



LAKEWOOD CITY COUNCIL AGENDA

Monday, November 2, 2026

7:00 P.M.

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

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

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

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

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.

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

<http://www.cityoflakewood.us>

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

- (5) 1. Proclamation recognizing November, 2026 as Native American Heritage month.
- (6) 2. Proclamation recognizing November, 2026 as Veterans Appreciation month. – *Lieutenant Colonel Henley, 2/2 Stryker Brigade Combat Team*
- 3. Recognition of Signal Box Artists.
- 4. Youth Council Report.
- 5. Clover Park School District Report. – *Krissy Kim, Boardmember*

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

- (7) A. Approval of the minutes of the City Council meeting of October 14, 2026.
- (9) B. Approval of the minutes of the City Council meeting of October 19, 2026.
- (15) C. Approval of claims vouchers, in the amount of \$3,804,363.97, for the period of September 30, 2026 through October 15, 2026.
- (67) D. Approval of payroll checks, in the amount of \$3,426,470.34, for the period of September 16, 2026 through October 15, 2026.
- (69) E. Motion No. 2026-77

Authorizing the award of a construction contract to R.L. Alia Co., in the amount of \$2,045,453.05, for the Kendrick Street – 111th to 108th and 111th – Bridgeport to 112th project.

(77) F. Motion No. 2026-78

Authorizing the execution of an amendment to the agreement with Sound Transit regarding the Lakewood Station Access Improvement project to add the scope of the City constructing the modifications of the 47th Ave. Bridge over Interstate 5.

(80) G. Motion No. 2026-79

Authorizing the execution of an interagency agreement with the Washington Traffic Safety Commission for the High Visibility Enforcement (HVE) and Traffic Safety Enforcement Program (TSEP) patrols.

(102) H. Motion No. 2026-80

Approving the 2027 Federal Legislative Priorities, State Legislative Agenda, Policy Manual and Pierce County Policy Manual.

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

PUBLIC HEARINGS AND APPEALS

- (120) This is the date set for a public hearing on the 2027 Property Tax Levy.
- (128) This is a date set for a public hearing on the 2026 Year-End Budget Adjustment.
- (139) This is the date set for a public hearing on the 2027-2028 Proposed Biennial Budget.
- (148) This is the date set for a public hearing on the 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment Cycle Docket.

RESOLUTION

(191) Resolution No. 2026-09

Adopting the 2026 Parks, Recreation, Open Space and Trails Legacy Plan.

(488) Resolution No. 2026-10

Establishing a phased strategic redevelopment framework for citywide economic development including regular progress reporting to Council, with the Lakewood Station District as the initial pilot area.

UNFINISHED BUSINESS**NEW BUSINESS****REPORTS BY THE CITY MANAGER****CITY COUNCIL COMMENTS****ADJOURNMENT**



PROCLAMATION

WHEREAS, November is recognized nationally as Native American Heritage Month, a time to honor the history, cultures, traditions, achievements, and enduring contributions of American Indian, Alaska Native, and Indigenous peoples; and

WHEREAS, Indigenous peoples have inhabited the lands now known as Washington State since time immemorial, cultivating deep connections to the land, waters, wildlife, and natural resources, and sustaining vibrant cultures, languages, traditions, and systems of governance across generations; and

WHEREAS, the City of Lakewood recognizes that the Nisqually and Steilacoom peoples were the first inhabitants of the land now known as Lakewood, and honors their enduring presence, history, cultural heritage, and continuing contributions to our community; and

WHEREAS, the City of Lakewood recognizes the importance of building and sustaining meaningful partnerships with the Nisqually Indian Tribe that honor and strengthen mutual understanding and support the preservation and sharing of Indigenous history and culture; and

WHEREAS, the City of Lakewood and the Nisqually Indian Tribe have collaborated on cultural and interpretive installations along the Nisqually Loop Trail at Fort Steilacoom Park that highlight Nisqually history and the legacy of Chief Leschi, and the Lushootseed language; and

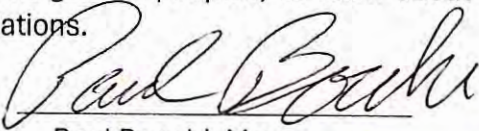
WHEREAS, these collaborative efforts provide opportunities for residents and visitors to deepen their understanding of the Indigenous peoples of this region, recognize the continuing significance of Tribal cultures, and appreciate the knowledge and traditions passed from one generation to the next; and

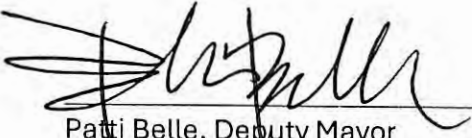
WHEREAS, City of Lakewood reaffirms its commitment to fostering respectful and meaningful partnerships with the Nisqually Indian Tribe, recognizing that continued dialogue, cultural education, and collaboration are essential to building a more informed, inclusive, and connected community.

NOW, THEREFORE, BE IT RESOLVED, that the Lakewood City Council hereby proclaims November 2026 as

NATIVE AMERICAN HERITAGE MONTH

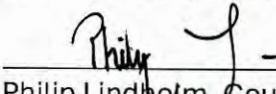
and encourages all residents to recognize and celebrate the rich heritage, resilience, and enduring contributions of Native American and Indigenous peoples; to learn about the history and cultures of the Nisqually Indian Tribe and other Tribal Nations.


Paul Bocchi, Mayor


Patti Belle, Deputy Mayor


Ryan Pearson, Councilmember


Michael D. Brandstetter, Councilmember


Philip Lindholm, Councilmember


J. Trestin Lauricella, Councilmember


Ellen Talbo, Councilmember



PROCLAMATION

WHEREAS, members of the United States Army, Navy, Air Force, Marine Corps, Space Force, Coast Guard, and Merchant Marine have answered the call to serve our nation with honor, courage, and dedication, defending our freedoms, protecting our national security, and safeguarding the ideals upon which the United States of American was founded; and

WHEREAS, generations of American servicemembers and veterans have answered the call of duty in times of war and peace, confronting extraordinary challenges and dangers in defense of our nation, its allies, and the principles of liberty, democracy, and freedom; and

WHEREAS, the City of Lakewood recognizes and honors the courage, commitment, and exemplary service of all veterans, whose sacrifices and steadfast devotion to duty have helped preserve our nation's security and strengthen the freedoms we cherish; and

WHEREAS, we solemnly remember the brave men and women who gave their lives in service to our country, honor those who were wounded or continue to bear the physical and invisible wounds of service, and recognize all who have served faithfully in defense of our nation; and

WHEREAS, on Veterans Day, we pay tribute to all who have proudly worn the uniform of the United States of America and acknowledge the families and loved ones whose unwavering support, resilience, and sacrifice have been an essential part of their service; and

WHEREAS, the service and sacrifices of our veterans continue to inspire future generations to uphold the values of patriotism, civic responsibility, compassion, and service to others, while advancing the cause of peace and freedom throughout the world; and

WHEREAS, the enduring patriotism, selflessness, and dedication of our veterans serve as a lasting source of inspiration and remind us of the importance of recognizing their contributions not only through words of gratitude, but also through meaningful and sustained action within our community; and

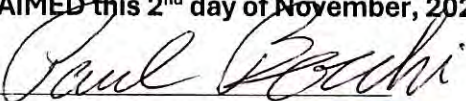
WHEREAS, the City of Lakewood reaffirms its commitment to honoring the legacy of our nation's veterans, supporting veterans and their families, and ensuring that their service, courage, and sacrifices are remembered and respected by current and future generations.

NOW, THEREFORE, BE IT RESOLVED, that the Lakewood City Council hereby proclaims November 11, 2026, as Veterans Day and the month of November 2026 as

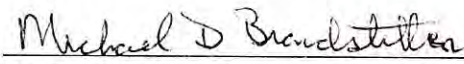
VETERANS APPRECIATION MONTH

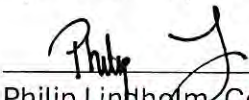
in the City of Lakewood and encourages all residents, businesses, community organizations, and institutions to join in honoring our nation's veterans, recognizing their invaluable contributions and take meaningful steps to support veterans and their families throughout our community. **PROCLAIMED this 2nd day of November, 2026.**

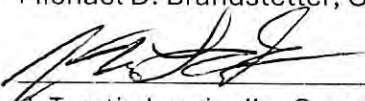

Patti Belle, Deputy Mayor

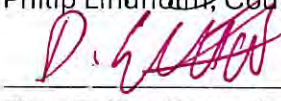

Paul Bocchi, Mayor


Ryan Pearson, Councilmember


Michael D. Brandstetter, Councilmember


Philip Lindholm, Councilmember


J. Trestin Lauricella, Councilmember


Ellen Talbo, Councilmember



LAKEWOOD CITY COUNCIL SPECIAL MEETING MINUTES

Wednesday, October 14, 2026

City of Lakewood
6000 Main Street SW
Lakewood, WA 98499

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

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<https://us02web.zoom.us/j/86872632373> or calling by telephone: Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373.

CALL TO ORDER

Mayor Bocchi called the meeting to order at 6:02 p.m.

ROLL CALL

Councilmembers Present: 6 – Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Michael Brandstetter, Philip Lindholm and Ryan Pearson.

Councilmembers Excused: 1 – Councilmember J. Trestin Lauricella.

ITEMS FOR DISCUSSION

Department Presentations of the 2027-2028 Proposed Biennial Budget.

Judge Tim Lewis presented the Municipal Court budget. Discussion ensued.

Human Resources Director Nicole Camus presented the Human Resources budget. Discussion ensued.

Planning and Public Works Director Jeff Rimack presented the Planning and Public Works budget. Discussion ensued.

Deputy City Manager Tho Kraus presented the Administrative Services budget. Discussion ensued.

Discussion ensued regarding youth programing and sport field costs and funding.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:25 p.m.

PAUL BOCCHI, MAYOR

ATTEST:

BRIANA SCHUMACHER
CITY CLERK



LAKWOOD CITY COUNCIL MINUTES

Monday, October 19, 2026

6:00 P.M.

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

CALL TO ORDER

Mayor Bocchi called the meeting to order at 6:00 P.M.

ROLL CALL

Councilmembers Present: 6 – Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Michael Brandstetter, Philip Lindholm and Ryan Pearson.

Councilmembers Excused: 1 – Councilmember J. Trestin Lauricella.

PLEDGE OF ALLEGIANCE

Mayor Bocchi led the Pledge of Allegiance.

PROCLAMATIONS AND PRESENTATIONS

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

Mayor Bocchi presented a proclamation recognizing Connie Coleman Lacadie for her outstanding service, leadership and dedication as President of the Lakewood Sister Cities Association.

Business Showcase. – *Bloom Thai Cuisine*

Deputy Mayor Belle presented a business showcase to Business Owner and Chef “Blue” Numdee for Bloom Thai Cuisine.

PUBLIC COMMENTS

The City Council received written comments in advance from Johnathan Garcia.

Christina Manetti, on behalf of the Garry Oak Coalition, spoke about the City of Lakewood and Garry Oak Trees.

James Dunlop, Lakewood Resident, spoke about the Cannabis Ordinance and fireworks within the City of Lakewood.

Tichomir Dunlop, Lakewood Resident, spoke about the Railroad Crossing.

Greg Rediske, spoke about the Lakewood Baseball Club and cost of repairs for the baseball field.

Paul Nimmo, Lakewood Resident, spoke about the Lakewood Baseball Club and cost of repairs for the baseball field.

Jonathan Garcia, Lakewood Resident, spoke about the Lakewood Baseball Club and the cost of repairs for the baseball field.

