SW) water main replacement.

302.0114 Lakewood Water District – 112th Sidewalks – GLD to BPW SW, Revenue Neutral/1-Time
Add $7,218 in expenditures funded by Lakewood Water District Interlocal Agreement 2025-185 for sidewalk repair.

302.0159 Streets: Idlewild Rd SW: Idlewild School to 112th SW, Revenue Neutral/1-Time
Add $49,807 in expenditures funded by for fee-in-lieu revenues from JK Monarch permits.

302.0160 Streets: 112th St SW: Idlewild Rd SW to Interlaaken Dr SW, Revenue Neutral/1-Time
Add $74,711 in expenditures funded by for fee-in-lieu revenues from JK Monarch permits.

Fund 401 Surface Water Management

302.0121: 112th - Farwest Dr SW to Butte Dr SW, Housekeeping
Add budgeted transfers into the project by $156,230 to cover surface water management expenditures omitted from the previous budget adjustment.

Internal Service Charges Allocation – Housekeeping, 1-Time & Ongoing
Internal service charges allocated to operating departments for programs City Council previously approved in the carry forward budget adjustment. Add share of 1-time allocations of $14,432 and reduce ongoing allocations by $367.

Internal Service Charges Allocation – City Hall Ph 2 Clean Building Compliance, New/ 1-Time
See Fund 502 Property Management section for details.

Fund 502 Property Management

City Hall Phase 2 Clean Building Compliance, New/1-Time
Add $75,177 for early implementation of Phase 2 of the Clean Building Compliance. Phase 1 completed the Certified Benchmarks for Tier1 and 2. Phase 2 will be for the Qualified Person Review and Submission. With the goal of receiving the early adopter incentives to help offset the cost. Tier 1 incentive is estimated to be $146,031 with Tier 2 incentive to be $13,067.

ORDINANCE NO. 857

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the 2026 Budget.

WHEREAS, the tax estimates and budget for the City of Lakewood, Washington, for the 2025/2026 fiscal biennium have been prepared and filed on October 7, 2024 as provided by Titles 35A.34 and 84.55 of the Revised Code of Washington; and

WHEREAS, the budget was printed for distribution and notice published in the official paper of the City of Lakewood setting the time and place for hearing on the budget and said notice stating copies of the budget can be obtained on-line and at the Office of the City Clerk; and

WHEREAS, the City Council of the City of Lakewood held a public hearing on November 4, 2024, and having considered the public testimony presented; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 819 on November 18, 2024; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 830 on May 19, 2025 implementing the 2025 Carry Forward Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 840 on November 17, 2025 implementing the 2025/2026 Mid-Biennium Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 851 on May 18, 2026 implementing the 2026 Carry-Forward Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood finds it necessary to revise the 2026 Budget to: revise the estimated beginning balance to reflect the 2025 ending fund balance; incorporate items previously approved by the City Council; appropriate projects funded by grants and contributions; continue capital projects; new allocations as necessary; and housekeeping corrections/adjustments; and

WHEREAS, the City Council of the City of Lakewood held a public hearing on the 2026 Year-End Budget Adjustment on November 2, 2026.

DRAFT

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

Section 1. Budget Amendment. The budget for year 2026 of the biennium as set forth in Ordinance 851, and as shown in Exhibit B (Current Revised Budget by Fund – Year 2026) is amended to adopt the revised budget for year 2026 in the amounts and for the purposes as shown in Exhibit A (Proposed Revised Budget by Fund – Year 2026).

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance or its application to any other person, property or circumstance.

Section 3. Copies of the Budget to Be Filed. A complete copy of the final budget as adopted herein shall be transmitted to the Office of the State Auditor, the Association of Washington Cities and to the Municipal Research and Services Center of Washington. Copies of the final budget as adopted herein shall be filed with the City Clerk and shall be made available for use by the public.

Section 4. Effective Date. This Ordinance shall be in full force and effective five (5) days after publication as required by law.

ADOPTED by the City Council this 16th day of November, 2026.

CITY OF LAKEWOOD

_____
Paul Bocchi, Mayor

Attest:

_____
Briana Schumacher, City Clerk

Approved as to Form:

_____
Heidi Ann Wachter, City Attorney

DRAFT

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EXHIBIT A

PROPOSED REVISED BUDGET BY FUND - YEAR 2026

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	
General Government Funds:	**$ 21,692,818**	**$ -**	**$ 21,692,818**	**$ 73,768,255**	**$ 1,918,852**	**$ 75,687,107**	**$ 82,978,334**	**$ 1,572,423**	**$ 84,550,758**	**$ 12,829,167**
001 General	11,804,451	-	11,804,451	54,952,140	765,638	55,717,778	59,123,015	419,209	59,542,224	7,980,005
101 Street	-	-	-	3,301,018	60,312	3,361,330	3,301,018	60,312	3,361,330	(0)
103 Transportation Benefit District	454,265	-	454,265	805,000	-	805,000	696,188	-	696,188	563,077
104 Hotel/Motel Lodging Tax Fund	4,268,348	-	4,268,348	1,351,250	-	1,351,250	3,205,850	-	3,205,850	2,413,748
105 Property Abatement/RHSP/1406	1,028,326	-	1,028,326	486,625	-	486,625	1,514,952	-	1,514,952	-
106 Public Art	31,251	-	31,251	32,552	-	32,552	63,803	-	63,803	-
180 Narcotics Seizure	29,415	-	29,415	18,385	249,886	268,271	47,800	249,886	297,686	-
181 Felony Seizure	431	-	431	-	4,778	4,778	431	4,778	5,209	-
182 Federal Seizure	1,230	-	1,230	-	32,393	32,393	1,230	32,393	33,623	-
190 CDBG	2,369,333	-	2,369,333	3,480,788	356,719	3,837,507	5,850,121	356,719	6,206,840	-
191 Neighborhood Stabilization Prog	14,148	-	14,148	45,500	-	45,500	59,648	-	59,648	-
192 SSMCP	129,345	-	129,345	1,514,620	246,828	1,761,448	1,643,964	246,828	1,890,792	-
195 Public Safety Grants	-	-	-	508,876	157,298	666,174	508,876	157,298	666,174	-
196 ARPA (American Rescue Plan Act)	118,694	-	118,694	1,079,887	45,000	1,124,887	1,198,581	45,000	1,243,581	0
201 GO Bond Debt Service	-	-	-	5,093,172	-	5,093,172	5,093,172	-	5,093,172	-
202 LID Debt Service	79,965	-	79,965	91,294	-	91,294	171,259	-	171,259	-
204 Sewer Project Debt	1,265,455	-	1,265,455	1,007,148	-	1,007,148	498,427	-	498,427	1,774,176
251 LID Guaranty	98,161	-	98,161	-	-	-	-	-	-	98,161
Capital Project Funds:	**$ 8,666,156**	**$ -**	**$ 8,666,156**	**$ 38,821,006**	**$ 370,936**	**$ 39,191,942**	**$ 46,712,328**	**$ 370,936**	**$ 47,083,264**	**$ 774,834**
301 Parks CIP	1,786,885	-	1,786,885	9,516,253	(10,800)	9,505,453	11,187,950	(10,800)	11,177,150	115,188
302 Transportation CIP	3,859,447	-	3,859,447	24,988,889	381,736	25,370,625	28,722,029	381,736	29,103,765	126,307
303 Real Estate Excise Tax	736	-	736	2,400,000	-	2,400,000	2,100,000	-	2,100,000	300,736
311 Sewer Project CIP	3,019,088	-	3,019,088	1,915,864	-	1,915,864	4,702,349	-	4,702,349	232,603
Enterprise Fund:	**$ 13,299,826**	**$ 79,997**	**$ 13,379,823**	**$ 5,987,258**	**$ -**	**$ 5,987,258**	**$ 7,445,790**	**$ 190,156**	**$ 7,635,946**	**$ 11,731,135**
401 Surface Water Management	13,299,826	79,997	13,379,823	5,987,258	-	5,987,258	7,445,790	190,156	7,635,946	11,731,135
Internal Service Funds:	**$ 4,905,840**	**$ -**	**$ 4,905,840**	**$ 13,542,772**	**$ 75,177**	**$ 13,617,949**	**$ 12,512,384**	**$ 75,177**	**$ 12,587,561**	**$ 5,936,228**
501 Fleet & Equipment	4,805,840	-	4,805,840	2,158,173	-	2,158,173	1,027,785	-	1,027,785	5,936,228
502 Property Management	100,000	-	100,000	1,946,250	75,177	2,021,427	2,046,250	75,177	2,121,427	-
503 Information Technology	-	-	-	5,167,666	-	5,167,666	5,167,666	-	5,167,666	-
504 Risk Management	-	-	-	4,270,683	-	4,270,683	4,270,683	-	4,270,683	-
Total All Funds	**$ 48,564,638**	**$ 79,997**	**$48,644,635**	**$ 132,119,291**	**$ 2,364,965**	**$134,484,256**	**$ 149,648,837**	**$ 2,208,692**	**$151,857,529**	**$ 31,271,362**