John Webley, Lakewood Resident, spoke about the Lakewood Baseball Club and the cost of repairs for the baseball field.

Ebrahim Mirjalili, Lakewood Resident, spoke about the Cannabis Ordinance within the City of Lakewood. He also spoke about the Right of Way Project.

Capil Dean on behalf of Grave Plus Associates, Lakewood Resident, spoke about the private tree zone 2027-18.

Cheryl Gates, Lakewood Resident, spoke about a variance that was granted for her property which overrides the right of way and in support of purchasing the property to allow for a clean title.

Adam McMakin, Lakewood Resident, spoke about the Lakewood Baseball Club and the cost of repairs for the baseball field.

Chance McFarin, Lakewood Resident, spoke about the Lakewood Baseball Club and the cost of repairs for the baseball field.

Todd Van Workham, Lakewood Resident, spoke about the Lakewood Baseball Club, and the cost of repairs for the baseball field.

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

- A. Approval of the minutes of the City Council meeting of October 5, 2026.
- B. Approval of the minutes of the City Council meeting of October 7, 2026.
- C. Approval of the minutes of the City Council meeting of October 12, 2026.

D. Motion No. 2026-74

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

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.

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.

COUNCILMEMBER PEARSON MOVED TO ADOPT THE CONSENT AGENDA.
SECONDED BY DEPUTY MAYOR BELLE. VOICE VOTE TAKEN. UNANIMOUS VOTE.

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

RESOLUTION

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.

COUNCILMEMBER PEARSON MOVED TO ADOPT RESOLUTION NO. 2026-08.
SECONDED BY COUNCILMEMBER LINDHOLD. VOICE VOTE TAKEN.
UNANIMOUS VOTE.

UNFINISHED BUSINESS

NEW BUSINESS

Motion No. 2026-76 Approving the 2027 Human Services Funding Allocations.

COUNCILMEMBER BRANDSTETTER MOVED TO ADOPT MOTION NO. 2026-76.
SECONDED BY COUNCILMEMBER PEARSON.

COUNCILMEMBER PEARSON MOVED TO CONTINUE CONSIDERATION OF
MOTION NO. 2026-76 TO THE 11/9/2026 STUDY SESSION DATE. NO ACTION TO

BE TAKEN. IF ACTION TAKEN, WILL TAKE PLACE ON THE 11/16/2026 REGULAR MEETING. MOTION TO CONTINUE SECONDED BY COUNCIL MEMBER TALBO.

VOICE VOTE TAKEN FOR CONTINUANCE. UNANIMOUS VOTE.

ITEMS FOR DISCUSSION

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

Liam Toner presented an overview of the approved art installation for the Eagle Scout Project at Harry Todd Park

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

Michal Vargas and Shelly Helder presented a Review of the 2027 Federal Legislative Priorities, State Legislative Agenda, Policy Manual and Pierce County Police Manual.

Legacy Plan Update.

Angie Silva provided an overview update of the Legacy Plan Update.

Review of 2027 Property Tax Levy.

Tho Kraus, Deputy City Manager reviewed the 2027 Property Tax Levy increase.

Review of 2026 Year-End Budget Adjustment.

Tho Kraus, Deputy City Manager reviewed the 2026 Year-End Budget Adjustment.

Review of 2027 Comprehensive Plan Amendment Docket.

Tiffany Speir, Planning Manager reviewed a PowerPoint presentation review of the 2027 Comprehensive Plan Amendment Docket.

REPORTS BY THE CITY MANAGER

Tho Kraus, Deputy City Manager announced the following upcoming meetings and events:

- October 20, 2026 6:30 p.m. Ft Steilacoom Park Neighborhood Association meeting
- October 24 and October 25, 2026 Free Fall Community Clean up
- October 28, 2026 6:30 p.m. Lakeview Neighborhood Association meeting

- November 10, 2026 6:30 p.m. Tillicum Woodbrook Neighborhood
- November 12, 2026 7:00 p.m. Lake City Neighborhood
- December 3, 2026 Lakewood Police Fallen Officer Food Drive
- December 5, 2026 Holiday Parade of Lights
- December 5th, 2026 9:30 a.m. Jingle Bell Run

CITY COUNCIL COMMENTS

Councilmember Talbo addressed public comments regarding the Lakewood Baseball Club. She notified council that she will arrive late to the November 16th, 2026 Council meeting.

Councilmember Brandstetter reported he attended the retirement activity at ABCC For Senator Conwick. He also reported he will be volunteering at the Lakewood Fall Community Clean-up event.

Councilmember Pearson thanked everyone for their public comment regarding the Lakewood Baseball Club.

Councilmember Lindholm thanked everyone for their public comment regarding the Lakewood Baseball Club.

Deputy Mayor Belle thanked everyone for their presentations at tonight's Council meeting.

Mayor Bocchi reported he attended the Pierce Transit Board meeting. He also attended the City's Truck and Tractor event. He attended the LASA Ribbon Cutting Ceremony for Gravelly Lake Commons.

At 8:56 p.m., Mayor Bocchi announced that the City Council will recess into Executive Session to discuss City's employee performance for approximately 15 minutes pursuant to RCW 42.30.110(1)(g). Attending the Executive Session: Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Philip Lindholm, Mike Brandstetter, Ryan Pearson.

At 9:15 p.m., Mayor Bocchi announced that the Executive Session will be extended for an additional 5 minutes.

At 9:20 p.m., Mayor Bocchi announced that the Executive Session will be extended for an additional 5 minutes.

At 9:25 p.m., Mayor Bocchi announced that the Executive Session will be extended for an additional 5 minutes.

The City Council reconvened at 9:30 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:31 P.M.

PAUL BOCCHI
MAYOR

ATTEST:

JOSIE ATKINS
ACTING CITY CLERK

To: Mayor and City Councilmembers
 From: Tho Kraus, Deputy City Manager
 Through: Douglas Russell, City Manager
 Date: November 02, 2026
 Subject: Claims Voucher Approval

Check Run Period: September 30, 2026 – October 15, 2026

Total Amount: \$3,804,363.97

Checks Issued:

09/30/26	Checks #102908-102964	\$241,677.73
10/07/26	Checks #102965-102967	\$8,395.17
10/15/26	Checks #102968-103041	\$347,489.04

EFT Checks Issued:

09/30/26	Checks #28979-29054	\$750,828.28
10/07/26	Checks #29055-29056	\$311.36
10/15/26	Checks #29057-29162	\$2,464,640.89

Void Checks:

09/24/26	Check #99898	\$20.00
09/29/26	Check #102579	\$330.30
09/25/26	Check #102830	\$7,800.00
10/09/26	Check #99839	\$10.00
10/09/26	Check #102666	\$818.20

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.



Tho Kraus
Deputy City Manager/Chief Financial Officer



Douglas Russell
City Manager

City of Lakewood - Accounts Payable Voucher Report

Heritage Bank

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Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28979	9/30/2026	013557		ALLIANCE TECHNICAL GROUP LLC.			\$99.00
401.9999.41.531.10.41.001		9/22/2026	SEA080181	PWSW Waughop Lake Sampling		99.00	
28980	9/30/2026	010395		ARAMARK REFRESHMENT SERVICES.			\$1,398.87
001.0000.99.518.40.31.001		9/10/2026	17135703	ND Bronze HS High Sediment, UV		901.31	
001.0000.99.518.40.45.004		9/10/2026	17137764	ND 07/26 Water Filtration: PD		103.68	
001.0000.99.518.40.45.004		9/10/2026	17137792	ND 08/26 Water Filtration: PD		103.68	
001.0000.99.518.40.31.001		9/10/2026	17137814	ND Bronze HS High Sediment, UV		195.34	
001.0000.99.518.40.45.004		9/10/2026	17137853	ND 07/26 Water Filtration: 99		47.43	
001.0000.99.518.40.45.004		9/10/2026	17137949	ND 08/26 Water Filtration: 99		47.43	
28981	9/30/2026	000037		ASPHALT PATCH SYSTEMS INC.			\$312,018.85
302.0004.21.595.30.63.001		9/24/2026	AG 2026-079 PP #2	PWCP AG 2026-079 07/01-08/31 P		328,440.89	
302.0000.00.223.40.00.000		9/24/2026	AG 2026-079 PP #2	PWCP AG 2026-079 08.26 Retaina		-16,422.04	
28982	9/30/2026	013317		BASTINELLI'S GOURMET SAUCES.			\$14.00
631.0000.11.589.00.00.000		9/10/2026	09.10.2026	PKFC 08.04 FM: SNAP Reimb		14.00	
28983	9/30/2026	014207		BAWFAW FARMS.			\$36.00
631.0000.11.589.00.00.000		9/10/2026	09.10.2026	PKRC 08.25 FM: SNAP Reimb		36.00	
28984	9/30/2026	011316		BIRD, STEVE			\$424.25
001.0000.11.542.70.49.003		9/4/2026	09/04/2026 Reimb	PKST Refund: CEU Training		424.25	
28985	9/30/2026	013029		BROTHERS FARMS.			\$709.00
001.0000.11.571.22.41.001		9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		158.00	
631.0000.11.589.00.00.000		9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		138.00	
001.0106.11.571.22.49.010		9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		148.00	
001.0000.11.571.22.41.001		9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		72.00	
631.0000.11.589.00.00.000		9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		95.00	
001.0106.11.571.22.49.010		9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		98.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28986	9/30/2026	000536		CITY TREASURER CITY OF TACOMA.			\$1,988.15
101.0000.11.542.64.47.005			9/24/2026	100228868 09/24/26	PKST 08/22-09/22 10099 GLD SW	33.60	
101.0000.11.542.64.47.005			9/24/2026	101198351 09/24/26	PKST 08/21-09/21 9214 78th ST	91.51	
101.0000.11.542.64.47.005			9/23/2026	100665891 09/23/26	PKST 08/22-09/22 7309 Onyx Dr	33.01	
101.0000.11.542.63.47.006			9/23/2026	101316680 09/23/26	PKST 08/21-09/21 7198 Steilaco	73.69	
001.0000.11.576.81.47.005			9/23/2026	101359258 09/23/26	PKFC 08/20-09/20 8714 87th Ave	118.30	
101.0000.11.542.64.47.005			9/23/2026	101445235 09/23/26	PKST 08/21-09/21 7901 Fairway	66.56	
101.0000.11.542.63.47.006			9/14/2026	100349546 09/14/26	PKST 08/13-09/11 7210 BPW W -	40.75	
101.0000.11.542.64.47.005			9/14/2026	100350986 09/14/26	PKST 08/13-09/11 8800 Custer R	78.43	
101.0000.11.542.64.47.005			9/14/2026	100351985 09/14/26	PKST 08/13-09/11 7500 BPW SW #	131.60	
101.0000.11.542.64.47.005			9/14/2026	100463727 09/14/26	PKST 08/13-09/11 7919 Custer R	2.33	
101.0000.11.542.64.47.005			9/14/2026	100475269 09/14/26	PKST 08/13-09/11 6621 BPW W #S	1.92	
101.0000.11.542.64.47.005			9/14/2026	100475274 09/14/26	PKST 08/13-09/11 6401 Flanagan	2.33	
101.0000.11.542.64.47.005			9/14/2026	100520997 09/14/26	PKST 08/13-09/11 7609 Custer R	43.35	
101.0000.11.542.63.47.006			9/15/2026	100349419 09/15/26	PKST 08/13-09/11 7502 Lkwd Dr	15.91	
101.0000.11.542.63.47.006			9/15/2026	100440755 09/15/26	PKST 08/12-09/10 7001 BPW W #S	22.90	
101.0000.11.542.64.47.005			9/15/2026	100892477 09/15/26	PKST 08/12-09/10 8108 John Dow	70.64	
101.0000.11.542.63.47.006			9/15/2026	100898201 09/15/26	PKST 08/13-09/11 7729 BPW W	171.94	
101.0000.11.542.64.47.005			9/15/2026	100905390 09/15/26	PKST 08/12-09/10 7429 BPW W	51.02	
001.0000.11.576.81.47.005			9/16/2026	100384879 09/16/26	PKFC 08/15-09/15 8750 Steil Bl	45.49	
101.0000.11.542.64.47.005			9/16/2026	100687561 09/16/26	PKST 08/15-09/15 8623 87th Ave	12.45	
101.0000.11.542.63.47.006			9/16/2026	101360340 09/16/26	PKST 08/13-09/13 5911 112th St	68.57	
101.0000.11.542.63.47.006			9/17/2026	100415564 09/17/26	PKST 08/15-09/14 9450 Steil Bl	70.64	
101.0000.11.542.63.47.006			9/17/2026	100415566 09/17/26	PKST 08/15-09/14 9000 Steil Bl	77.28	
101.0000.11.542.63.47.006			9/17/2026	100415597 09/17/26	PKST 08/15-09/14 10000 Steil B	66.16	
101.0000.11.542.63.47.006			9/17/2026	100471519 09/17/26	PKST 08/15-09/14 8312 87th St	50.82	
101.0000.11.542.64.47.005			9/17/2026	100658937 09/17/26	PKST 08/15-09/14 10300 Steil B	49.71	
101.0000.11.542.64.47.005			9/17/2026	101086773 09/17/26	PKST 08/15-09/14 9550 Steil Bl	35.13	
101.0000.11.542.63.47.006			9/17/2026	101350293 09/17/26	PKST 08/15-09/14 9872 Steil. B	22.34	
101.0000.11.542.64.47.005			9/17/2026	101445001 09/17/26	PKST 08/15-09/14 8624 Steil. B	55.03	
101.0000.11.542.63.47.006			9/17/2026	101446464 09/17/26	PKST 08/15-09/14 8504 Hipkins	57.65	
001.0000.11.576.81.47.005			9/18/2026	100384880 09/18/26	PKFC 08/19-09/17 8700 Steil Bl	22.75	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.63.47.006			9/18/2026	101208464 09/18/26	PKST 08/17-09/15 8003 Onyx Dr		75.00
101.0000.11.542.64.47.005			9/21/2026	100433653 09/21/26	PKST 08/20-09/18 5460 Steil Bl		2.33
101.0000.11.542.64.47.005			9/21/2026	101085191 09/21/26	PKST 08/18-09/16 6802 Steil Bl		64.70
101.0000.11.542.64.47.005			9/22/2026	100228710 09/22/26	PKST 08/20-09/18 8915 Meadow R		37.21
101.0000.11.542.64.47.005			9/22/2026	100228949 09/22/26	PKST 08/21-09/21 8200 Steil Bl		78.64
101.0000.11.542.63.47.006			9/22/2026	101391019 09/22/26	PKST 08/20-09/18 9130 Whitman		46.46
28987	9/30/2026	014136		CIVILAIR ENGINEERS PLLC.			\$35,732.94
302.0179.21.544.20.41.001			9/21/2026	26.09.01	PWCP AG 2026-024 08/26 Downtow		35,732.94
28988	9/30/2026	005786		CLASSY CHASSIS.			\$1,848.82
501.0000.51.521.10.48.005			9/18/2026	6779	PDFL 09/26 Oil Change		114.70
501.0000.51.521.10.48.005			9/18/2026	6779	PDFL 09/26 Oil Change		114.70
501.0000.51.521.10.48.005			9/18/2026	6779	PDFL 09/26 Oil Change		114.70
501.0000.51.521.10.48.005			9/18/2026	6779	PDFL 09/26 Oil Change		114.70
501.0000.51.521.10.48.005			9/18/2026	6779	PDFL 09/26 Oil Change		114.70
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		32.07
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		32.07
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		18.72
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		29.44
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		32.98
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		24.95
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		42.76
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		14.26
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		50.98
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		32.07
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		40.10
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		21.38

Heritage Bank

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		35.64
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		18.72
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		14.26
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		29.41
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		18.72
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		29.41
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		29.41
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		22.20
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		18.72
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		18.72
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.53
180.0000.15.521.21.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		18.72
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
180.0000.15.521.21.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.71
501.0000.51.521.10.48.005			8/31/2026	W-2979	PDFL 08/26 Carwash		10.69

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		29.44
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		18.72
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		13.60
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		21.38
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.71
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.71
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
501.0000	51.521	10.48.005	8/31/2026	W-2979	PDFL 08/26 Carwash		10.69
28989	9/30/2026	011994	DOUG MCDONALD FARMS.				\$179.00
001.0000	11.571	22.41.001	9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		8.00
631.0000	11.589	00.00.000	9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		52.00
001.0106	11.571	22.49.010	9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		47.00
001.0000	11.571	22.41.001	9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		12.00
631.0000	11.589	00.00.000	9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		40.00
001.0106	11.571	22.49.010	9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		20.00
28990	9/30/2026	013873	EXP U.S. SERVICES INC..				\$13,635.25
196.6021	99.518	63.41.001	9/25/2026	166356	ARPA AC 2025-184 05/26 25.27 H		13,635.25

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28991	9/30/2026	011987		FEDERAL EASTERN INTERNATIONAL.			\$7,869.33
195.0009.15.521.30.35.010			9/21/2026	59894200	PD AXBIIA, FAS-64 Highlite Car	1,615.00	
195.0009.15.521.30.35.010			9/21/2026	59894200	PD 8x10 Male Speed Plate, Leve	167.44	
195.0009.15.521.30.35.010			9/21/2026	59894200	PD Standard ID Panel	13.50	
195.0009.15.521.30.35.010			9/21/2026	59894200	Sales Tax	1.38	
195.0009.15.521.30.35.010			9/21/2026	59894200	Sales Tax	166.35	
195.0009.15.521.30.35.010			9/21/2026	59894200	Sales Tax	17.25	
195.0009.15.521.30.35.010			9/22/2026	59894400	PD AXBIIA, FAS-64 Tactical Car	1,615.00	
195.0009.15.521.30.35.010			9/22/2026	59894400	PD 5x8 Male Speed Plate, Level	118.16	
195.0009.15.521.30.35.010			9/22/2026	59894400	PD Standard ID Panel:: Kasey B	13.50	
195.0009.15.521.30.35.010			9/22/2026	59894400	PD AXBIIA, FAS-64 Tactical Car	1,615.00	
195.0009.15.521.30.35.010			9/22/2026	59894400	PD 8x10 Male Speed Plate, Leve	167.44	
195.0009.15.521.30.35.010			9/22/2026	59894400	PD Standard ID Panel: Matt Lei	13.50	
195.0009.15.521.30.35.010			9/22/2026	59894400	PD AXBIIA, FAS-64 Tactical Car	1,615.00	
195.0009.15.521.30.35.010			9/22/2026	59894400	PD 8x10 Male Speed Plate, Leve	167.44	
195.0009.15.521.30.35.010			9/22/2026	59894400	PD Standard ID Panel. Name: J	13.50	
195.0009.15.521.30.35.010			9/22/2026	59894400	Sales Tax	166.33	
195.0009.15.521.30.35.010			9/22/2026	59894400	Sales Tax	166.35	
195.0009.15.521.30.35.010			9/22/2026	59894400	Sales Tax	12.17	
195.0009.15.521.30.35.010			9/22/2026	59894400	Sales Tax	4.17	
195.0009.15.521.30.35.010			9/22/2026	59894400	Sales Tax	166.35	
195.0009.15.521.30.35.010			9/22/2026	59894400	Sales Tax	17.25	
195.0009.15.521.30.35.010			9/22/2026	59894400	Sales Tax	17.25	
28992	9/30/2026	013406		FERNANDEZ, PATREA M			\$1,128.00
001.0000.11.571.20.41.001			9/16/2026	09/16/2026	PKRC 08.13-09.17 Yoga Instruct	1,128.00	
28993	9/30/2026	013586		FERRER, MONIQUE			\$2,008.75
001.9999.11.565.10.41.020			9/23/2026	036	PKHS 09/16-09/30 Lkwd's Choice	2,008.75	
28994	9/30/2026	000066		FIRST RESPONDER OUTFITTERS INC,			\$1,316.06
001.0000.15.521.22.31.008			9/22/2026	33933-3	PD Jumpsuit: Dier	594.49	
001.0000.15.521.10.31.008			9/17/2026	33772-3	PD Alterations	38.68	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.22.31.008			9/4/2026	33473-3	PD Alterations		22.10
001.0000.15.521.22.31.008			9/9/2026	33591-3	PD Jumpsuit: Dier		660.79
28995	9/30/2026	012975		FOSTER GARVEY PC,			\$55,003.40
001.9999.13.558.70.41.001			9/9/2026	2964390	ED Thru 8/31 Emmert Lakewood C		27,194.65
001.9999.13.558.70.41.001			9/9/2026	2964391	ED Thru 07/31 Mirjalili/Lapert		59.50
001.9999.13.558.70.41.001			9/10/2026	2964466	ED Thru 08/31 Appeal -		27,749.25
28996	9/30/2026	014254		FOX, JODY			\$1,000.00
001.9999.11.565.10.41.020			9/23/2026	INV-2026-001	PKHS 09/15-09/30 Lkwd's Choice		1,000.00
28997	9/30/2026	014242		GIRL LOVES CAKE DESSERTS.			\$55.00
631.0000.11.589.00.00.000			9/24/2026	09/24/2026	PKRC 09.01 FM: SNAP Reimb		55.00
28998	9/30/2026	014209		GLACIER ROOTS FARM.			\$85.00
001.0000.11.571.22.41.001			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		16.00
631.0000.11.589.00.00.000			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		8.00
001.0106.11.571.22.49.010			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		6.00
631.0000.11.589.00.00.000			9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: SNAP &		47.00
001.0106.11.571.22.49.010			9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: SNAP &		8.00
28999	9/30/2026	014234		GODYN. MICHELLE			\$436.45
001.0000.09.518.10.43.003			9/23/2026	09/14-09/16/26 Miles	HR WAPELRA Conf: Godyn		436.45
29000	9/30/2026	012423		GUARDIAN ALLIANCE TECH INC..			\$460.00
001.0000.15.521.40.41.001			8/31/2026	36340	PD 08.26 Software Platform & S		460.00
29001	9/30/2026	003083		GUMM. JEFF			\$508.95
190.1007.52.559.32.41.001			9/28/2026	09/28/2026	CDBG Reimb: Emer Pymt Prog Ass		508.95
29002	9/30/2026	014241		HALMONI LLC.			\$16.00
631.0000.11.589.00.00.000			9/10/2026	09.10.2026	PKRC 08.25 FM: SNAP Reimb		16.00
29003	9/30/2026	000724		HART HEALTH & SAFETY.			\$659.55
504.0000.09.518.11.31.010			9/16/2026	1060937	RM 1st Aid Supplies CH		271.48