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EXHIBIT B

CURRENT REVISED BUDGET BY FUND - YEAR 2026

Ordinance 851 Adopted May 18, 2026

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	
General Government Funds:	**$ 13,285,429**	**$ 8,407,389**	**$ 21,692,818**	**$ 63,742,221**	**$ 10,026,034**	**$ 73,768,255**	**$ 64,181,033**	**$ 18,797,301**	**$ 82,978,334**	**$ 12,482,739**
001 General	7,699,792	4,104,659	11,804,451	53,323,571	1,628,569	54,952,140	54,346,656	4,776,359	59,123,015	7,633,576
101 Street	-	-	-	3,225,437	75,581	3,301,018	3,225,437	75,581	3,301,018	-
103 Transportation Benefit District	22,529	431,736	454,265	835,000	(30,000)	805,000	835,000	(138,812)	696,188	563,077
104 Hotel/Motel Lodging Tax Fund	4,143,068	125,280	4,268,348	1,351,250	-	1,351,250	1,271,250	1,934,600	3,205,850	2,413,748
105 Property Abatement/RHSP/1406	-	1,028,326	1,028,326	486,625	-	486,625	486,625	1,028,327	1,514,952	-
106 Public Art	4,448	26,803	31,251	32,552	-	32,552	37,000	26,803	63,803	-
180 Narcotics Seizure	-	29,415	29,415	-	18,385	18,385	-	47,800	47,800	-
181 Felony Seizure	-	431	431	-	-	-	-	431	431	-
182 Federal Seizure	-	1,230	1,230	-	-	-	-	1,230	1,230	-
190 CDBG	-	2,369,333	2,369,333	550,000	2,930,788	3,480,788	550,000	5,300,120	5,850,120	-
191 Neighborhood Stabilization Prog	-	14,148	14,148	45,500	-	45,500	45,500	14,148	59,648	-
192 SSMCP	88,285	41,060	129,345	352,550	1,162,070	1,514,620	352,550	1,291,414	1,643,964	-
195 Public Safety Grants	-	-	-	-	508,876	508,876	-	508,876	508,876	-
196 ARPA (American Rescue Plan Act)	-	118,694	118,694	-	1,079,887	1,079,887	-	1,198,581	1,198,581	-
201 GO Bond Debt Service	-	-	-	2,441,294	2,651,878	5,093,172	2,441,294	2,651,878	5,093,172	-
202 LID Debt Service	59,178	20,787	79,965	91,294	-	91,294	91,294	79,965	171,259	-
204 Sewer Project Debt	1,173,557	91,898	1,265,455	1,007,148	-	1,007,148	498,427	-	498,427	1,774,176
251 LID Guaranty	94,572	3,589	98,161	-	-	-	-	-	-	98,161
Capital Project Funds:	**$ 1,164,636**	**$ 7,501,520**	**$ 8,666,156**	**$ 17,811,695**	**$ 21,009,311**	**$ 38,821,006**	**$ 18,848,877**	**$ 27,863,451**	**$ 46,712,328**	**$ 774,834**
301 Parks CIP	-	1,786,885	1,786,885	4,892,277	4,623,976	9,516,253	4,892,277	6,295,673	11,187,950	115,188
302 Transportation CIP	482,939	3,376,508	3,859,447	10,193,718	14,795,171	24,988,889	10,616,000	18,106,029	28,722,029	126,307
303 Real Estate Excise Tax	-	736	736	2,400,000	-	2,400,000	2,400,000	(300,000)	2,100,000	300,736
311 Sewer Project CIP	681,697	2,337,391	3,019,088	325,700	1,590,164	1,915,864	940,600	3,761,749	4,702,349	232,603
Enterprise Fund:	**$ 9,302,701**	**$ 3,997,125**	**$ 13,299,826**	**$ 5,714,735**	**$ 272,523**	**$ 5,987,258**	**$ 5,633,651**	**$ 1,812,139**	**$ 7,445,790**	**$ 11,841,294**
401 Surface Water Management	9,302,701	3,997,125	13,299,826	5,714,735	272,523	5,987,258	5,633,651	1,812,139	7,445,790	11,841,294
Internal Service Funds:	**$ 4,716,691**	**$ 189,149**	**$ 4,905,839**	**$ 11,258,669**	**$ 2,284,103**	**$ 13,542,772**	**$ 10,258,021**	**$ 2,254,363**	**$ 12,512,384**	**$ 5,936,228**
501 Fleet & Equipment	4,716,691	89,149	4,805,840	1,796,368	361,805	2,158,173	795,720	232,065	1,027,785	5,936,228
502 Property Management	-	100,000	100,000	983,210	963,040	1,946,250	983,210	1,063,040	2,046,250	-
503 Information Technology	-	-	-	4,198,528	969,138	5,167,666	4,198,528	969,138	5,167,666	-
504 Risk Management	-	-	-	4,280,563	(9,880)	4,270,683	4,280,563	(9,880)	4,270,683	-
Total All Funds	**28,469,455**	**$ 20,095,183**	**$48,564,638**	**$ 98,527,320**	**$ 33,591,971**	**$132,119,291**	**$ 98,921,582**	**$ 50,727,255**	**$149,648,837**	**$ 31,035,092**

City of Lakewood

TO: City Council

FROM: Tiffany Speir, Planning Division Manager through Doug Russell, City Manager, and Jeff Rimack, PPW Director

DATE: October 19, 2026

SUBJECT: Introduction of 2027 Lakewood Comprehensive Plan, Zoning Map, and Development Regulation Amendment Cycle's Potential Docket

ATTACHMENTS: LMC 18A.30.030 Preliminary Analysis of Draft 2027 Docket Items (Attachment A); Planning Commission Resolution 2027-09 with Draft Amendment Language (Attachment B)

BACKGROUND

Lakewood has begun the 2027 Comprehensive Plan and Zoning Map amendment (27CPA) cycle. The City Council approves the amendment docket each year per the process included in LMC 18A.30.040.

The period for the public to submit amendment applications was duly noticed and open during the month of July 2026. Three new private applications for Comprehensive Plan Zoning Map rezones were received; one private rezone application was also continued from the 2026 amendment cycle.

The PPW Department's preliminary analysis of each potential docket item required under LMC 18A.30.030 is included in Attachment A. PPW recommends all items except for #2027-21, as explained in the Discussion section below.

DISCUSSION

The 23 current potential amendments for the 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment cycle (27CPA) docket include:

- 4 private rezone applications;
- 8 amendments related to recent state law changes;
- 2 amendments related to the City's first set of Natural Environment and Climate change (NECC) Program Task Force recommendations; and
- 9 amendments stemming from City Council direction or staff recommendation.

On September 16, the Planning Commission passed Resolution 2026-09 (Attachment B) with its recommendation for the City Council. (This recommendation is a supplement to the staff review and recommendation that is conducted under LMC 18A.30.030.) The Council will review the staff's and Commission's recommendations, hold its own public hearing, and take action to set the 27CPA docket. Descriptions of the docket items are included in Planning Commission Resolution 2026-09.

Staff-Requested 24th Amendment for the 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment Cycle Docket
City staff is requesting that a 24th amendment be added to the docket to address the issue. After the Planning Commission completed its review, City staff was made aware of an issue with the Category III wetland buffer width adopted in 2024. This amendment would change Lakewood's Category III wetland protection buffer at LMC 14.162.080 to be consistent with WA State Department of Ecology's *Wetland Guidance for Critical Areas Ordinance (CAO) Updates*.

	Buffer width (in feet) based on habitat score		
Wetland Category	**3 – 5 points**	**6 – 7 points**	**8 – 9 points**
Category I: Based on total score	75 ft	110 ft	225 ft
Category I: Bogs and wetlands of high conservation value	190 ft		225 ft
Category I: Coastal lagoons	150 ft	150 ft	225 ft
Category I: Interdunal	225 ft	225 ft	225 ft
Category I: Forested	75 ft	225 ft	225 ft
Category I: Estuarine	150 ft (buffer width not based on habitat scores)		
Category II: Based on score	75 ft	165 ft	225 ft
Category II: Interdunal wetlands	110 ft	110 ft	225 ft
Category II: Estuarine	110 ft (buffer width not based on habitat scores)		
Category III (all)	60 ft	~~225~~ 110 ft	225 ft
Category IV (all)	40 ft		

This proposed change would also require a locally-initiated amendment to the City's Shoreline Master Program, codified as both a stand-alone document and at LMC Chapter 16.10. The SMP update would be conducted separately from, but concurrently with, the 27CPA process.

PLANNING COMMISSION AND STAFF RECOMMENDATIONS AGAINST CERTAIN AMENDMENTS: In its resolution, the Planning Commission recommended that three potential docket items (2025-05, -14, and -20) NOT be included in the 2027 amendment cycle. Staff recommends that these be included in the docket for further review and consideration.

The reasoning behind the Commission's recommendation to remove these amendments follows:

> **2027-05 I Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities.**
>
> *Planning Commission Recommendation: Do not include in the 2027 Docket.*
> *Reasoning: Concerned regarding potential for abuse of program; additional protective regulations need to be developed before it should be considered for adoption.*

2027-14 l Review Comprehensive Plan Land Use Policy UD-2 for amendment per City Council Direction

Planning Commission Recommendation: Do not include in the 2027 Docket.
Reasoning: Planning Commission did not have sufficient time to review the language included in its materials regarding specific locations in the City suggested for inclusion in Policy UD-2.

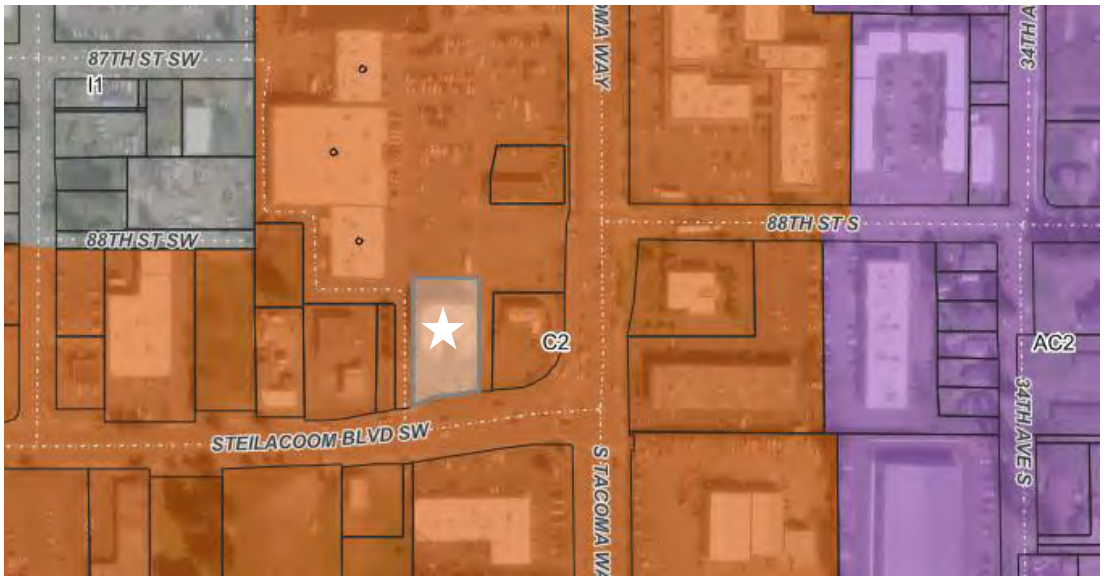
2027-20 l Private Rezone – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW) from Commercial (C) / Commercial 2 (C-2) to Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2)

Planning Commission Recommendation: Do not include in the 2027 Docket.
Reasoning: This rezone would reduce housing capacity in the City and go against Lakewood's responsibility to plan for population and housing unit growth targets.

2027-21 l Private Rezone - Redesignate/rezone parcel #0220364100 (Address: 3615 Steilacoom Boulevard SW) from Corridor Commercial (CC) / Commercial 2 (C-2) to Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2.)

Staff Recommendation: Do not include in the 2027 Docket.
Reasoning: The applicant has stated the reason for the application is to redevelop an existing three-story building as a mixed-use development, featuring retail on the ground level and approximately 20 micro-housing units on the second and third floors.

The application is for a "spot zone", meaning it would affect a single parcel versus an area within the City. There is no NC2 zoning in the vicinity of the parcel (please see map), and to rezone it is counter to sound planning principles.



However, as of June 11, 2026, the GMA was changed at RCW 36.70A.816 to generally prohibit cities with a population of over 30,000 from excluding residential uses in areas zoned for commercial or mixed-use development. Draft Amendment #2027-04 will change the municipal code to be consistent with state law.