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
504.0000.09.518.11.31.010			8/14/2026	1059657	RM 1st Aid Supplies: PD		388.07
29004	9/30/2026	012308		HONEY BUCKET.			\$7,708.67
001.0000.11.571.21.41.001			8/11/2026	0555743866.1	PKRC 08.11-08.17 Sani-Can: SF		4,943.00
001.0000.11.576.80.41.001			9/17/2026	0555794786	PKFC 09.17-10.14 Sani-Can:5509		458.07
001.0000.11.576.80.41.001			9/18/2026	0555798368	PKFC 09.18 On Call Svc: 9115 A		520.00
001.0000.11.571.20.41.001			9/21/2026	0555799839	PKRC 09/21-10/18 Sani-Can: 911		1,787.60
29005	9/30/2026	004036		HORIZON AUTOMATIC RAIN CO.			\$380.64
001.0000.11.542.70.31.001			9/11/2026	3N209502	PKST Bluetooth Battery Control		161.61
001.0000.11.576.80.31.001			9/14/2026	3N209697	PKFC Repair & PVC Coupling		219.03
29006	9/30/2026	014183		INTERIOR TECHNOLOGY INC.			\$8,271.40
502.0000.17.518.35.48.001			9/9/2026	8795	PKFC Install Hand Crank Operat		8,271.40
29007	9/30/2026	013859		KBT DISTRIBUTING LLC.			\$29,541.29
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		107.61
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		340.60
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		66.72
501.0000.51.548.79.32.002			9/15/2026	SI-2358	PKFL 8/21-9/15/26		32.28
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		55.96
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		47.89
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		50.58
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		21.52
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		488.03
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		263.65
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		329.30
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		183.48
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		465.97
501.0000.51.548.79.32.002			9/15/2026	SI-2358	PKFL 8/21-9/15/26		279.26
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		129.14
501.0000.51.548.79.32.001			9/15/2026	SI-2358	PKFL 8/21-9/15/26		53.80
501.0000.51.521.10.32.001			9/5/2026	SI-2265	PD 09.05 Fuel		25,041.66
501.0000.51.548.79.32.002			9/18/2026	SI-2450	PKFL 08/21-09/18/26		261.37

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.548.79.32.002			9/18/2026	SI-2450	PKFL 08/21-09/18/26		74.53
501.0000.51.548.79.32.002			9/18/2026	SI-2450	PKFL 08/21-09/18/26		286.56
501.0000.51.548.79.32.002			9/18/2026	SI-2450	PKFL 08/21-09/18/26		364.23
501.0000.51.548.79.32.002			9/18/2026	SI-2450	PKFL 08/21-09/18/26		597.15
29008	9/30/2026	013371		LA CLAVE CUBANA LLC,			\$1,000.00
104.0033.01.557.30.41.001			9/18/2026	1727	HM 09.26 Fiesta De La Familia		1,000.00
29009	9/30/2026	000288		LAKEWOOD HARDWARE & PAINT,			\$44.74
001.0000.11.542.70.31.001			9/14/2026	815514	PKST WSP & Hornet Killer		12.11
502.0000.17.518.35.31.001			9/10/2026	815188	PKFC Clog Cleaner		32.63
29010	9/30/2026	000296		LAKEWOOD SISTER CITIES.			\$1,239.97
104.0014.01.557.30.41.001			9/23/2026	Invoice #11 2026	HM AG 2025-265 SF Lodging Tax		1,239.97
29011	9/30/2026	003008		LARSEN SIGN CO.			\$656.29
104.0033.01.557.30.41.001			9/23/2026	38663	HM Fiesta De La Familia Banner		656.29
29012	9/30/2026	009711		LEXIS NEXIS RISK DATA MGMT INC.			\$220.60
001.0000.15.521.10.41.001			8/31/2026	1100357436	PD 08.26 Person Searches		220.60
29013	9/30/2026	014089		LISTEN AUDIOLOGY SVCS INC.			\$1,910.50
001.0000.09.518.10.41.001			9/17/2026	7951	HR 09/16 Hearing Testing		1,910.50
29014	9/30/2026	004073		MACDONALD-MILLER FACILITY SOL.			\$2,094.60
502.0000.17.518.35.48.001			9/17/2026	SVC404242	PKFC 09.10 HVAC Svcs: CH		2,094.60
29015	9/30/2026	010674		MACKAY COMMUNICATIONS INC.			\$60.18
503.0000.04.518.80.42.001			9/24/2026	SB_202608_179331	IT PD 08/26 AIR-TIME AQ01968		60.18
29016	9/30/2026	000360		MCCLATCHY COMPANY LLC.			\$5,376.54
001.0000.07.558.60.44.001			8/31/2026	IN175299	CD Summons PC Superior Court C		3,241.68
001.0000.07.558.60.44.001			8/31/2026	IN175300	CD Modified SEPA Threshold		388.87
001.0000.06.514.30.44.001			8/31/2026	IN175301	LG 08/17 Public Hearing Compre		264.84
196.6027.99.518.63.44.001			8/31/2026	IN175302	ARPA Bids for Westlake St End		723.76

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.07.558.60.44.001			8/31/2026	IN175303	CD NOA PLN-2026-86		240.02
001.0000.07.558.60.44.001			8/31/2026	IN175304	CD 09/16 Public Hearing 2027		252.42
190.0011.52.559.31.44.001			8/31/2026	IN175305	CDBG FY 2025 CAPER		264.95
29017	9/30/2026	014233		MEDFORD, VENNESSA			\$436.45
001.0000.09.518.10.43.003			9/23/2026	09/14-09/16/26 Miles	HR WAPELRA Conf: Medford		436.45
29018	9/30/2026	009724		MILES RESOURCES LLC.			\$272.99
101.0000.11.542.30.31.030			9/14/2026	381823	PKST Gyro		119.12
101.0000.11.542.30.31.030			9/7/2026	381592	PKST Cold Mix		153.87
29019	9/30/2026	013757		MOONTIME MUSHROOM CO..			\$47.00
631.0000.11.589.00.00.000			9/10/2026	09.10.2026	PKRC 08.25 FM: SNAP & Mrkt Mat		22.00
001.0106.11.571.22.49.010			9/10/2026	09.10.2026	PKRC 08.25 FM: SNAP & Mrkt Mat		25.00
29020	9/30/2026	014246		NICMAN, ELIZABETH			\$31.90
001.0000.09.518.10.43.003			9/22/2026	08/19/26 Mileage	HR AWC Trust Benefit Trust: Ni		31.90
29021	9/30/2026	012500		O'REILLY AUTO PARTS.			\$26.44
501.0000.51.548.79.31.006			9/23/2026	3626-185768	PKFL Wiper Blades		15.42
501.0000.51.548.79.31.006			9/21/2026	2863-278529	PKFL Tail Light		11.02
29022	9/30/2026	012549		OVERHEAD INNOVATIONS LLC.			\$401.87
502.0000.17.518.35.41.001			5/15/2026	2421	PKFC Commercial Svc Call		401.87
29023	9/30/2026	010255		PAPE' MACHINERY EXCHANGE.			\$544.80
501.0000.51.548.79.48.005			9/18/2026	17183505	PKFL Equip Maint		544.80
29024	9/30/2026	014072		PH CONSULTING LLC.			\$5,416.25
302.0001.21.544.20.41.001			9/17/2026	2955	PWCP AG 2025-186 Thru 08/31 On		1,871.25
302.0116.21.595.13.41.001			9/17/2026	2955	PWCP Thru 08/31 On-Call Traffi		3,275.00
302.0176.21.595.13.41.001			9/17/2026	2955	PWCP Thru 08/31 On-Call Traffi		270.00
29025	9/30/2026	000407		PIERCE COUNTY.			\$43,415.52
001.0000.15.521.10.41.125			9/14/2026	CI-392354	PD 08.26 Jail Services		6,739.20