Therefore, it is unnecessary to pursue a rezone of parcel to allow the residential uses described by the applicant. ***Amendment #2027-21 is not needed, and the PPW Department recommends against including it in the 2027 docket.***

The following table is an excerpt from draft amendment #2027-04 showing how the code is being changed per state law to allow residential uses in commercial areas:

	Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Categorical Use Standards
Residential Land Uses *P = per SB 6026 (to be adopted in 27CPAs)*												
Accessory caretaker's unit	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.156
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.188
Accessory residential uses	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Babysitting care	P	P	P	P	P	P	P	P	–	–	–	
~~Boarding house~~	P	P	P	P	P	P	P	P	–	–	–	~~LMC 18A.40.189~~
Co-living housing	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.190
Cottage housing	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.191
Detached single-family	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.192
Detached single-family on lots < 20,000 sq. ft.	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.193
Detached single-family on lots > 20,000 sq. ft.	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Family day care	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.194
Foster care facility	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.195
Four-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	
Five-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Home agriculture	P	P	P	P	P	P	P	P	–	–	–	
Home occupation	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.196
Mixed use (residential)	P	P	P	P	P	P	P	P	–	–	–	
Mobile home parks	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Multifamily, seven or more residential units	P	P	P	P	P	P	P	P	–	–	–	
Residential accessory building	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.197
Rooms for domestic employees of owner/occupant of primary dwelling	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Short-term vacation rentals	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.198
Six-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	
Specialized senior housing	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Three-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	
Two-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	
Use of existing buildings for residential purposes (B)	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.199
Townhouse	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Stacked flats	P	P	P	P	P	P	P	P	–	–	–	
Co-housing (dormitories, fraternities and sororities)	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.200
Courtyard apartments	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100

ATTACHMENT A
LMC 18A.30.030 Analysis of Preliminary 2027 Docket Items

Preliminary Analysis Questions:

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?

2. Would the proposed amendment cause little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

4. Can the proposed amendment be considered now without conflicting with some other comprehensive plan established timeline?

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

27CPA #	Subject	Preliminary Analysis per LMC 18A.30.030
2027-01	Review and update zoning and development regulations as needed regarding residential densities and building heights in Transit Areas per HB 1491, Promoting transit-oriented housing development	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-02	Review and update zoning and development regulations as needed per HB 2266: Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-03	Review and update zoning and development regulations as needed per HB 2418: Concerning permit review processes	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-04	Review and update zoning and development regulations as needed per SB 6026: Residential development in commercial and mixed-use zones.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-05	Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**

2027-06	Consider adopting optional GMA Housing Element Compliance Review per SB 5148: Ensuring compliance with the housing element requirements of the growth management act.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-07	Review and update zoning and development regulations re certain funding and exemptions related to providing and maintaining affordable housing and related services as needed per SB 6027: Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-08	Review and update zoning and development regulations re affordable housing on property owned by religious organizations as needed per 2SHB 1859: Expanding opportunities for affordable housing developments on properties owned by religious organizations.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-09	Update LMC to allow Pre-approved Accessory Dwelling Unit (ADU) Designs.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-10	Update Comprehensive Plan to incorporate 2024 Tree Canopy Assessment Data.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-11	Update LMC to incorporate changes to 18A.40.027 Land Use Table, associated development regulations, and cross-references.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-12	Update LMC to add “Construction Storage” as an allowed Commercial 3 / Industrial Use.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-13*	Update LMC at Chapter 2.90 to reduce terms of Planning Commissioners from 5 years to 4 years consistent with other City boards and commissions and with other jurisdictions’ planning commission terms.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**

2027-14	Review Comprehensive Plan Land Use Policy UD-2 for amendment per City Council Direction.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-15	Update Comprehensive Plan Energy & Climate Change and Natural Environment Elements to incorporate Natural Environment and Climate Change (NECC) Task Forces' recommendations	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-16	Update LMC to incorporate Natural Environment and Climate Change (NECC) Task Forces' recommendations	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-17	Update LMC to allow permanent or semi-permanent "food truck pods"	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-18	**Private rezone** – Redesignate/rezone parcels 0220368009, -012, -013, -027, -029; and 0220364105 and -107 (Addresses: 3706, 3707, 3708, 3840, 3852, 3862, 3880, and 3884 Steilacoom Blvd. SW S.; and 9200 S. Tacoma Way.) Current designation/zoning: Commercial (C) / Commercial 2 (C-2). Proposed designation/zoning: Industrial (I) / Industrial 1 (I-1)	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-19	**Private rezone** – Redesignate/rezone parcels 2200000172, -173, -192 (Address: 15515 Maas Ln. SW) Current designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2). Proposed designation/zoning: Commercial (C) / Commercial 2 (C2)	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-20	**Private Rezone** – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW) Current designation/zoning: Mixed Residential (MR) / Mixed Residential 2 (MR2). Proposed designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2)	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-21	**Private rezone** - Redesignate/rezone parcel #0220364100 (Address: 3615 Steilacoom Blvd. SW)	1. (Consistency with GMA, WACs, CPPs, etc.) **No** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes**

	Current designation/zoning: Corridor Commercial (CC) / Commercial 2 (C-2). Proposed designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2.)	4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-22	Amend LMC 18A to increase the maximum height of residential fences from 6 feet to 7 feet per the International Building Code.	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-23	Amend LMC Section 13.04.160 (C) to allow collection of sewer lien appeal fees	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**
2027-24	Amend Category III wetland protection buffer at LMC 14.162.080 to be consistent with WA State Department of Ecology's *Wetland Guidance for Critical Areas Ordinance (CAO) Updates.*	1. (Consistency with GMA, WACs, CPPs, etc.) **Yes** 2. (Little/no adverse environmental impacts and timing.) **TBD/Yes** 3. (Capital improvements/funding to keep LOS analysis.) **Yes** 4. (No conflict with timing of consideration.) **Yes** 5. (No other unanticipated amendments needed.) **Yes** 6. (Previously reviewed, ruled upon, or rejected?) **No**

ATTACHMENT B
PLANNING COMMISSION RESOLUTION 2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, RECOMMENDING TO THE CITY COUNCIL THE 2027 DOCKET OF COMPREHENSIVE PLAN LAND USE/ ZONING MAP AND POLICY AMENDMENTS

WHEREAS, under RCW 36.70A.130(2), Comprehensive Plan policy or map amendments may be initiated by the City or by other entities, organizations, or individuals through petitions filed with the City each year; and

WHEREAS, the City of Lakewood compiled applications to amend the Comprehensive Plan, Zoning Map, and Land Use & Development Regulations in 2027; and

WHEREAS, on July 1, 2026, the Community and Economic Development Department published a Notice of Application Availability on the City's website and in the City Manager's Bulletin for public application submittal; and

WHEREAS, On September 16, 2026, the Lakewood Planning Commission held a public hearing on the draft 2027 Comprehensive Plan Zoning Map and Text Amendment docket; and

WHEREAS, amendment proposals placed on the docket will undergo further public, agency, and environmental review, consideration by the Planning Commission, and final consideration by the Lakewood City Council; in addition, placing a proposal on the docket does not guarantee or imply its ultimate approval.

NOW, THEREFORE BE IT RESOLVED by the Lakewood Planning Commission:

The Planning Commission includes below the applications summarized and more fully described in **EXHIBIT A** as either recommended as sufficiently meeting the docketing criteria per LMC 18A.30.030 to the City Council for inclusion in the 2027 Lakewood Comprehensive Plan and Land Use & Development Code docket; or are not recommended for inclusion in the docket.

27CPA #	Subject	Include in Docket?
2027-01	Review and update zoning and development regulations as needed regarding residential densities and building heights in Transit Areas per HB 1491, Promoting transit-oriented housing development	**Yes**
2027-02	Review and update zoning and development regulations as needed per HB 2266: Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters	**Yes**
2027-03	Review and update zoning and development regulations as needed per HB 2418: Concerning permit review processes	**Yes**
2027-04	Review and update zoning and development regulations as needed per SB 6026: Residential development in commercial and mixed-use zones.	**Yes**
2027-05	Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities.	**No**

2027-06	Consider adopting optional GMA Housing Element Compliance Review per SB 5148: Ensuring compliance with the housing element requirements of the growth management act.	**Yes**
2027-07	Review and update zoning and development regulations re certain funding and exemptions related to providing and maintaining affordable housing and related services as needed per SB 6027: Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services.	**Yes**
2027-08	Review and update zoning and development regulations re affordable housing on property owned by religious organizations as needed per 2SHB 1859: Expanding opportunities for affordable housing developments on properties owned by religious organizations.	**Yes**
2027-09	Update LMC to allow Pre-approved Accessory Dwelling Unit (ADU) Designs.	**Yes**
2027-10	Update Comprehensive Plan to incorporate 2024 Tree Canopy Assessment Data.	**Yes**
2027-11	Update LMC to incorporate updates to 18A.40.027 use table, associated development regulations, and cross-references.	**Yes**
2027-12	Update LMC to add "Construction Storage" as an allowed Commercial 3 / Industrial Use.	**Yes**
2027-13*	Update LMC at Chapter 2.90 to reduce terms of Planning Commissioners from 5 years to 4 years consistent with other City boards and commissions and with other jurisdictions' planning commission terms.	**Yes**
2027-14	Review Comprehensive Plan Land Use Policy UD-2 for amendment per City Council Direction.	**No**
2027-15	Update Comprehensive Plan Energy & Climate Change and Natural Environment Elements to incorporate Natural Environment and Climate Change (NECC) Task Forces' recommendations	**Yes**
2027-16	Update LMC to incorporate Natural Environment and Climate Change (NECC) Task Forces' recommendations	**Yes**
2027-17	Update LMC to allow permanent or semi-permanent "food truck pods"	**Yes**
2027-18	Private rezone – Redesignate/rezone parcels 0220368009, -012, -013, -027, -029; and 0220364105 and -107 (Addresses: 3706, 3707, 3708, 3840, 3852, 3862, 3880, and 3884 Steilacoom Blvd. SW S.; and 9200 S. Tacoma Way.) Current designation/zoning: Commercial (C) / Commercial 2 (C-2) Proposed designation/zoning: Industrial (I) / Industrial 1 (I-1)	**Yes**
2027-19	Private rezone – Redesignate/rezone parcels 2200000172, -173, -192 (Address: 15515 Maas Ln. SW) Current designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2). Proposed designation/zoning: Commercial (C) / Commercial 2 (C2)	**Yes**
2027-20	Private Rezone – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW) Current designation/zoning: Mixed Residential (MR) / Mixed Residential 2 (MR2). Proposed designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2)	**No**
2027-21	Private rezone - Redesignate/rezone parcel #0220364100 (Address: 3615 Steilacoom Blvd. SW) Current designation/zoning: Corridor Commercial (CC) / Commercial 2 (C-2). Proposed designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2.)	**Yes**

2027-22	Amend LMC 18A to increase the maximum height of residential fences from 6 feet to 7 feet per the International Building Code.	**Yes**
2027-23	Amend LMC Section 13.04.160 (C) to allow collection of sewer lien appeal fees	**Yes**

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission this 16th day of September, 2026, by the following vote:

AYES: __5__
BOARDMEMBERS: Herr, Estrada Flores, Merritt, Wallace

NOES: __0__
BOARDMEMBERS:

ATTEST:

Mark Herr
MARK HERR, CHAIR

Karen Devereaux
KAREN DEVEREAUX, CLERK

EXHIBIT A TO PLANNING COMMISSION RESOLUTION 2026-09
PROPOSED 27CPA DOCKET ITEMS

2027-01 | Review and update zoning and development regulations as needed regarding residential densities and building heights in Transit Areas per HB 1491, Promoting transit-oriented housing development [From 26CPAs]

Compliance deadline: June 30, 2029
What State Law Requires: Increased residential densities and building heights must be allowed near most forms of public transit.

The Department of Commerce is actively developing model ordinances and implementation guidance. Once it is available this fall, the City will proceed with drafting code language that reflects Lakewood's individual transit amenities.

2027-02 | Review and update zoning and development regulations as needed per HB 2266: Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.

Compliance deadline: June, 2028.
What State Law Requires: Regulating STEP housing types (permanent supportive housing and transitional housing as residential uses and indoor emergency shelters and housing as uses with external impacts.) The bill outlines what can be regulated through local government permitting versus regulating as a funder.

2027-03 | Review and update zoning and development regulations as needed per HB 2418: Concerning permit review processes

Compliance deadline: June 30, 2027
What State Law Requires: Further refines the Local Project Review Act (RCW 36.70B) to streamline permit review processes for residential development. Key bill provisions include:

- Clarifies that a local government's determination of whether a project permit application is complete is procedural rather than substantive.
- Subjects state agencies to the same timeline requirements for permit review as local governments and imposes the same 20% refund requirement for missing review deadlines.
- Requires local governments to designate a single point of contact for residential permit applications. This same official must also be the State Environmental Policy Act (SEPA) responsible official for the project if one is needed.

2027-04 | Review and update zoning and development regulations as needed per SB 6026: Residential development in commercial and mixed-use zones.

Compliance Deadline: December 11, 2027

What State Law Requires: As of June 11, 2026, SB 6026 adds a new section to the GMA requiring cities over 30,000 to allow residential uses in areas zoned for commercial or mixed-use development within urban growth areas.

The bill excludes certain areas form the requirements and limits the amount of ground floor commercial that may be required of development to 40% or less of the total acreage of land zoned for commercial or mixed-use. Additionally, the bill removes any requirement for mixed-use or ground floor commercial as a condition of permitting publicly-subsidized affordable housing development.

Commerce will develop guidance on this bill that the City will track for reference.

2027-05 I Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities.

Planning Commission Recommendation: Do not include in 2027 Docket

Compliance deadline: Not applicable - optional program
What State Law Requires: A city or county may, by ordinance or resolution, authorize a public corporation, public housing authority, or nonprofit organization to operate a land bank. The ordinance or resolution must, at a minimum, state the public purpose of the land banking authority, describe the land bank authority's governance or oversight structure, and authorize the land bank authority to acquire, hold, lease, and transfer real property.

2027-06 | Consider adopting optional GMA Housing Element Compliance Review per SB 5148: Ensuring compliance with the housing element requirements of the growth management act.

Compliance Deadline: None for optional voluntary program. Must comply with Commerce request for "targeted review" if notified.
What State Law Allows: Cities may voluntarily submit housing elements and development regulations to Commerce for a compliance determination. Adoption of a voluntary compliance program is not required.

Targeted Review. Commerce may select up to ten (10) cities or counties for targeted review each calendar year. Upon selection for review, Commerce must notify selected cities within 10 days. A city must submit their housing element and any housing development regulations adopted or amended on or after the effective date of SB 5148 if Commerce selects it for targeted review.

Commerce will review based on criteria including, but not limited to, the following:

- the city has not planned for and accommodated for its portion of the countywide housing need determined by the county;
- the city's housing production is less than 50% of the annual housing being produced within the county or regional council area, adjusted by population;

- the city's housing production consists of greater than 80% single family homes aimed at primarily households whose income is at or greater than 120% of the median household income for the city.

During targeted review, Commerce may consult with housing developers and builders that are located in or have completed work in the city or county.

If Commerce determines a city subject to targeted review is not in compliance, Commerce shall notify the city of the deficiencies identified and propose amendments to correct any deficiencies.

The city has 120 days to amend its housing element and any relevant housing development regulations to address any deficiencies noted by Commerce in its decision and must submit any amendments to its housing element or housing development regulations to Commerce in the same manner of the initial application for review. Commerce may extend the 120-day correction period with written agreement of the city or county.

2027-07 | Review and update zoning and development regulations re certain funding and exemptions related to providing and maintaining affordable housing and related services as needed per SB 6027: Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services.

Compliance Deadline: None.
What State Law Requires: Nothing required. The bill provides updated uses for various affordable housing funding mechanisms. See SB 6027

2027-08 | Review and update zoning and development regulations re affordable housing on property owned by religious organizations as needed per 2SHB 1859: Expanding opportunities for affordable housing developments on properties owned by religious organizations.

Compliance deadline: None given. Bill effective June 11, 2026
What State Law Requires: To qualify for a density bonus, affordable housing developed on property owned by a religious organization must maintain:

- at least 50 percent of housing set aside for low-income households with an adjusted household income at or below 80 percent of area median; or
- at least 20 percent of housing set aside for very low-income households with an adjusted household income at or below 50 percent of area median.

A planning city or county may establish policies to require a greater amount of affordable housing for a property to qualify for a density bonus. A fully planning city must develop policies to implement a density bonus if it receives a request from a religious organization.

2027-09 | Allow Pre-approved Accessory Dwelling Unit (ADU) Designs.

Compliance Deadline: None – municipal discretion
What State Law Requires: Not applicable

Washington law allows the voluntary use of "pre-approved" accessory dwelling unit (ADU) building plans. A number of jurisdictions have adopted processes by which property owners can choose to use a pre-approved ADU plan, thereby by potentially saving time and money, including Kitsap County, Kirkland, Lacey, Leavenworth, Renton, and Seattle.

In 2025, Pierce County reached out to cities regarding jointly developing a pre-approved ADU program in partnership with SSHA^{3}P. It is anticipated that this effort's outputs will be available for Lakewood to consider in the 2027 cycle.

2027-10 | Update Lakewood Comprehensive Plan to include 2024 Tree Canopy Assessment Data.

Compliance deadline: Not applicable
What State Law Requires: Not applicable

2027-11 | Update Lakewood Municipal Code (LMC) to incorporate updates to 18A.40.027 use table, associated development regulations, and cross-references.

Compliance deadline: Not applicable
What State Law Requires: Not applicable

2027-12 | Update Lakewood Municipal Code (LMC) to add "Construction Storage" as an allowed Commercial 3 / Industrial Use to LMC 18A.40.027.

Compliance deadline: Not applicable
What State Law Requires: Not applicable

2027-13 | Update Lakewood Municipal Code (LMC) at LMC Chapter 2.90 to reduce terms of Planning Commissioners from 5 years to 4 years consistent with other City boards and commissions and with other jurisdictions' planning commission terms.

Compliance deadline: Not applicable
What State Law Requires: Not applicable

2027-14 | Review Comprehensive Plan Land Use Policy UD-2 for amendment per City Council Direction

Planning Commission Recommendation: Do not include in 2027 Docket
Compliance deadline: Not applicable
What State Law Requires: Not applicable

Request from CM Brandstetter: Suggest that the following provisions of UD 2.1 plan are dated and have not recently been reviewed. Propose such a review or amendments on the 2027 Comprehensive Plan Amendment Docket

UD-2 Establish a system of gateways and urban corridors to provide identity to the city, foster appropriate commercial uses, and enhance the aesthetic character of the city.

Suggest the following amendments to UD 2-1:

UD-2.1 Provide appropriate design improvements to treat the following streets as urban corridors:

- The full length of Bridgeport Way; Shorten this segment to " Bridgeport Way from I-5 to Gravelly Lake Drive. This is a doable and impactful project aligned with the Council amendment to the TIP
- Gravelly Lake Drive from Nyanza Road to Steilacoom Boulevard;
- 100th Street from Gravelly Lake Drive to S. Tacoma Way;
- S. Tacoma Way and Pacific Highway Southwest from the Tacoma City limits to Ponders Corner; Shorten this segment to S. Tacoma Way from Tacoma City Limits to 100th St SW address a viable corridor corresponding to the International District
- 112th Street from Nyanza Road to Bridgeport Way; Amend to 112th Street from Gravelly Lake Drive to Bridgeport Way. 112th Street does not extend to Nyanza.
- N. Thorne Lane from I-5 to Portland Street;
- W. Thorne Lane between Portland Street and Union Avenue; Delete. The redesign of the I-5 Freedom Bridge intersection makes it an unlikely segment to benefit from being considered a corridor. It is a residential street and when a sewer project was institutes her is was not designed with corridor elements such as commercial uses in mind.
- Portland Street between N. Thorne Lane and W. Thorne Lane; Consider extending the corridor designation to the Camp Murry Gate
- Union Avenue from Berkeley Avenue to Spruce Street; Amend the segment to extend from Berkley Ave to the North Thorn Lane traffic circle.
- and
- Spruce Street from Union Avenue to Portland Avenue. Delete. Spruce Street is no longer a through street Union to Portland.
- Add: Central Business District Green Street Loop

Consider adding appropriate segments of Steilacoom Blvd and Custer Road to foster the goals in UD-2 for development as urban corridors.

UD-2.2 Provide appropriate design improvements to treat the following intersections as major gateways:

- South Tacoma Way at Tacoma City limits;
- 84th Street at I-5;
- SR 512/I-5 at South Tacoma Way;
- Bridgeport Way at South Tacoma Way/I-5;
- Nyanza Boulevard at I-5;
- N. Thorne Lane at I-5;

- Steilacoom Boulevard at west city limits;
- Berkeley Avenue SW at I5 off ramp/
- Bridgeport Way at University Place city limits;
- Bridgeport Way at Gravelly Lake Drive;. Delete. It is a major intersection; however, it does not seem to be a gateway
- 100th Street at Gravelly Lake Drive; Delete. It is a major intersection; however, it does not seem to be a gateway
- 100th Street at Bridgeport Way.
- Consider adding Lakewood Drive at 74th Street which is a gateway from two directions

2027-15 | Update Comprehensive Plan Energy and Climate Change Element and Natural Environment Element to incorporate Natural Environment and Climate Change (NECC) Recommendations from NECC Task Forces.

Compliance deadline: June 30, 2029
What State Law Requires:

- Update the Energy and Climate Change Element to include a Greenhouse Gas (GHG) sub-element and climate resiliency sub-element consistent with E2SHB 1181:
    - develop a local greenhouse gas (GHG) emission inventory, conduct a Vehicle Miles Traveled Per Capita (VMT) study, and project GHG emission reductions; and
    - explore expected local climate impacts; audit existing plans and policies for climate resilience opportunities, gaps, and barriers; assess local assets' climate vulnerability and risk; and develop and prioritize science-based climate resilience.

- Update the Land Use Element to:
    - include green spaces, urban and community forests. Give special consideration to achieving environmental justice in the element's goals and policies; and
    - reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools.

- Develop an Urban Heat Resilience Strategy.
- Develop Native & Climate-resilient Planting Plans for Municipal Projects.
- Finalize the City's Urban Forest Management/Master Reforestation Plan.

2027-16 | Update Lakewood Municipal Code (LMC) to incorporate Natural Environment and Climate Change (NECC) Recommendations from NECC Task Forces.

Compliance deadline: June 30, 2029
What State Law Requires:

- Update the Energy and Climate Change Element to include a Greenhouse Gas (GHG) sub-element and climate resiliency sub-element consistent with E2SHB 1181:

  - develop a local greenhouse gas (GHG) emission inventory, conduct a Vehicle Miles Traveled Per Capita (VMT) study, and project GHG emission reductions; and
  - explore expected local climate impacts; audit existing plans and policies for climate resilience opportunities, gaps, and barriers; assess local assets' climate vulnerability and risk; and develop and prioritize science-based climate resilience.