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
631.0003.02.586.10.00.010			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit		396.32
195.0038.15.521.30.49.003			9/25/2026	CI-392773	PD Phlebotomy Training 2026 Re		30,720.00
001.0000.11.571.20.41.001			7/20/2026	CI-389641	PKRC Q2 Specialized Recreation		5,560.00
29026	9/30/2026	010429		PMAM CORPORATION.			\$3,464.45
001.0000.15.521.10.41.015			7/31/2026	202607080	PD 07.26 Alarm Reg Process Fee		1,802.50
001.0000.15.521.10.41.015			8/31/2026	202608084	PD 08.26 Alarm Reg Processing		1,661.95
29027	9/30/2026	010630		PRINT NW.			\$1,603.42
106.9999.11.573.20.41.001			9/23/2026	W47218401	PK Traffic Box Wrap: STL & 88t		1,603.42
29028	9/30/2026	007183		PRO-VAC.			\$44,953.34
401.0000.11.531.10.48.001			8/31/2026	473809277	PKSW AG 2024-230 08/26 Annual		33,961.72
401.0000.11.531.10.48.001			7/31/2026	473723019	PKSW AG 2024-230 07/26 Annual		10,991.62
29029	9/30/2026	000445		PUGET SOUND ENERGY.			\$289.36
101.0000.11.542.64.47.005			9/25/2026	300000005037 9/18/26	PKST 08/19-09/18 Flashing Ligh		192.10
502.0000.17.521.50.47.011			9/18/2026	200008745289 9/18/26	PKFC 08/18-09/17 9401 Lkwd Dr		97.26
29030	9/30/2026	013553		REDWOOD TOXICOLOGY LAB INC.			\$2,063.49
001.0000.02.523.30.41.001			8/31/2026	30852920268	MC 08.26 UA's		2,063.49
29031	9/30/2026	009723		SHERIDAN. SELINDA			\$444.00
001.0000.11.569.50.41.001			9/16/2026	09/16/2026	PKRC 07.27-08.31 Sumi Art Inst		444.00
29032	9/30/2026	013053		SIDHU FARMS.			\$499.00
001.0000.11.571.22.41.001			9/10/2026	09.10.26	PKRC 08.04 & 08.25 FM: HB, SNA		68.00
631.0000.11.589.00.00.000			9/10/2026	09.10.26	PKRC 08.04 & 08.25 FM: HB, SNA		102.00
001.0106.11.571.22.49.010			9/10/2026	09.10.26	PKRC 08.04 & 08.25 FM: HB, SNA		88.00
001.0000.11.571.22.41.001			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		18.00
631.0000.11.589.00.00.000			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		85.00
001.0106.11.571.22.49.010			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		138.00
29033	9/30/2026	014205		SOURDOUGH & SARCASM.			\$80.00
631.0000.11.589.00.00.000			9/24/2026	09/24/2026	PKRC 09.01 FM: SNAP Reimb		20.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
631.0000	11.589.00.00.000		9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: SNAP &		50.00
001.0106	11.571.22.49.010		9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: SNAP &		10.00
29034	9/30/2026	011046		SPEIR, TIFFANY			\$1,080.18
001.0000	07.558.60.43.002		9/22/2026	09/08-09/11/26 Hotel	CD Planning Directors Conf: Sp		664.08
001.0000	07.558.60.43.004		9/22/2026	09/08-09/11/26 Meals	CD Planning Directors Conf: Sp		76.00
001.0000	07.558.60.43.003		9/22/2026	09/08-09/11/26 Miles	CD Planning Directors Conf: Sp		290.07
196.6021	99.518.63.31.005		9/22/2026	08/13/26 NECC Mtg	ARPA Food for NECC Task Force		50.03
29035	9/30/2026	002881		SPRAGUE PEST SOLUTIONS CO.			\$422.67
502.0000	17.518.35.48.001		9/23/2026	6355459	PKFC 09.23 Gen Pest Control Sv		110.06
502.0000	17.542.65.41.001		9/23/2026	6355806	PKST 09.23 Gen Pest Control Sv		97.99
502.0000	17.521.50.48.001		9/23/2026	6355976	PKFC 09.23 Gen Pest Control Sv		214.62
29036	9/30/2026	004721		SQUAD ROOM EMBLEMS.			\$439.00
180.0000	15.521.21.31.008		9/1/2026	0401	PD Shoulder Patches		439.00
29037	9/30/2026	009493		STAPLES ADVANTAGE.			\$805.97
101.0000	11.544.90.31.001		9/1/2026	6073347475	PKST Office Supplies		85.22
101.0000	11.544.90.31.001		9/1/2026	6073347477	PKST Office Supplies		18.74
101.0000	11.544.90.31.001		9/3/2026	6073546014	PKST Calendars		19.84
101.0000	11.544.90.31.001			6074043028	PKST Return: Office Supplies I		-27.56
001.0000	15.521.10.31.001		9/10/2026	6073967953	PD Office Supplies		155.80
001.0000	02.512.50.31.001		9/4/2026	6073632348	MC Office Supplies		553.93
29038	9/30/2026	000517		STATE AUDITOR'S OFFICE.			\$12,416.80
001.0000	04.514.20.41.001		9/11/2026	L177196	FN 08/26 Fed/Fin/Accountabilit		12,416.80
29039	9/30/2026	009030		STERICYCLE INC.			\$160.37
001.0000	15.521.10.41.001		9/11/2026	8015431978	PD 09.01 Med Waste Svcs		160.37
29040	9/30/2026	002458		SUMMIT LAW GROUP.			\$6,610.99
001.0000	15.521.10.41.001		9/21/2026	175481	PD 08.26 General Labor		3,451.99
001.0000	15.521.10.41.001		9/21/2026	175482	PD Thru 08.31 Catlett/Dier Gri		1,620.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.10.41.001			9/21/2026	175483	PD Thru 08.31 ULP Complaint,		1,458.00
001.0000.15.521.10.41.001			9/21/2026	175484	PD Thru 08.31 Tenney/Dier Grie		81.00
29041	9/30/2026	005033		SUNBELT RENTALS,			\$2,794.42
001.0000.11.576.81.45.004			8/26/2026	187791393-0002	PKFC 08.14-08.19 Rental For SF		2,395.22
001.0000.11.576.81.45.004			8/27/2026	187791393-0003	PKFC 08.14-08.19 Rental For SF		399.20
29042	9/30/2026	006497		SYSTEMS FOR PUBLIC SAFETY,			\$8,358.83
501.0000.51.521.10.48.005			8/27/2026	50550	PDFL 08/26 Oil Change		149.90
501.0000.51.521.10.48.005			8/27/2026	50550	PDFL 08/26 Safety Inspection		56.99
501.0000.51.521.10.48.005			8/27/2026	50550	PDFL 08/26 Other		23.90
501.0000.51.521.10.48.005			8/27/2026	50554	PDFL 08/26 Other		199.37
501.0000.51.521.10.48.005			8/28/2026	50553	PDFL 08/26 Safety Inspection		138.47
501.0000.51.521.10.48.005			8/28/2026	50553	PDFL 08/26 Oil Change		69.85
180.0000.15.521.21.48.005			7/24/2026	50373	PDFL 07/26 Oil Change		149.33
180.0000.15.521.21.48.005			7/24/2026	50373	PDFL 07/26 Other		11.03
501.0000.51.521.10.48.005			8/11/2026	50464	PDFL 08/26 Tire Repair		55.15
501.0000.51.521.10.48.005			9/2/2026	50577	PDFL 08/26 Diagnostics		147.97
501.0000.51.521.10.48.005			9/2/2026	50577	PDFL 08/26 Other		13.78
501.0000.51.521.10.48.005			8/31/2026	50568	PDFL 08/26 Oil Change		54.72
501.0000.51.521.10.48.005			8/31/2026	50568	PDFL 08/26 Safety Inspection		110.86
501.0000.51.521.10.48.005			8/31/2026	50568	PDFL 08/26 Other		22.06
501.0000.51.521.10.48.005			9/18/2026	50664	PDFL 09/26 Other		700.41
501.0000.51.521.10.48.005			9/16/2026	50650	PDFL 09/26 Diagnosis		284.94
501.0000.51.521.10.48.005			9/16/2026	50650	PDFL 09/26 Steering		1,119.37
501.0000.51.521.10.48.005			9/16/2026	50650	PDFL 09/26 Other		31.26
501.0000.51.521.10.48.005			9/17/2026	50654	PDFL 09/26 Tire Repair		118.54
501.0000.51.521.10.48.005			9/17/2026	50654	PDFL 09/26 Other		24.82
501.0000.51.521.10.48.005			9/14/2026	50630	PDFL 09/26 Tire Repair		113.06
501.0000.51.521.10.48.005			9/14/2026	50630	PDFL 09/26 Other		24.82
501.0000.51.521.10.48.005			9/14/2026	50642	PDFL 09/26 Tire		131.45
501.0000.51.521.10.48.005			9/14/2026	50642	PDFL 09/26 Other		24.81
501.0000.51.521.10.48.005			9/11/2026	50629	PDFL 09/26 Battery		1,308.74

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			9/11/2026	50629	PDFL 09/26 Diagnostics		174.64
501.0000.51.521.10.48.005			9/11/2026	50629	PDFL 09/26 Other		31.25
501.0000.51.521.10.48.005			9/11/2026	50631	PDFL 09/26 Tire Repair		113.06
501.0000.51.521.10.48.005			9/11/2026	50631	PDFL 09/26 Other		24.82
501.0000.51.521.10.48.005			9/8/2026	50598	PDFL 08/26 Diagnostics		170.97
501.0000.51.521.10.48.005			9/8/2026	50598	PDFL 08/26 Other		22.06
180.0000.15.521.21.48.005			9/8/2026	50600	PDFL 08/26 Diagnostics		180.52
180.0000.15.521.21.48.005			9/8/2026	50600	PDFL 08/26 Tire Repair		106.59
180.0000.15.521.21.48.005			9/8/2026	50600	PDFL 08/26 Other		23.90
501.0000.51.521.10.48.005			9/22/2026	50677	PDFL 09/26 Oil Change		152.76
501.0000.51.521.10.48.005			9/22/2026	50677	PDFL 09/26 Safety Inspection		163.33
501.0000.51.521.10.48.005			9/22/2026	50677	PDFL 09/26 Brakes		855.11
501.0000.51.521.10.48.005			9/22/2026	50686	PDFL 09/26 Tire Repair		121.30
501.0000.51.521.10.48.005			9/23/2026	50681	PDFL 09/26 Tire Repair		118.54
501.0000.51.521.10.48.005			9/23/2026	50681	PDFL 09/26 Other		24.82
501.0000.51.521.10.48.005			9/23/2026	50683	PDFL 09/26 Oil Change		164.71
501.0000.51.521.10.48.005			9/23/2026	50683	PDFL 09/26 A/C		824.85
29043	9/30/2026	014257		TACOMA TREE FOUNDATION.			\$3,125.00
196.6021.99.518.63.31.005		7/11/2026	1182	ARPA 07/10 Urban Forestry Proj			3,125.00
29044	9/30/2026	013316		THE OLD RED BARN.			\$70.00
631.0000.11.589.00.00.000		9/24/2026	09/24/2026	PKRC 09.01 FM: SNAP Reimb			70.00
29045	9/30/2026	012587		TOWNZEN & ASSOCIATES INC.			\$34,642.20
001.0000.07.558.50.41.001		9/11/2026	26-073	CD 08/26 Inspections, On-Site			19,528.56
001.0000.07.558.50.41.001		8/11/2026	26-066	CD 07/26 Inspections, Consulti			15,113.64
29046	9/30/2026	013750		TRAFFIC AND PARKING CONTROL.			\$8,272.50
302.0003.21.544.20.41.001		8/31/2026	1833888	PWCP Thru 08/30/27 App, Traffi			8,272.50
29047	9/30/2026	008186		TRCVB.			\$6,877.78
104.0016.01.557.30.41.001		8/31/2026	LW-2026-08	HM AG 2025-266 08.26 Lodging T			6,877.78

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
29048	9/30/2026	000153		TYLER TECHNOLOGIES INC.			\$3,529.60
503.0055.04.594.14.41.001			9/19/2026	045-580141	IT 09/14 EERP Migration	1,764.80	
503.0055.04.594.14.41.001			9/19/2026	045-580142	IT 09/14 EERP Proj Mgmt (24104	1,764.80	
29049	9/30/2026	012914		VERIZON COMMUNICATIONS INC.			\$1,668.36
503.0000.04.518.80.42.001			9/8/2026	Z2434583	IT Thru 09/30 Internet	1,668.36	
29050	9/30/2026	011512		WA STATE DEPT OF CORRECTIONS.			\$376.16
001.0000.15.521.10.41.001			9/4/2026	FCU2608.0054	PD 08.26 Work Crew Svcs	376.16	
29051	9/30/2026	011595		WALTER E NELSON CO.			\$7,119.65
001.0000.11.576.81.31.001			9/3/2026	INVSEA1167538	PKFC Maint Supplies	7,119.65	
29052	9/30/2026	000593		WASHINGTON STATE TREASURER.			\$36,958.67
631.0002.02.586.10.00.020			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	12,881.16	
631.0002.02.586.10.00.010			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	7,319.77	
631.0002.02.586.10.00.090			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	30.70	
631.0002.02.586.10.00.210			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	18.01	
631.0002.02.586.10.00.060			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	1,298.97	
631.0002.02.586.10.00.120			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	244.22	
631.0002.02.586.10.00.130			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	102.13	
631.0002.02.586.10.00.140			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	85.78	
631.0002.02.586.10.00.150			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	2,596.91	
631.0002.02.586.10.00.160			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	2,496.16	
631.0002.02.586.10.00.220			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	22.78	
631.0002.02.586.89.26.000			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	1,402.03	
631.0002.02.586.10.00.030			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	6,709.10	
631.0002.02.586.10.00.050			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit	469.95	
631.0002.07.586.10.00.040			9/25/2026	08/26 Bldg Code	CD 08/26 State Bldg Code	1,281.00	
29053	9/30/2026	011031		XIOLOGIX LLC.			\$13,756.82
503.0000.04.518.80.31.001			9/11/2026	13321	IT 10G-SFPP-TWX-P-0301 Cable	217.54	
503.0000.04.518.80.48.002			9/4/2026	13312	IT FortiManager-VM Subscriptio	1,714.96	
503.0000.04.518.80.48.002			9/4/2026	13312	Sales Tax	176.64	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.48.001			7/24/2026	13214	IT Xiologix Prof Services for		10,560.00
503.0000.04.518.80.48.001			7/24/2026	13214	Sales Tax		1,087.68
29054	9/30/2026	001272		ZUMAR INDUSTRIES INC.			\$215.99
101.0000.11.542.64.31.001			9/24/2026	58676	PKST Maint Supplies: Sign Main		215.99
29055	10/7/2026	000046		ASSOC OF WASHINGTON CITIES.			\$9.60
001.0000.01.511.60.49.003			10/7/2026	166537	CC Tax on Elected Officials Es		9.60
29056	10/7/2026	002509		VERIZON WIRELESS.			\$301.76
503.0000.04.518.80.42.001			9/16/2026	6153579649	IT 08/17-09/16 Phone		301.76
29057	10/15/2026	011591		911 SUPPLY INC.			\$4,765.10
001.0000.15.521.10.31.008			10/1/2026	INV-2-64142	PD Badge		243.22
001.0000.15.521.10.31.001			10/2/2026	INV-2-64171	PD Univ Mount, U-Mount, Cuff,		3,883.78
001.0000.15.521.10.31.008			10/5/2026	INV-2-64200	PD Shirt: Claridge		160.09
001.0000.15.521.10.31.008			10/8/2026	INV-2-64316	PD Shirts & Pants		478.01
29058	10/15/2026	012424		AGA. SIMEAMATIVA			\$320.30
001.0000.02.512.51.49.009			10/13/2026	September 2026	MC 09.26 Interpreter		320.30
29059	10/15/2026	011576		ALWAYS CONNECT SOLUTIONS.			\$19,985.04
503.0000.04.518.80.35.030			9/28/2026	INV-039925	IT PD Cradlepoint ~		19,985.04
29060	10/15/2026	014043		AMERICAN TRAFFIC SOLUTION INC..			\$32,240.00
001.0000.15.521.71.41.080			9/30/2026	INV0131159	PD 2025-183 09.26 Photo Enforc		32,240.00
29061	10/15/2026	014263		ANDERSON. SARAH			\$218.39
001.0000.15.521.10.35.004			10/1/2026	10/01/2026	PD Reimb For Chair Purchase		218.39
29062	10/15/2026	010395		ARAMARK REFRESHMENT SERVICES.			\$614.31
001.0000.99.518.40.45.004			9/30/2026	17313110	ND 09/26 Water Filtration: PD		103.68
001.0000.99.518.40.45.004			9/30/2026	17315315	ND 09/26 Walter Filtration: C		154.40
001.0000.99.518.40.45.004			9/30/2026	17315899	ND 09/26 Water Filtration: 99		47.43
001.0000.99.518.40.45.004			9/10/2026	17137285	ND 07/26 Walter Filtration: C		154.40