- Update the Land Use Element to:
  - include green spaces, urban and community forests. Give special consideration to achieving environmental justice in the element's goals and policies; and
  - reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools.

- Develop an Urban Heat Resilience Strategy.
- Develop Native & Climate-resilient Planting Plans for Municipal Projects.
- Finalize the City's Urban Forest Management/Master Reforestation Plan.

2027-17 | Update Lakewood Municipal Code (LMC) to allow permanent or semi-permanent "food truck pods."

Compliance Deadline: None – municipal discretion
What State Law Requires: Not applicable

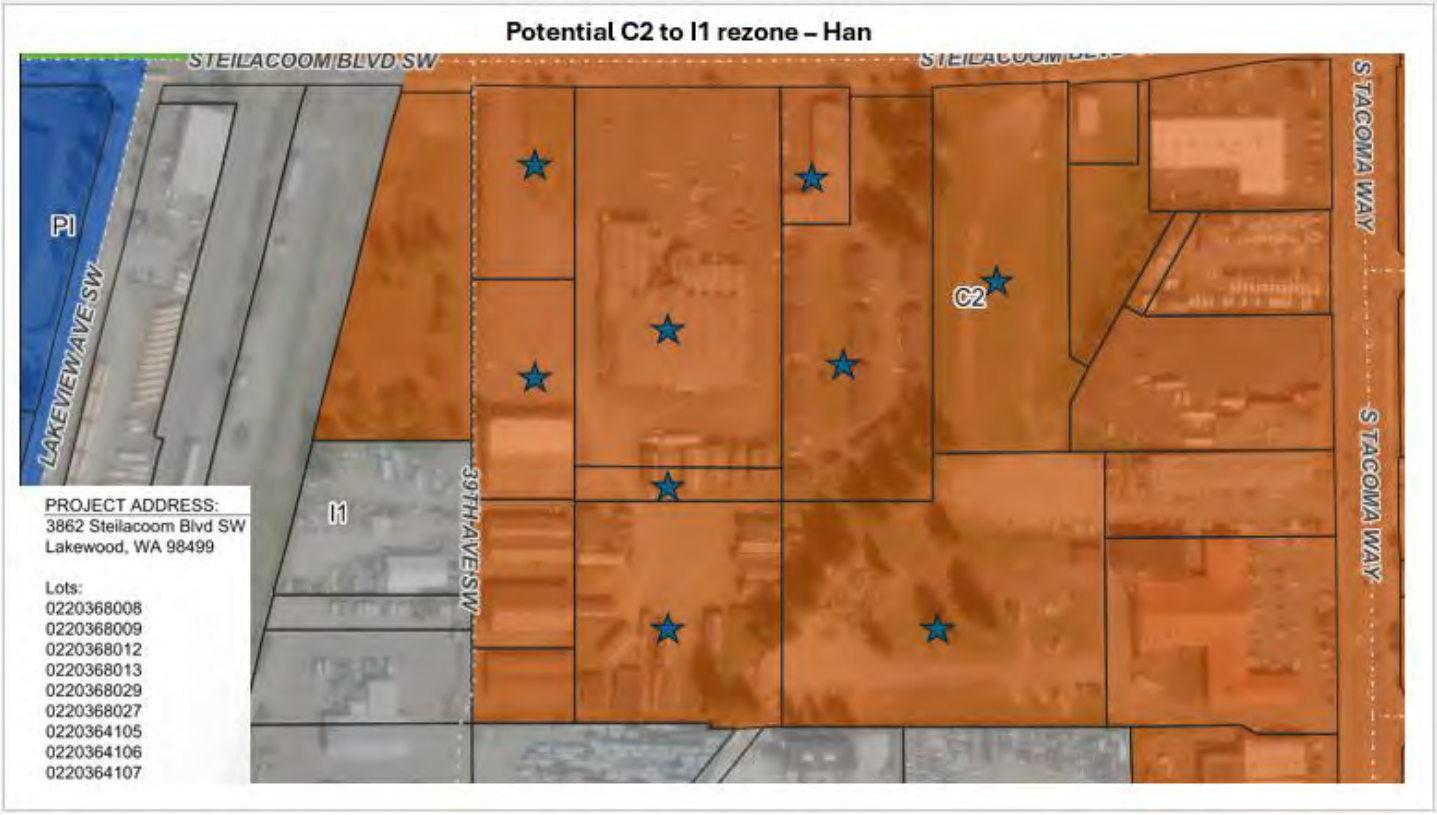
To allow for the City to additional research where other jurisdictions have allowed "food truck pods", conduct stakeholder outreach, and prepare potential zoning and regulatory amendment language.

2027-18 I Private rezone – Redesignate/rezone parcels 0220368009, -012, -013, -027, -029; and 0220364105 and -107 (Addresses: 3706, 3707, 3708, 3840, 3852, 3862, 3880, and 3884 Steilacoom Blvd. SW S.; and 9200 S. Tacoma Way.)
Current designation: Commercial Corridor (CC) / Current zoning: Commercial 2 (C-2)
Proposed designation: Industrial (I) / Proposed zoning: Industrial 1 (I-1)

From Application Materials:
The purpose of the rezone is to allow development of Industrial Outdoor Storage (IOS) and other employment-generating industrial uses that are not permitted under the current Commercial 2 zoning designation.

This request is intended to provide greater flexibility for development of the interior portions of the property while continuing to preserve opportunities for commercial and flex-building development along the Steilacoom Boulevard SW frontage. The applicant remains committed to maintaining the commercial character of the corridor by developing or marketing commercial and flex commercial space along the street frontage, while utilizing the less visible interior portions of the site for industrial outdoor storage and related industrial activities.

The proposal recognizes the unique location of the property, which functions as a transition area between the established commercial corridor to the north and east and existing Industrial 1-zoned properties immediately to the south and west. The requested zoning change will allow the site to better integrate with the surrounding industrial area while preserving the commercial presence along Steilacoom Boulevard SW.



2027-19 I Private rezone – Redesignate/rezone parcels 2200000172, -173, -192 (Address: 15515 Maas Lane SW)

Current designation: Neighborhood Business District (NBD) / Current zoning: Neighborhood Commercial 2 (NC2)
Proposed designation: Commercial (C) / Proposed zoning: Commercial 2 (C2)

From Application Materials:
The request is grounded in the property's direct adjacency to the reconstructed I-5/Berkeley Street interchange, the functional mismatch between the site's current NC2 designation and its actual context, and the site's consistency with recent public and private investment along this segment of the I-5 corridor.

The subject property no longer fits the NC2 profile. Since the current NC2 designation was applied, WSDOT has completed a full reconstruction of the Berkeley Street interchange, including a new southbound on-ramp and a rebuilt overpass, placing the property's frontage directly at a freeway access point rather than within a walkable neighborhood commercial node. A parcel whose primary access and visibility come from an interstate off-ramp is, by definition, oriented to the regional transportation network that the C2 district exists to serve - not to the local, pedestrian-scale neighborhood market that NC2 is designed to protect and cultivate.





2027-20 l Private Rezone – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW)

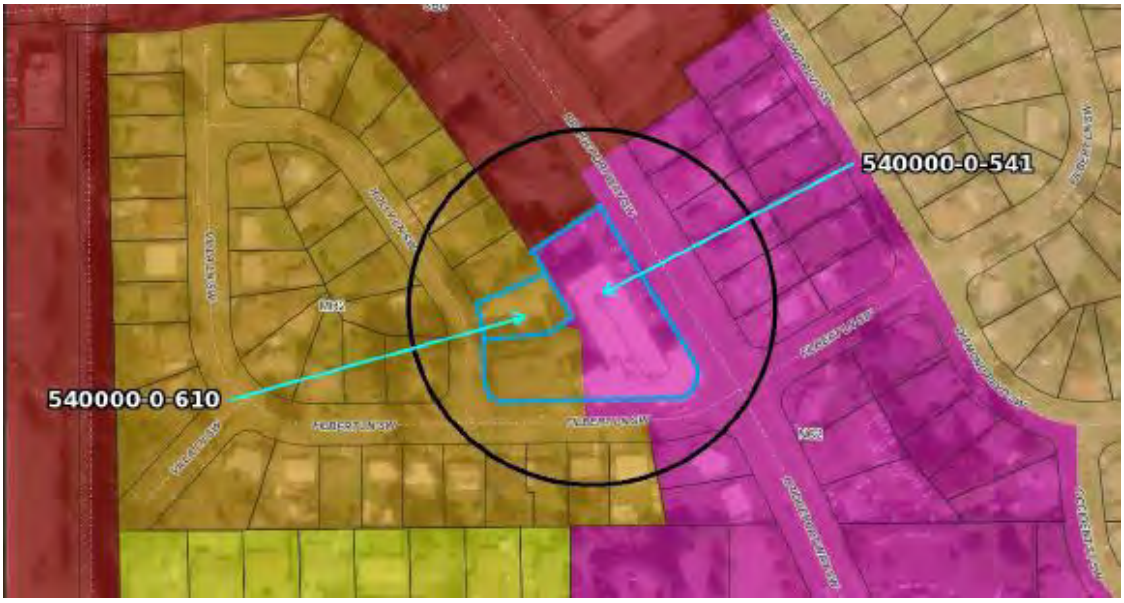
Planning Commission Recommendation: Do not include in 2027 Docket

Current designation: Commercial (C) / Current zoning: Commercial 2 (C-2)
Proposed designation: Neighborhood Business District (NBD) / Proposed zoning: Neighborhood Commercial 2 (NC2)

From Application Materials:
The Property consists of two parcels under split zoning. Parcel 540000-0-541 (the larger, easterly parcel) is itself split: its eastern portion, containing the existing mixed-use building (combining commercial and residential uses) fronting Bridgeport Way SW, is zoned Neighborhood Commercial 2 (NC2); its western portion, containing an existing four-plex, is zoned Mixed Residential 2 (MR2). Parcel 540000-0-610, the smaller parcel to the northwest containing the rear parking area, is entirely zoned MR2.

The applicant requests that the MR2 portions of the Property - the four-plex portion of Parcel 540000-0-541 and all of Parcel 540000-0-610 - be rezoned to NC2, unifying the Property under a single zoning designation. NC2 is a mixed-use district that expressly permits residential use alongside retail, office, and local services, and permits residential density up to 35 dwelling units per acre, compared to 14.6 dwelling units per acre under MR2 (LMC 18A.60.030, 18A.60.040).

This increased density allowance, combined with NC2's reduced minimum lot size and greater permitted lot coverage relative to MR2, provides the flexibility needed to potentially convert a portion of the existing commercial space (fronting Filbert Ln SW) into additional residential units across the Property.



2027-21 | Private rezone - Redesignate/rezone parcel #0220364100 (Address: 3615 Steilacoom Boulevard SW) [Continued from 2026 CPA Cycle (#2026-21)]
Current designation: Corridor Commercial (CC) / Current zoning: Commercial 2 (C-2)
Proposed designation: Neighborhood Business District (NBD) / Proposed zoning: Neighborhood Commercial 2 (NC2.)

As of June 11, 2026, E2SSB 6026 prohibited cities with a population of over 30,000 from excluding residential uses in areas zoned for commercial or mixed-use development, with some flexibilities.