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001.0000.99.518.40.45.004			9/10/2026	17137349	ND 08/26 Walter Filtration: C		154.40
29063	10/15/2026	013906		ATWELL LLC.			\$1,840.00
001.0000.07.558.50.41.001			9/23/2026	0000501653	CD AG 2025-046 08/26 On-Call R		1,840.00
29064	10/15/2026	003946		BATTERIES PLUS.			\$454.44
502.0000.17.518.35.31.001			10/5/2026	P95188030	PKFC Batteries		251.93
502.0000.17.521.50.31.001			10/5/2026	P95188030	PKFC Batteries		202.51
29065	10/15/2026	011039		BERK CONSULTING INC.			\$4,393.75
001.9999.11.571.10.41.001			8/31/2026	R0011245-5	PKRC AG 2026-038 07.26 Lkwd Pa		3,191.25
001.9999.11.571.10.41.001			9/29/2026	R0011245-6	PKRC AG 2026-038 08.26 Lkwd pa		1,202.50
29066	10/15/2026	014261		BOYD, DAVIN			\$435.00
001.0000.02.523.30.43.003			9/28/2026	09/14-09/25 Mileage	MC MPCA Academy: D. Boyd		435.00
29067	10/15/2026	012902		BUELL RECREATION, LLC..			\$8,733.55
301.0017.11.576.76.63.001			10/6/2026	260248	PKCP Front Street Park Project		8,733.55
29068	10/15/2026	000536		CITY TREASURER CITY OF TACOMA.			\$49,886.08
101.0000.11.542.64.47.005			10/5/2026	100230603 10/05/26	PKST 09/02-09/30 7429 Custer R		30.22
101.0000.11.542.63.47.006			10/5/2026	100230616 10/05/26	PKST 09/01-09/30 7400 Custer R		36.51
101.0000.11.542.64.47.005			10/2/2026	100233510 10/02/26	PKST 09/01-09/30 2310 84th St		25.80
101.0000.11.542.63.47.006			10/2/2026	101367973 10/02/26	PKST 08/31-09/29 8200 Tacoma M		34.87
001.0000.15.521.10.49.020			10/1/2026	91308396	PD Q4 Radio User Fees		40,068.00
101.0000.11.542.64.47.005			10/7/2026	100436443 10/07/26	PKST 09/03-10/04 8103 83rd Ave		27.60
101.0000.11.542.64.47.005			10/7/2026	101129625 10/07/26	PKST 09/03-10/04 7804 83rd Ave		31.56
101.0000.11.542.64.47.005			10/7/2026	101444995 10/07/26	PKST 09/04-10/05 8201 Steilaco		63.95
101.0000.11.542.64.47.005			10/9/2026	100463729 10/09/26	PKST 09/10-10/08 8203 Custer R		22.56
101.0000.11.542.63.47.006			10/1/2026	100223530 10/01/26	PKST 09/01-09/30 9315 GLD SW		3,106.53
101.0000.11.542.63.47.006			9/28/2026	101088135 09/28/26	PKST 08/25-09/23 8104 Phillip		30.84
101.0000.11.542.64.47.005			9/28/2026	101315810 09/28/26	PKST 08/26-09/23 7500 Steilaco		55.03
101.0000.11.542.64.47.005			9/25/2026	100228754 09/25/26	PKST 08/25-09/23 11199 GLD SW		35.61
101.0000.11.542.64.47.005			9/25/2026	100228973 09/25/26	PKST 08/24-09/22 10699 GLD SW		35.05

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101.0000.11.542.64.47.005			9/25/2026	100254732 09/25/26	PKST 08/25-09/23 11023 GLD SW		28.90
101.0000.11.542.64.47.005			9/25/2026	100463704 09/25/26	PKST 08/26-09/24 8211 Phillips		2.33
101.0000.11.542.64.47.005			9/25/2026	100463705 09/25/26	PKST 08/26-09/24 7912 Phillips		2.33
101.0000.11.542.64.47.005			9/25/2026	100463706 09/25/26	PKST 08/26-09/24 7902 Steil Bl		2.33
101.0000.11.542.64.47.005			9/25/2026	100463728 09/25/26	PKST 08/26-09/24 10227 GLD SW		2.33
101.0000.11.542.64.47.005			9/25/2026	100463794 09/25/26	PKST 08/26-09/24 7621 Steil Bl		2.33
101.0000.11.542.64.47.005			9/25/2026	100707975 09/25/26	PKST 08/25-09/23 7403 Lkwd Dr		53.31
502.0000.17.518.35.47.005			9/30/2026	100113209 09/30/26	PKFC 08/28-09/28 6000 Main St		5,979.17
101.0000.11.542.63.47.006			9/30/2026	100218262 09/30/26	PKST 08/27-09/27 10601 Main St		76.17
101.0000.11.542.63.47.006			9/30/2026	100218270 09/30/26	PKST 08/28-09/27 10602 Main St		12.74
101.0000.11.542.64.47.005			9/30/2026	100218275 09/30/26	PKST 08/28-09/28 10511 GLD SW		86.19
101.0000.11.542.63.47.006			9/30/2026	100262588 09/30/26	PKST 08/27-09/28 6100 Lkwd Tow		33.82
29069	10/15/2026	005786		CLASSY CHASSIS.			\$424.62
501.0000.51.548.79.48.005			9/30/2026	6790	PKFL 09.26 Lube Svcs & Car Was		424.62
29070	10/15/2026	008523		COMPLETE OFFICE.			\$561.37
001.0000.15.521.10.31.001			9/30/2026	2442640-0	PD Office Supplies		561.37
29071	10/15/2026	000496		DAILY JOURNAL OF COMMERCE.			\$304.00
302.0111.21.595.30.44.001			10/7/2026	3423719	PWCP 10/07 Kendrick St SW		304.00
29072	10/15/2026	003867		DELL MARKETING LP.			\$906.68
503.0000.04.518.80.31.001			10/2/2026	10893655561	IT Dual Port Adapter		906.68
29073	10/15/2026	013441		DOAN. MYCHI			\$150.00
001.0000.02.512.51.49.009			10/13/2026	September 2026	MC 09.26 Interpreter		150.00
29074	10/15/2026	014094		EVERON LLC.			\$397.91
503.0000.04.518.80.48.003			9/30/2026	161738587	IT Troubleshoot Login Driver E		397.91
29075	10/15/2026	009253		FERGUSON WATERWORKS.			\$467.45
401.0000.11.531.10.31.001			10/8/2026	0135014	PK Basins & Gauntlet		467.45
29076	10/15/2026	013406		FERNANDEZ, PATREA M			\$256.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.571.20.41.001			10/5/2026	10/05/2026	PKRC 10.04 Yoga Instructor		256.00
29077	10/15/2026	013586		FERRER, MONIQUE			\$3,182.50
001.9999.11.565.10.41.020			10/8/2026	037	PKHS Amend 09/01-09/30 Lkwd's		782.50
001.9999.11.565.10.41.020			10/8/2026	038	PKHS 10/01-10/15 Lkwd's Choice		2,400.00
29078	10/15/2026	000066		FIRST RESPONDER OUTFITTERS INC.			\$209.95
001.0000.15.521.22.31.008			10/1/2026	34270-3	PD Alterations		44.20
001.0000.15.521.22.41.001			9/28/2026	34142-3	PD Alterations		165.75
29079	10/15/2026	009689		FLOHAWKS,			\$924.31
502.0000.17.518.35.48.001			9/17/2026	66318448	PKFC Kitchen Sink Drain Repair		924.31
29080	10/15/2026	012975		FOSTER GARVEY PC.			\$335.25
001.9999.13.558.70.41.001			10/9/2026	2967306	ED Thru 09/30 Appeal -		335.25
29081	10/15/2026	014254		FOX, JODY			\$1,000.00
001.9999.11.565.10.41.020			10/13/2026	INV-2026-002	PKHS 10/01-10/15 Lkwd's Choice		1,000.00
29082	10/15/2026	007965		GORDON THOMAS HONEYWELL.			\$9,413.28
001.0000.03.513.10.41.001			9/30/2026	September 2026 1014	CM AG 2024-182 09/26 Govt'l Af		5,582.00
192.0000.00.558.60.41.001			9/30/2026	September 2026 1185	SSMCP AG 2025-209 09/26 Govt'l		3,831.28
29083	10/15/2026	012958		GRM INFORMATION MANAGEMENT.			\$2,477.25
503.0000.04.518.80.41.090			9/30/2026	2774047	IT 09/26 Hosting Enterprise		2,477.25
29084	10/15/2026	012423		GUARDIAN ALLIANCE TECH INC..			\$280.00
001.0000.15.521.40.41.001			9/30/2026	36898	PD 09.26 Software Platform & S		280.00
29085	10/15/2026	000724		HART HEALTH & SAFETY.			\$313.39
504.0000.09.518.11.31.010			9/25/2026	1061375	RM First Aid Supplies: 9420 Fr		117.91
504.0000.09.518.11.31.010			9/30/2026	1061594	RM 1st Aid Supplies: 9115 Angl		195.48
29086	10/15/2026	011900		HEMISPHERE DESIGN INC.			\$7,721.00
104.0007.01.557.30.44.001			10/1/2026	LTAC261001	CM AG 2026-022 10/26 LTAC		7,721.00