From 26CPA Application Materials:
Request for rezone from C2 Zoning to NC2 Zoning for an existing three-story commercial building, converting the second and third floors to multi-family residential use. The current zoning does not allow residential use, which will lead to greater depopulation at night and create a less safe environment. This is an existing three-story building with a proposed mixed-use development, featuring retail on the ground level and micro housing units on the second and third floors, totaling approximately 20 units. Mixed-use development with many small housing units will create a vibrant and energetic environment throughout the day, leading to safer neighborhoods.

The site is located on S. Tacoma Way, which is a major street, and the proposed mixed-use development (commercial and residential) will provide more affordable housing and easy access to public transportation. Mixed-use development with small housing units will work well with this location, which provides retail and accommodations. The proposed micro-housing units will provide better opportunities for healthy and clean living conditions with low monthly rents, which are more suitable for low-income individuals and contribute to improved welfare.




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2027-22 I Amend LMC Title 18A to increase the maximum height of fences from 6 feet to 7 feet as allowed by the International Building Code.

Compliance deadline: Not applicable
What State Law Requires: Not applicable

LMC 18A.60.090 (B)

12. *Fences Within the Required Setbacks or Located on the Property Line*. Fences to enclose, screen, or separate areas may be erected within required yard setbacks; provided, that fences or other barriers:

a. Do not obstruct the sight distance of a driveway, private street, or public street.

b. Do not exceed a maximum height of ~~six (6)~~ seven (7) feet within the interior and rear yards.

c. Do not exceed a maximum height of four (4) feet within the front yard;

i. Except that within the back half of a front yard setback on a corner lot, the rear lot line and the rear of the structure may be enclosed with a maximum ~~six (6)~~ seven (7) foot high fence, and

ii. Except that within the required front yard setback of a lot fronting on a principal arterial street, the maximum height shall be ~~six (6)~~ seven (7) feet, and

iii. Except as allowed in conjunction with a design review permit application for commercial/industrial development, the maximum height permitted outright shall be ~~six (6)~~ seven (7) feet. Any fence exceeding ~~six (6)~~ seven (7) feet in height shall first obtain a variance and building permit.

d. In residential zoning districts, are not constructed of barbed wire, razor wire, embedded glass, or other similar materials, construction, or anti-entry techniques that may cause injury.

2027-23 I Amend LMC Section 13.04.160 (C) to allow collection of sewer lien appeal fees.

Compliance deadline: Not applicable
What State Law Requires: Not applicable

Chapter 13.04 SANITARY SEWER CONNECTION

LMC 13.04.160 Appeals

* * *

C. ~~The notice of appeal shall be filed with the City Clerk and contain the following: (1) be conspicuously identified as a notice of appeal; (2) set forth a brief statement setting forth the legal interest of the appellants; (3) the specific order or action protested, together with any material facts claimed to support the contentions of the appellants; (4) the relief sought, and reasons why it is claimed, and why the protested action or notice and order should be reversed, modified or otherwise set aside; (5) the signatures of all persons named as appellants, and~~

~~their official mailing addresses; (6) the verification (by declaration under penalty of perjury) of each appellant as to the truth of the matters stated in the appeal. No fee shall be required for the filing of the notice of appeal.~~

The notice of appeal shall be filed with the City Clerk through the City's online permit portal. The notice of appeal shall clearly identify what is being appealed, the relief requested and the reasons the order or action should be reversed, modified, or otherwise set aside; provide the name, mailing address, telephone number, and email address of each appellant; and other information pertinent to the appeal. The appellant shall pay the appeal filing fees established in the City's Fee Schedule.

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2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment (27CPA) Docket: Introduction

10/19/26 City Council Meeting

Tiffany Speir, Planning Division Manager
Planning & Public Works Department

2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendments (27CPAs)

Background

Lakewood has begun its 2027 Comprehensive Plan, Zoning Map, and Development Regulation amendment (27CPA) cycle process.

The period for the public to submit applications was duly noticed and open during the month of July 2026. Four (4) private applications for Comprehensive Plan Zoning Map amendments were received.

27CPAs

23 potential amendments were originally identified for the 27CPA docket.

The substantive content of each amendment will be drafted and analyzed under SEPA once the City Council takes action to finalize the docket.

The 23 amendments considered by the Planning Commission include:

- 8 amendments related to recent state law changes (2027-01 through 2027-08)
- 9 amendments stemming from City Council direction or staff recommendation (2027-09 through 2027-14, 2027-17, 2027-22, and 2027-23)
- 2 amendments related to the City's first set of Natural Environment and Climate change (NECC) Program Task Force recommendations (2027-15 and 2027-16)
- 4 private rezone applications (2027-18 through 2027-21)

27CPAs

Staff-Requested 24th Amendment for the 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment Cycle Docket

PPW is requesting that a 24th amendment be added to the docket to address the issue. This amendment would change Lakewood's Category III wetland protection buffer at LMC 14.162.080 to be consistent with WA State Department of Ecology's *Wetland Guidance for Critical Areas Ordinance (CAO) Updates*.

	Buffer width (in feet) based on habitat score		
Wetland Category	3 – 5 points	6 – 7 points	8 – 9 points
Category I: Based on total score	75 ft	110 ft	225 ft
Category I: Bogs and wetlands of high conservation value	190 ft		225 ft
Category I: Coastal lagoons	150 ft	150 ft	225 ft
Category I: Interdunal	225 ft	225 ft	225 ft
Category I: Forested	75 ft	225 ft	225 ft
Category I: Estuarine	150 ft (buffer width not based on habitat scores)		
Category II: Based on score	75 ft	165 ft	225 ft
Category II: Interdunal wetlands	110 ft	110 ft	225 ft
Category II: Estuarine	110 ft (buffer width not based on habitat scores)		
Category III (all)	60 ft	~~225~~ 110 ft	225 ft
Category IV (all)	40 ft		

This proposed change would also require a locally-initiated amendment to the City's Shoreline Master Program, codified as both a stand-alone document and at LMC Chapter 16.10. The SMP update would be conducted separately from, but concurrently with, the 27CPA process.

27CPAs

Next Steps

Once a docket of potential amendments has been approved, there are several legally-required steps in order to complete the 27CPA process next year:

- City level SEPA review;
- WA Department of Ecology notification and Department of Commerce review;
- Planning Commission public hearing, review, and recommendation; and
- City Council public hearing, review and action.

Planning Commission Review of Potential Docket

LMC 18A.30.040 identifies how Lakewood develops its annual Comprehensive Plan, zoning map, and development regulation docket. The Planning Commission is not required to review the preliminary docket before it is approved by the City Council.

The City currently brings the preliminary docket to the Planning Commission as a way to seek "courtesy" recommendations from the Commission to the Council regarding the preliminary docket items.

The Planning Commission reviewed the draft annual docket list, held a public hearing, and then adopted Resolution 2026-09. Within the resolution, the Commission recommended that 3 amendments not be included on the docket for further review.

PPW recommends that these amendments be included in the docket for further review.

PROPOSED DOCKET ITEMS THAT THE PLANNING COMMISSION RECOMMENDED AGAINST

2027-05 l Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities.

Planning Commission Recommendation: Do not include in the 2027 Docket. Reasoning: Concerned regarding potential for abuse of program; additional protective regulations need to be developed before it should be considered for adoption.

PPW Recommendation: Include the amendment in the docket. Reasoning: Planning Commission's concerns will be addressed in PPW's analysis.

2027-14 l Review Comprehensive Plan Land Use Policy UD-2 for amendment per City Council Direction

Planning Commission Recommendation: Do not include in the 2027 Docket.
Reasoning: Planning Commission did not have sufficient time to review the language included in its materials regarding specific locations in the City suggested for inclusion in Policy UD-2.

PPW Recommendation: Include the amendment in the docket. Reasoning: The Planning Commission's will have opportunity to review the specific locations in its substantive review of the amendment.

2027-20 l Private Rezone – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW)

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Planning Commission Recommendation: Do not include in the 2027 Docket.
Reasoning: This rezone would reduce housing capacity in the City and go against Lakewood's responsibility to plan for population and housing unit growth targets.

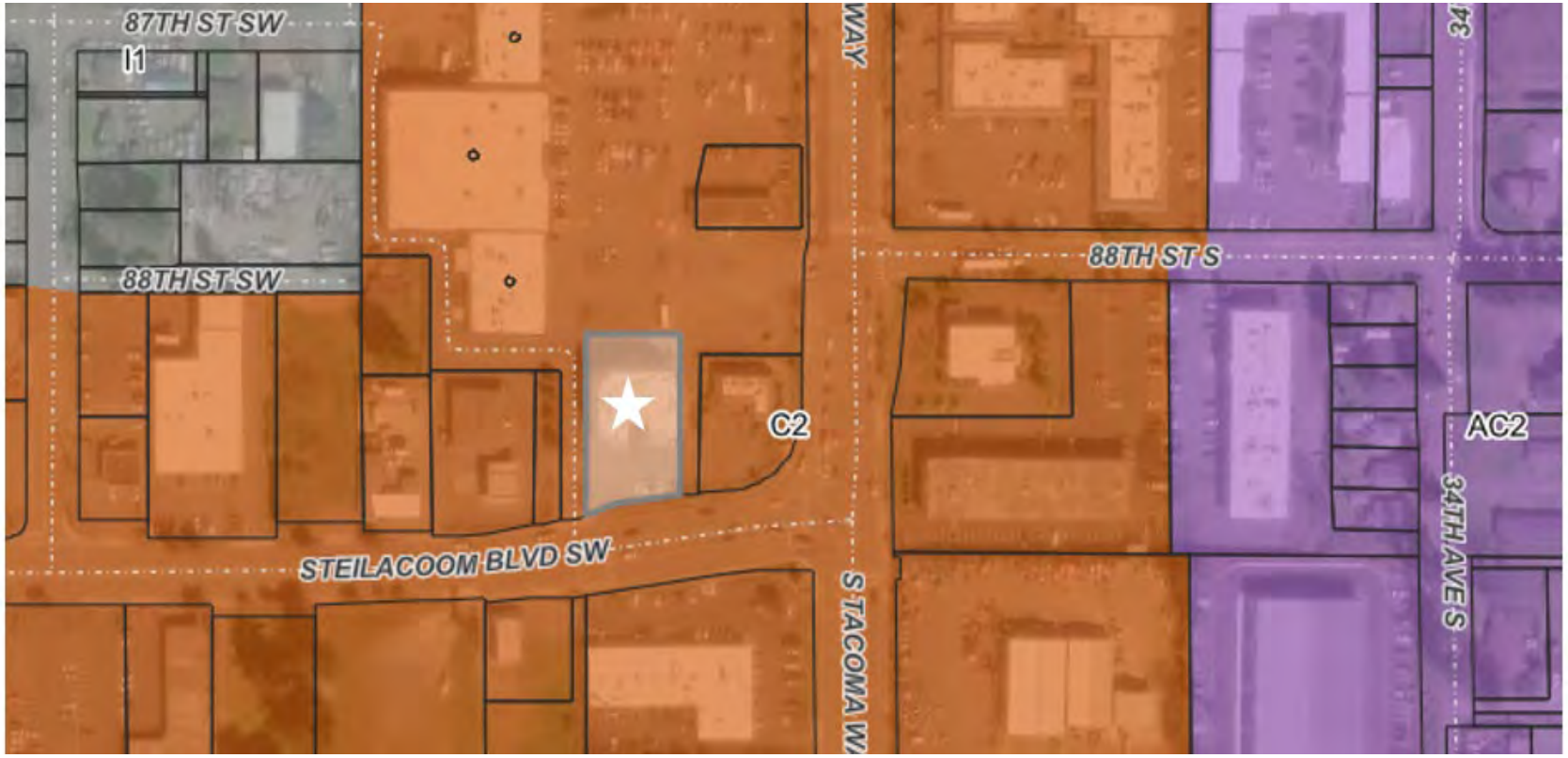
PPW Recommendation: Include the amendment in the docket. Reasoning: PPW will conduct an analysis of any effects on housing capacity as part of preparing its substantive review of amendment for Planning Commission review.

Return to Agenda

PROPOSED DOCKET ITEM THAT THE PLANNING COMMISSION RECOMMENDED AGAINST

2027-21 I Private Rezone - Redesignate/rezone parcel #0220364100 (Address: 3615 Steilacoom Boulevard SW) from Corridor Commercial (CC) / Commercial 2 (C-2) to Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2.)

PPW Recommendation: Do not include in the 2027 docket. Reasoning: The amendment is not needed due to changes in state law that Lakewood will comply with by adopting amendment #2027-04.



Proposed Docket Item that the Planning Commission recommended against

As of June 11, 2026, the GMA was changed to generally prohibit cities with a population of over 30,000 from excluding residential uses in areas zoned for commercial or mixed-use development. Draft Amendment #2027-04 would change the municipal code to be consistent with state law.

Therefore, once amendment #2027-04 is adopted, it is unnecessary to pursue a rezone of parcel to allow the residential uses described by the applicant. **Amendment #2027-21 is not needed, and the PPW Department recommends against including it in the 2027 docket.**

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The following table is an excerpt from draft amendment #2027-04 showing how the code is being changed to allow residential uses in commercial areas per state law:

Residential Land Uses P = per SB 6026 (to be adopted in 27CPAs)												
Accessory caretaker's unit	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.156
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.188
Accessory residential uses	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Babysitting care	P	P	P	P	P	P	P	P	–	–	–	
~~Boarding house~~	P	P	P	P	P	P	P	P	–	–	–	~~LMC 18A.40.189~~
Co-living housing	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.190
Cottage housing	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.191
Detached single-family	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.192
Detached single-family on lots < 20,000 sq. ft.	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.193
Detached single-family on lots > 20,000 sq. ft.	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Family day care	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.194
Foster care facility	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.195
Four-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Five-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	
Home agriculture	P	P	P	P	P	P	P	P	–	–	–	
Home occupation	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.196
Mixed use (residential)	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Mobile home parks	P	P	P	P	P	P	P	P	–	–	–	
Multifamily, seven or more residential units	P	P	P	P	P	P	P	P	–	–	–	
Residential accessory building	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.197
Rooms for domestic employees of owner/occupant of primary dwelling	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Short-term vacation rentals	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.198
Six-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Specialized senior housing	P	P	P	P	P	P	P	P	–	–	–	
Three-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	
Two-family residential, attached or detached	P	P	P	P	P	P	P	P	–	–	–	
Use of existing buildings for residential purposes (B)	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.199
Townhouse	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100
Stacked flats	P	P	P	P	P	P	P	P	–	–	–	
Co-housing (dormitories, fraternities and sororities)	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.200
Courtyard apartments	P	P	P	P	P	P	P	P	–	–	–	LMC 18A.40.100

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27CPAs

27CPA #	Subject
2027-01	Review and update zoning and development regulations as needed regarding residential densities and building heights in Transit Areas per HB 1491, Promoting transit-oriented housing development [From 26CPAs] Adoption: Ordinance due by June 30, 2029. What State Law Requires:
2027-02	Review and update zoning and development regulations as needed per HB 2266: Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters Adoption: Ordinance due by June 2028. What State Law Requires: Regulating permanent supportive housing and transitional housing as residential uses and indoor emergency shelters and housing as uses with external impacts. Outlines what can be regulated through permitting versus regulating as a funder.

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27CPAs

27CPA #	Subject
2027-03	Review and update zoning and development regulations as needed per HB 2418: Concerning permit review processes Adoption: Ordinance due by June 30, 2027 What State Law Requires: Building from SB 5290 (2023), this bill further refines the Local Project Review Act (RCW 36.70B) to streamline permit review processes for residential development. Key provisions include: ▪ Clarifies that a local government's determination of whether a project permit application is complete is procedural, rather than substantive. ▪ Subjects state agencies to the same timeline requirements for permit review as local governments and imposes the same 20% refund requirement for missing review deadlines. ▪ Requires local governments to designate a single point of contact for residential permit applications. This same official must also be the State Environmental Policy Act (SEPA) responsible official for the project if one is needed.
2027-04	Review and update zoning and development regulations as needed per SB 6026: Residential development in commercial and mixed-use zones. Adoption: Ordinance due by December 2027 What State Law Requires: Allowing more residential development in areas zoned for commercial or mixed-use with certain exceptions

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27CPAs

27CPA #	Subject
2027-05	Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities. Adoption: What State Law Requires: Helps reduce the time it takes to secure land for housing development through local land banking authorities in cities and counties. Land banks benefit neighbors and the community by managing abandoned or underutilized properties, allowing developers to purchase land and preserve it for later development of affordable housing.
2027-06	Consider adopting optional GMA Housing Element Compliance Review per SB 5148: Ensuring compliance with the housing element requirements of the growth management act. [From 26CPAs] Adoption: N/A (optional) What State Law Requires: N/A (optional)
2027-07	Review and update zoning and development regulations re certain funding and exemptions related to providing and maintaining affordable housing and related services as needed per SB 6027: Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services. Adoption: Ordinance due by _____ What State Law Requires: See SB 6027

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27CPAs

27CPA #	Subject
2027-08	Review and update zoning and development regulations re affordable housing on property owned by religious organizations as needed per 2SHB 1859: Expanding opportunities for affordable housing developments on properties owned by religious organizations. What State Law Requires: See 2SHB 1859
2027-09	Update Lakewood Municipal Code (LMC) to allow Pre-approved Accessory Dwelling Unit (ADU) Designs. [From 26CPAs]
2027-10	Update Lakewood Comprehensive Plan to include 2024 Tree Canopy Assessment Data.
2027-11	Update Lakewood Municipal Code (LMC) to incorporate updates to the 18A.40.027 Use Table, associated development regulations, and cross-references
2027-12	Update Lakewood Municipal Code (LMC) to add “Construction Storage” as an allowed Commercial 3 / Industrial Use to LMC 18A.40.027
2027-13*	Update Lakewood Municipal Code (LMC) at Chapter 2.90 to reduce terms of Planning Commissioners from 5 years to 4 years consistent with other City boards and commissions and with other jurisdictions’ planning commission terms

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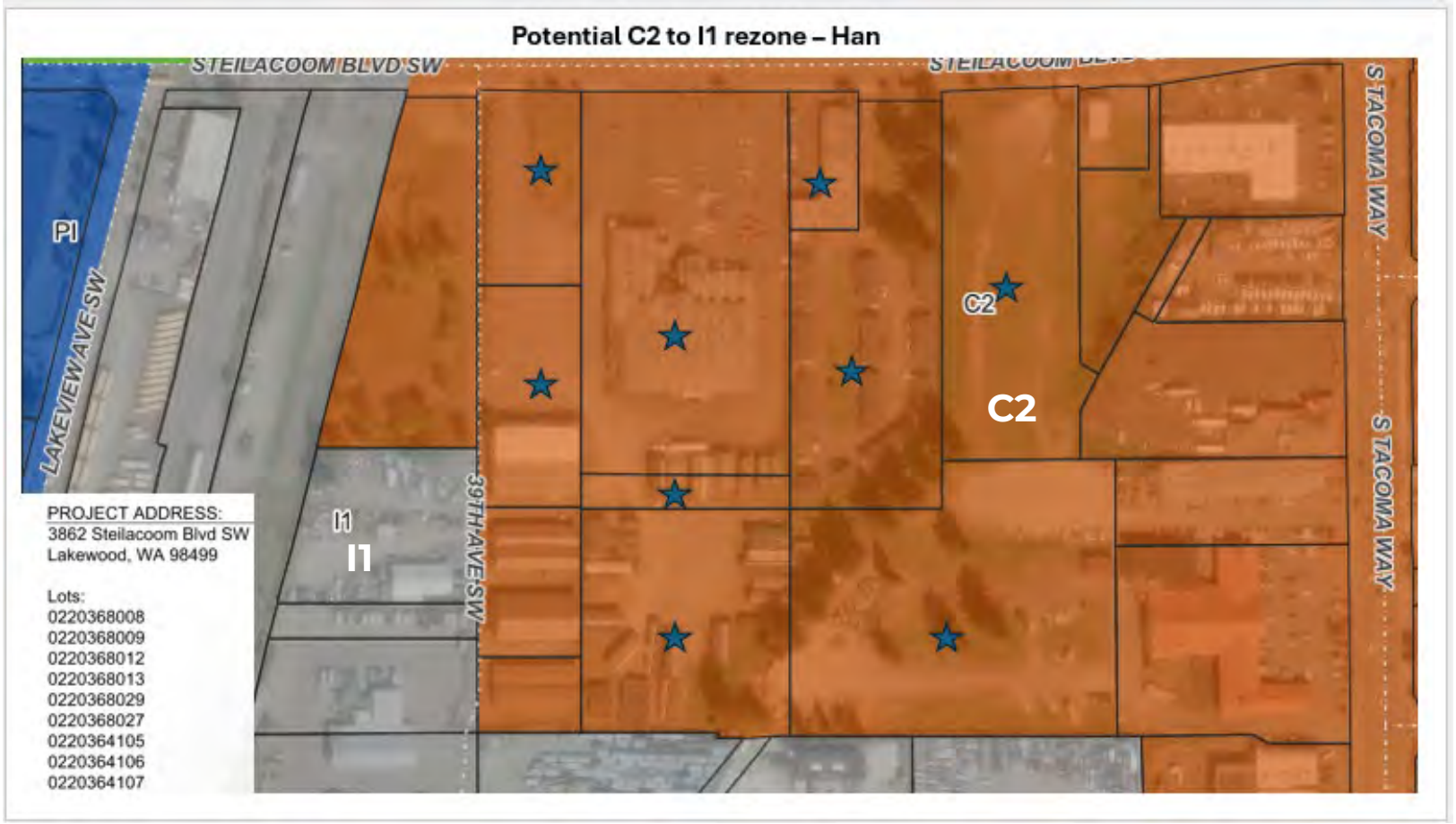
27CPAs