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29087	10/15/2026	005586		HISTORIC FORT STEILACOOM ASSOC.			\$5,389.80
104.0003.01.557.30.41.001		8/30/2026	AG 2025-069 1102	HM AG 2025-069 Jan-Jul Lodging		5,389.80	
29088	10/15/2026	012308		HONEY BUCKET.			\$2,053.07
001.0000.11.576.80.41.001		8/20/2026	0555738225	PKFC 08.20-09.16 Sani-Can Comm		458.07	
001.0000.11.571.20.41.001		9/24/2026	0555808067	PKFC 09.24-09.28 Sani-Can Fies		1,595.00	
29089	10/15/2026	004036		HORIZON AUTOMATIC RAIN CO.			\$171.11
001.0000.11.542.70.31.001		10/1/2026	3N210450	PKST Backpack Sprayer & Fuel C		171.11	
29090	10/15/2026	011300		HORWATH LAW PLLC.			\$112,491.83
001.0000.99.512.51.41.004		10/9/2026	September 2026	ND AG 2020-203C 09.26 Public D		107,861.33	
001.9999.02.512.51.41.001		10/9/2026	September 2026	MC 09.26 Investigator Services		981.50	
001.9999.02.512.51.41.001		10/9/2026	September 2026	MC 09.26 Social Worker Service		1,674.00	
001.9999.02.523.30.41.001		10/9/2026	September 2026	MC 09.26 Commuity Court		1,975.00	
29091	10/15/2026	000234		HUMANE SOCIETY FOR TACOMA & PC.			\$16,455.44
001.0000.15.554.30.41.008		10/1/2026	PS-INV103462	PD AG 2020-261 10.26 Animal Sh		16,455.44	
29092	10/15/2026	010885		JOHNSTON GROUP LLC.			\$15,750.00
001.0000.03.513.10.41.001		10/13/2026	2101	CM AG 2024-183 04/26 Fed. Gov.		5,250.00	
001.0000.03.513.10.41.001		10/5/2026	2224	CM AG 2024-183 10/26 Fed. Gov.		5,250.00	
001.0000.03.513.10.41.001		8/3/2026	2184	CM AG 2024-183 08/26 Fed. Gov.		5,250.00	
29093	10/15/2026	012881		JOURNAL GRAPHICS INC.			\$7,006.93
001.0000.03.557.20.49.005		9/22/2026	737495	CM Fall 2026 Connections		7,006.93	
29094	10/15/2026	013859		KBT DISTRIBUTING LLC.			\$26,226.88
501.0000.51.548.79.32.001		9/28/2026	SI-2515	PKFL 9/18-9/28/26		279.86	
501.0000.51.548.79.32.002		9/28/2026	SI-2515	PKFL 9/18-9/28/26		296.74	
501.0000.51.548.79.32.001		9/28/2026	SI-2515	PKFL 9/18-9/28/26		107.36	
501.0000.51.548.79.32.001		9/28/2026	SI-2515	PKFL 9/18-9/28/26		227.99	
501.0000.51.548.79.32.001		9/28/2026	SI-2515	PKFL 9/18-9/28/26		287.70	
501.0000.51.548.79.32.002		9/28/2026	SI-2515	PKFL 9/18-9/28/26		99.52	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		191.20
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		30.76
501.0000.51.548.79.32.002			9/28/2026	SI-2515	PKFL 9/18-9/28/26		36.19
501.0000.51.548.79.32.002			9/28/2026	SI-2515	PKFL 9/18-9/28/26		96.50
501.0000.51.548.79.32.002			9/28/2026	SI-2515	PKFL 9/18-9/28/26		49.46
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		82.63
501.0000.51.548.79.32.002			9/28/2026	SI-2515	PKFL 9/18-9/28/26		65.14
501.0000.51.548.79.32.002			9/28/2026	SI-2515	PKFL 9/18-9/28/26		90.47
501.0000.51.548.79.32.002			9/28/2026	SI-2515	PKFL 9/18-9/28/26		173.10
501.0000.51.548.79.32.002			9/28/2026	SI-2515	PKFL 9/18-9/28/26		42.22
501.0000.51.548.79.32.002			9/28/2026	SI-2515	PKFL 9/18-9/28/26		39.20
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		231.00
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		132.69
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		124.25
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		234.02
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		185.16
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		193.01
501.0000.51.548.79.32.001			9/28/2026	SI-2515	PKFL 9/18-9/28/26		350.41
501.0000.51.521.10.32.001			7/29/2026	SI-1844	PDFL 07.29 Fuel		22,580.30
29095	10/15/2026	011961		KELLEY CREATE.			\$2,713.47
503.0000.04.518.80.31.002			9/30/2026	IN2460100	IT 09/26 Copier Overage		2,713.47
29096	10/15/2026	000279		LAKES BODY SHOP INC.			\$2,082.68
501.0000.51.548.79.48.005			8/6/2026	26012	PKFL Vehicle Repair		2,082.68
29097	10/15/2026	000280		LAKEWOOD CHAMBER OF COMMERCE.			\$15,783.90
104.0005.01.557.30.41.001			10/13/2026	AG 2025-262 09.26	HM AG 2025-262 09.26 Lodging T		15,783.90
29098	10/15/2026	008414		LAKEWOOD FORD.			\$1,296.62
501.0000.51.548.79.48.005			10/5/2026	LCCS553202	PKFL Vehicle Maint		1,176.28
501.0000.51.548.79.48.005			9/2/2026	LCW219209F	PKFL Vehicle Repair		120.34
29099	10/15/2026	000288		LAKEWOOD HARDWARE & PAINT.			\$587.86

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101.0000.11.542.30.31.001			9/9/2026	815084	PKST Diamond Blade		328.68
501.0000.51.548.79.31.006			10/7/2026	817436	PKFL Threadlocker		8.92
001.0000.11.576.81.48.001			10/13/2026	817926	PKFC Repair Work On Honda Mowe		156.00
001.0000.11.576.81.31.001			10/13/2026	817926	PKFC Front & Rear Wheels, Driv		94.26
29100	10/15/2026	000296		LAKEWOOD SISTER CITIES,			\$1,459.49
104.0014.01.557.30.41.001			10/7/2026	Invoice #12 2026	HM AG 2025-265 SF Lodging Tax		1,459.49
29101	10/15/2026	003008		LARSEN SIGN CO,			\$661.80
001.0000.11.571.20.31.050			9/21/2026	38655	PKRC Banner: Truck & Tractor D		661.80
29102	10/15/2026	002296		LEXIS NEXIS.			\$1,170.83
503.0000.04.518.80.41.090			9/30/2026	3096723112	IT 09/26 LexisNexis		1,170.83
29103	10/15/2026	002185		LOWE'S COMPANIES INC.			\$674.34
101.0000.11.542.64.31.001			9/30/2026	937694	PKST Maint Supplies		593.74
001.0000.11.542.70.31.001			9/30/2026	956965	PKST Drainage Mat		26.17
502.0000.17.518.35.31.001			10/5/2026	913863	PKFC Maint Supplies		54.43
29104	10/15/2026	004073		MACDONALD-MILLER FACILITY SOL.			\$1,690.90
502.0000.17.521.50.48.001			10/1/2026	PM169846	PKFC Prev Maint:PD		1,318.09
502.0000.17.518.35.48.001			9/28/2026	SVC405384	PKFC HVAC Svcs: CH		372.81
29105	10/15/2026	000360		MCCLATCHY COMPANY LLC.			\$1,224.94
001.0000.06.514.30.44.001			9/30/2026	IN184149	LG 09/21 City Council Public H		264.84
001.0000.06.514.30.44.001			9/30/2026	IN184150	LG 09/21 City Council Public H		264.84
001.0000.07.558.60.44.001			9/30/2026	IN184151	CD NOA PLN-2025-46 Conditional		252.42
001.0000.06.514.30.44.001			9/30/2026	IN184152	LG Ord. 853		227.62
001.0000.07.558.60.44.001			9/30/2026	IN184153	CD RFP for Hearing Examiner Sv		215.22
29106	10/15/2026	014262		MILES. ROXANNE			\$80.54
001.0000.11.571.20.31.001			10/2/2026	10/02/2026 Reimb	PKRC Supplies For Fiesta De La		80.54
29107	10/15/2026	013715		NASWORTHY POLYGRAPH LLC.			\$1,158.15
001.0000.15.521.40.41.001			10/3/2026	20260903	PD 09.26 Polygraphs		1,158.15

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
29108	10/15/2026	011472		NATIONAL BAND AND TAGS CO.			\$1,369.14
001.0000.15.554.30.31.016		9/22/2026	294137	PD Pet Tags		222.66	
001.0000.15.554.30.31.016		9/22/2026	294145	PD Pet Tags		93.10	
001.0000.15.554.30.31.016		9/22/2026	294150	PD Pet Tags		1,053.38	
29109	10/15/2026	013743		NDEKERE. BERNARD			\$300.00
001.0000.02.512.51.49.009		10/13/2026	September 2026	MC 09.26 Interpreter		300.00	
29110	10/15/2026	000365		NORTHWEST ABATEMENT SVC INC.			\$255.00
180.0000.15.521.80.41.001		9/24/2026	7059-RET	PD Emerg Board up: 9432 108th		255.00	
29111	10/15/2026	008092		NVL LABORATORIES INC.			\$1,344.60
190.4012.52.559.32.41.001		10/6/2026	2026-0709	CDBG MHR-209 Kennedy Inspectio		1,344.60	
29112	10/15/2026	013632		NWB LAKEWOOD LLC.			\$4,946.74
502.0000.17.521.50.48.009		10/6/2026	Q4/26	PKFC Q4/26 Lkwd Industrial Pk-		4,946.74	
29113	10/15/2026	009317		OPTIC FUSION INC.			\$1,524.28
503.0000.04.518.80.42.001		10/1/2026	95-21058	IT 10/26 Internet Connectivity		1,524.28	
29114	10/15/2026	012500		O'REILLY AUTO PARTS.			\$95.23
501.0000.51.548.79.31.006		10/6/2026	2863-285072	PKFL Wiper Blades		95.23	
29115	10/15/2026	013260		PABLO. EDGAR JEROMINO			\$150.00
001.0000.02.512.51.49.009		10/13/2026	September 2026	MC 09.26 Interpreter		150.00	
29116	10/15/2026	010255		PAPE' MACHINERY EXCHANGE.			\$76.66
001.0000.11.542.70.31.030		10/2/2026	17207175	PKST Filler Caps & Plugs		76.66	
29117	10/15/2026	012470		PARKLAND QUICK PRINT.			\$92.65
190.0011.52.559.31.31.001		9/24/2026	72592	CDBG Business Cards: Lindsey S		92.65	
29118	10/15/2026	000407		PIERCE COUNTY.			\$26,168.71
101.0000.11.542.64.41.001		9/25/2026	CI-392659	PKST 08/26 Traffic Ops Maint.		23,430.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
192.0000.00.558.60.49.001			8/1/2026	CI-390320	SSMP 2026 PCRC Dues		500.00
105.0001.07.559.20.41.001			10/5/2026	CI-33765	AB/PW 09/26 Recordings		942.50
311.0000.01.535.30.41.001			10/5/2026	CI-33765	AB/PW 09/26 Recordings		216.00
001.0000.15.521.21.41.001			10/12/2026	CI-394006	PD Q3 Fingerprint ID		1,080.21
29119	10/15/2026	000407		PIERCE COUNTY,			\$14,235.19
631.0009.15.589.40.41.001			9/6/2026	CI-392212	PD July 2026 WATPA		14,235.19
29120	10/15/2026	000428		PIERCE COUNTY SEWER,			\$1,695.58
001.0000.11.576.81.47.004			10/1/2026	2020548 10/01/26	PKFC 09/26 8200 87th Ave SW Sh		174.19
001.0000.11.576.81.47.004			10/1/2026	2029430 10/01/26	PKFC 09/26 9101 Angle Ln SW		75.76
001.0000.11.576.81.47.001			10/1/2026	2067277 10/01/26	PKFC 09/26 9251 Angle LN SW		148.94
001.0000.11.576.80.47.004			10/1/2026	2079712 10/01/26	PKFC 09/26 8928 North Thorne L		130.00
001.0000.11.576.80.47.004			10/1/2026	1032275 10/01/26	PKFC 09/26 2716 84th St Ct S		41.61
502.0000.17.521.50.47.004			10/1/2026	1360914 10/01/26	PKFC 09/26 9401 Lkwd Dr SW		470.90
001.0000.11.576.81.47.004			10/1/2026	1431285 10/01/26	PKFC 09/26 9107 Angle Ln SW Co		148.94
101.0000.11.543.50.47.004			10/1/2026	1552201 10/01/26	PKST 09/26 9420 Front St S		64.75
001.0000.11.576.80.47.004			10/1/2026	936570 10/01/26	PKFC 09/26 6002 Fairlawn DR SW		28.98
001.0000.11.576.80.47.004			10/1/2026	3025794 10/01/26	PKFC 09/26 9222 Veterans Dr SW		212.07
502.0000.17.518.35.47.004			10/1/2026	870307 10/01/26	PKFC 09/26 6000 Main St SW		199.44
29121	10/15/2026	013225		PIONEER ATHLETICS,			\$1,819.82
001.0000.11.576.81.31.001			9/30/2026	INV-319031	PKFC Brite Stripe Pre Mix		1,819.82
29122	10/15/2026	008568		PITTS. SVEA			\$100.00
001.0000.15.521.40.43.001			10/5/2026	10/05/2026 Reimb	PD 2026 IAPRO Conference: S. P		100.00
29123	10/15/2026	011523		POWERDMS INC,			\$6,639.27
503.0000.04.518.80.48.003			10/2/2026	INV-171621	IT 12/01/26-11/30/27 PowerTime		6,639.27
29124	10/15/2026	010630		PRINT NW,			\$5,107.05
001.0000.02.512.50.41.001			10/14/2026	47860901	MC Business Cards		112.62
106.9999.11.573.20.41.001			9/24/2026	W47217901	PK Traffic Box Wrap: STL & Bri		1,651.31
106.9999.11.573.20.41.001			9/24/2026	W47218701	PK Traffic Box Wrap: BP & PCH		1,739.70