27CPA #	Subject
2027-14	Review Comprehensive Plan Land Use Policy UD-2 for amendment per City Council Direction
2027-15	Update Comprehensive Plan Energy and Climate Change Element and Natural Environment Element to incorporate Natural Environment and Climate Change (NECC) Recommendations from NECC Task Forces Adoption: Ordinance due by June 30, 2029 What State Law Requires: See HB 1181, Improving the state's response to climate change by updating the state's planning framework
2027-16	Update Lakewood Municipal Code (LMC) to incorporate Natural Environment and Climate Change (NECC) Recommendations from NECC Task Forces Adoption: Ordinance due by June 30, 2029 What State Law Requires: See HB 1181, Improving the state's response to climate change by updating the state's planning framework
2027-17	Update Lakewood Municipal Code (LMC) to allow permanent or semi-permanent “food truck pods” [From 26CPAs]
2027-22	Amend LMC 18A.60.090 (B) (12) and other code sections as appropriate to increase the maximum height of fences from 6 feet to 7 feet per the International Building Code.
2027-23	Amend LMC Section 13.04.160 (C) to allow collection of sewer lien appeal fees

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27CPAs – Rezone Applications

27CPA #	Subject
2027-18	Private rezone – Redesignate/rezone parcels 0220368009, -012, -013, -027, -029; and 0220364105 and -107 (Addresses: 3706, 3707, 3708, 3840, 3852, 3862, 3880, and 3884 Steilacoom Blvd. SW S.; and 9200 S. Tacoma Way.) Current designation: Commercial (C) / Current zoning: Commercial 2 (C-2) Proposed designation: Industrial (I) / Proposed zoning: Industrial 1 (I-1)

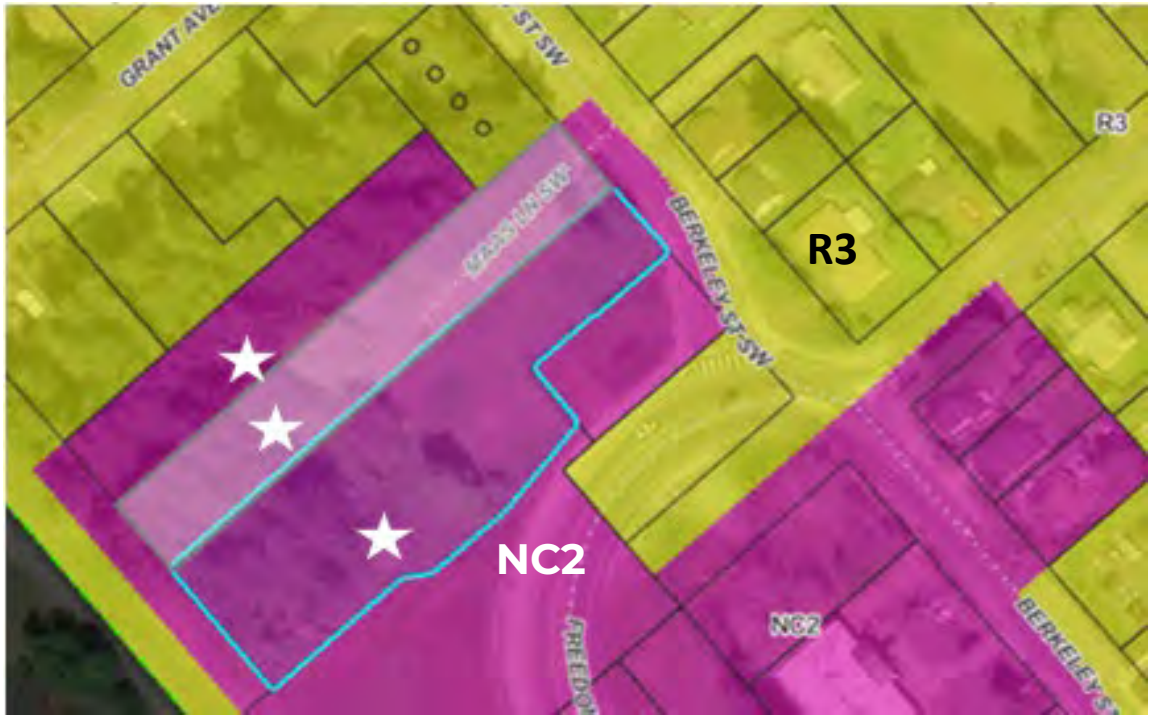


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27CPAs – Rezone Applications

27CPA #	Subject
2027-19	Private rezone – Redesignate/rezone parcels 2200000172, -173, -192 (Address: 15515 Maas Lane SW, Tillicum) Current designation: Neighborhood Business District (NBD) / Current zoning: Neighborhood Commercial 2 (NC2) Proposed designation: Commercial (C) / Proposed zoning: Commercial 2 (C2)

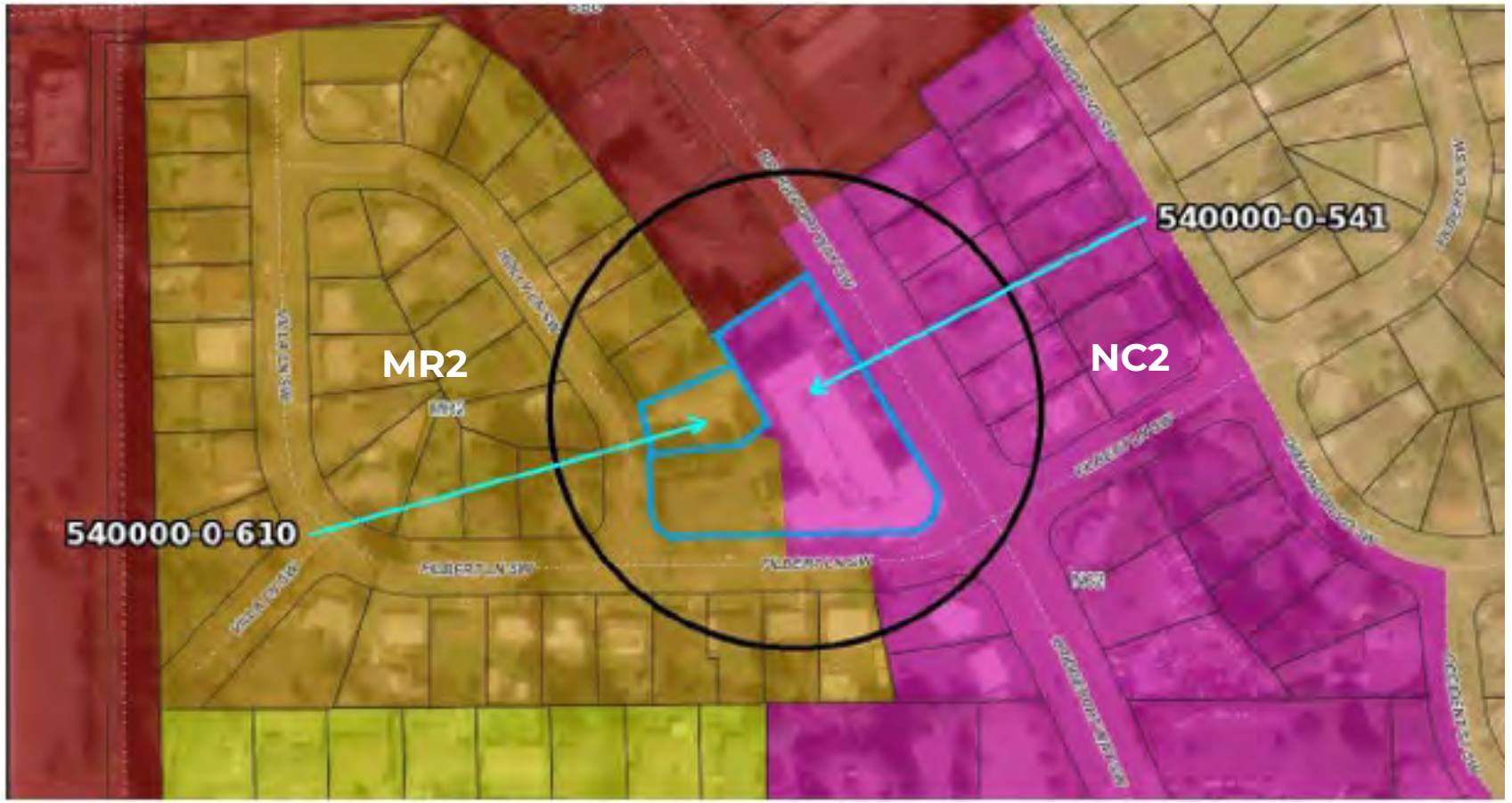




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27CPAs – Rezone Applications

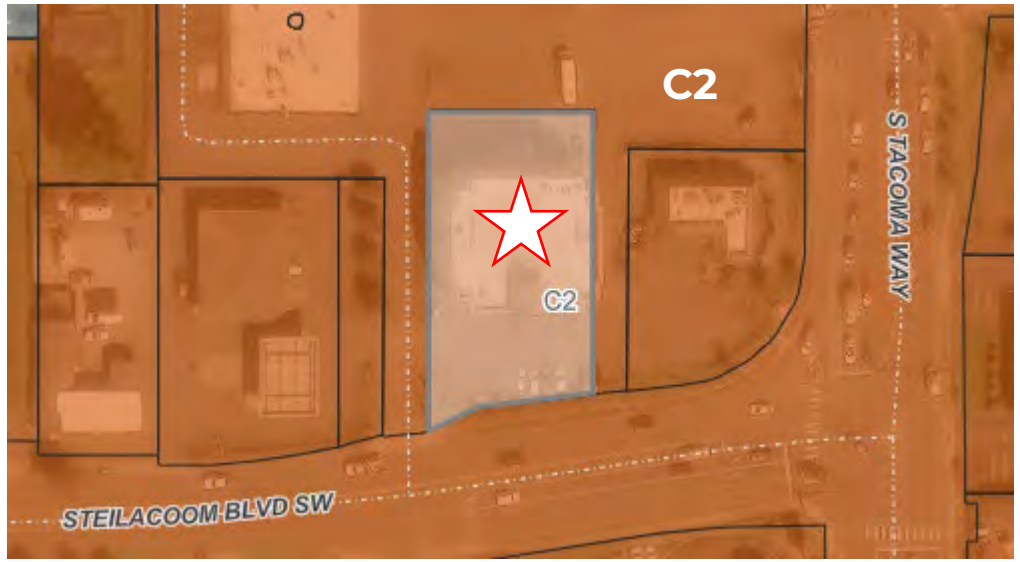
27CPA #	Subject
2027-20	Private Rezone – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW) Current designation: Mixed Residential (MR) / Current zoning: Mixed Residential 2 (MR2) Proposed designation: Neighborhood Business District (NBD) / Proposed zoning: Neighborhood Commercial 2 (NC2)



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27CPAs – Rezone Applications

27CPA #	Subject
2027-21	Private rezone - Redesignate/rezone parcel #0220364100 (Address: 3615 Steilacoom Boulevard SW) [From 26 CPAs #2026-21] Current designation: Corridor Commercial (CC) / Current zoning: Commercial 2 (C-2) Proposed designation: Neighborhood Business District (NBD) / Proposed zoning: Neighborhood Commercial 2 (NC2.)





Legislative Schedule for 27CPA Docket

- City Council Public Hearing on Proposed Docket: November 2
- City Council action setting Docket: November 16
- Winter 2026/Spring 2027: City substantive review of the proposed 27CPAs and preparation of recommendations for each amendment;
- Spring 2027: Planning Commission substantive review and public hearing on proposed 27CPA amendments; and
- Spring/Summer 2027: City Council substantive review, public hearing, and action to adopt 2027 Comprehensive Plan Amendments.

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Thank you!

City of Lakewood