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
106.9999	11.573.20.41.001		9/23/2026	W47218901	PK Traffic Box Wrap: STL & 87t		1,603.42
29125	10/15/2026	014266		PROCOM.			\$144.00
401.0000	11.531.10.41.001		9/30/2026	155208	PK Pre-Employment Drug Testing		144.00
29126	10/15/2026	007183		PRO-VAC,			\$208,039.90
401.0000	11.531.10.48.001		9/30/2026	272028	PKSW AG 2024-230 CCTV 700fl Li		3,135.00
401.0000	11.531.10.48.001		9/30/2026	478949070	PKSW AG 2024-230 09/26 Annual		68,668.78
401.0000	11.531.10.48.001		8/31/2026	473737814	PKSW AG 2024-230 08/26 Cleanin		136,236.12
29127	10/15/2026	009152		PUBLIC FINANCE INC.			\$342.82
202.0000	03.514.20.41.001		10/1/2026	0002633	DS Q4/26 LID Admin: CLID No. 1		342.82
29128	10/15/2026	008199		PUBLIC SAFETY TESTING.			\$1,622.00
001.0000	15.521.40.41.001		7/7/2026	PST26-635	PD Q2/26 Recruiting, App Proce		1,622.00
29129	10/15/2026	000445		PUGET SOUND ENERGY.			\$16,923.68
502.0000	17.518.35.47.011		9/21/2026	200018357661 9/21/26	PKFC 08/19-09/18 6000 Main St		104.48
101.0000	11.542.63.47.006		9/21/2026	220033539960 9/21/26	PKST 08/19-09/18 9210 Elwood D		225.86
101.0000	11.542.63.47.006		9/21/2026	220035471758 9/21/26	PKST 08/19-09/18 9230 Hipkins		48.66
001.0000	11.576.81.47.005		9/24/2026	200001527346 9/24/26	PKFC 08/24-09/23 8714 87th Ave		11.68
001.0000	11.576.81.47.005		9/24/2026	220024933081 9/24/26	PKFC 08/24-09/23 8714 87th Ave		60.71
001.0000	11.576.81.47.005		9/22/2026	300000010896 9/22/26	PKFC 08/20-09/21 Ft Steil Park		379.01
001.0000	11.576.81.47.005		9/22/2026	300000010938 9/22/26	PKFC 08/20-09/21 8802 Dresden		405.50
001.0000	11.576.81.47.005		9/22/2026	200001527551 9/22/26	PKFC 08/20-09/21 9115 Angle Ln		74.21
101.0000	11.542.63.47.005		9/22/2026	220036507386 9/22/26	PKST 08/20-09/21 10102 Angle L		10.85
101.0000	11.542.63.47.006		9/22/2026	220037345380 9/22/26	PKST 08/20-09/21 10714 Farwest		47.41
101.0000	11.542.63.47.006		9/22/2026	220037403296 9/22/26	PKST 08/20-09/21 9628 Farwest		97.37
101.0000	11.542.63.47.006		10/1/2026	220008814687 10/1/26	PKST 08/31-09/30 7000 150th St		33.49
001.0000	11.576.80.47.005		10/1/2026	220018963391 10/1/26	PKFC 08/31-09/30 10365 112th S		99.55
101.0000	11.542.63.47.005		10/1/2026	220025290614 10/1/26	PKST 08/31-09/30 12702 Vernon		397.23
101.0000	11.542.63.47.005		10/1/2026	220025290630 10/1/26	PKST 08/31-09/30 8299 Veterans		239.99
001.0000	11.576.80.47.005		10/1/2026	220026435523 10/1/26	PKFC 08/31-09/30 8928 N Thorne		168.31
101.0000	11.542.63.47.006		10/1/2026	220028304982 10/1/26	PKST 08/31-09/30 12810 Gravell		245.60

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.63.47.005			10/1/2026	220029285701 10/1/26	PKST 08/31-09/30 12319 GLD SW		236.03
101.0000.11.542.63.47.005			10/1/2026	220030615417 10/1/26	PKST 08/31-09/30 11828 Gravell		155.23
101.0000.11.542.63.47.005			10/1/2026	220031520764 10/1/26	PKST 08/31-09/30 12112 Edgewood		127.59
101.0000.11.542.63.47.006			10/1/2026	220032386637 10/1/26	PKST 08/31-09/30 9201 WA Blvd		188.25
101.0000.11.542.63.47.006			10/1/2026	220034217525 10/1/26	PKST 08/31-09/30 8601 WA Blvd		235.42
101.0000.11.542.63.47.005			10/1/2026	220034218267 10/1/26	PKST 08/31-09/30 14630 Union A		128.43
101.0000.11.542.63.47.006			10/1/2026	220035223043 10/1/26	PKST 08/31-09/30 11521 GLD SW		151.27
101.0000.11.542.63.47.006			10/1/2026	220040281549 10/1/26	PKST 09/01-09/30 9214 Westmont		9.08
101.0000.11.542.63.47.006			10/1/2026	220040560355 10/1/26	PKST 08/31-09/30 11609 Interla		104.75
101.0000.11.542.63.47.006			10/1/2026	220040858163 10/1/26	PKST 08/31-09/30 11798 Nyanza		255.77
001.0000.11.576.80.47.005			10/1/2026	300000000129 10/1/26	PKFC 08/31-09/30 11500 Militar		19.79
101.0000.11.542.63.47.006			10/1/2026	3000000007165 10/1/26	PKST 09/02-09/3 N of Lk WA Blv		12,307.68
001.0000.11.576.80.47.005			10/1/2026	300000010268 10/1/26	PKFC 08/31-09/30 Woodlawn Ave		217.44
001.0000.11.576.80.47.005			10/1/2026	200001526637 10/1/26	PKFC 08/31-09/30 9222 Veteran'		97.32
101.0000.11.542.63.47.006			10/1/2026	200006381095 10/1/26	PKST 08/31-09/30 7819 150th St		39.72
29130	10/15/2026	013825		PYNE, JORDAN			\$108.73
001.9999.02.523.30.31.001			10/12/2026	10/12/2026 Reimb	MC Camera & Grad Supplies For		108.73
29131	10/15/2026	012953		R. L. ALIA COMPANY.			\$1,425,728.21
302.0074.21.595.30.63.001			9/30/2026	AG 2025-049 PP # 11	PWCP AG 2025-049 STW - 88th 05		15,048.35
311.0007.21.535.30.63.001			9/30/2026	AG 2025-223 PP # 3	PWSC AG 2025-223 09/26 Silcox,		404,577.86
311.0000.00.223.40.00.000			9/30/2026	AG 2025-223 PP # 3	PWSC AG 2025-223 Retainage		-19,477.54
302.0121.21.595.30.63.001			9/30/2026	AG 2026-031 PP # 3	PWCP AG 2026-031 09/26 112th -		45,883.28
302.0000.00.223.40.00.000			9/30/2026	AG 2026-031 PP # 3	PWCP AG 2026-031 Retainage		-2,294.16
302.0116.21.595.30.63.001			9/30/2026	AG 2026-035 PP # 3	PWCP AG 2026-035 09/26 Custer		981,990.42
29132	10/15/2026	010325		REBUILDING TOGETHER SOUTH.			\$3,208.70
196.3006.99.518.63.41.001			10/8/2026	Sept26RTSS	ARPA AG 2021-426C 09/26 RTSS		3,208.70
29133	10/15/2026	013553		REDWOOD TOXICOLOGY LAB INC,			\$198.00
001.0000.02.523.30.31.001			9/18/2026	883840	MC Fentanyl ICups		198.00
29134	10/15/2026	014267		RHODES, KIEL			\$225.50

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
195.0038.15.521.30.49.001			10/8/2026	10/08/2026	PD Reimb: Phlebotomy License:		225.50
29135	10/15/2026	005365		ROBERT HALF.			\$5,912.08
503.0000.04.518.80.41.012			10/6/2026	66691431	IT Wk Ended 10/02 Francisco		2,956.04
503.0000.04.518.80.41.012			9/29/2026	66667123	IT Wk Ended 09/25 Francisco		2,956.04
29136	10/15/2026	014011		RUSSELL. DOUG			\$233.00
001.0000.03.513.10.43.004			10/14/2026	10/17-10/21/26 Meals	CM AWC Annual Conf: D. Russell		233.00
29137	10/15/2026	013635		SANTANA. CARLOS MANUEL			\$1,293.53
001.0000.02.512.51.49.009			10/13/2026	September 2026	MC 09.26 Interpreter		1,293.53
29138	10/15/2026	012020		SCHELL, MICHAEL			\$150.00
001.0000.02.512.51.49.009			10/13/2026	September 2026	MC 09.26 Interpreter		150.00
29139	10/15/2026	010828		SCHUMACHER, BRIANA			\$318.00
001.0000.06.514.30.43.004			10/14/2026	10/18-10/22/26 Meals	LG PRIMA Institute: Schumacher		318.00
29140	10/15/2026	002912		SOUND ELECTRONICS.			\$413.03
502.0000.17.518.35.48.001			9/24/2026	520153	PKFC Alarm Maint: CH		413.03
29141	10/15/2026	010656		SOUTH SOUND 911.			\$153,171.66
001.0000.15.521.10.41.126			10/6/2026	375	PD 10.26 Communication Svcs		95,808.33
001.0000.15.521.10.41.126			10/6/2026	375	PD 10.26 RMS Svcs		22,125.00
001.0000.15.521.10.41.126			10/6/2026	375	PD 10.26 Record Svcs		25,300.83
001.0000.15.521.10.41.126			10/6/2026	375	PD 10.26 Warrant Svcs		9,937.50
29142	10/15/2026	011046		SPEIR. TIFFANY			\$114.99
196.6021.99.518.63.31.005			9/24/2026	129362	ARPA NECC Task Force 4 Mtg. Lu		114.99
29143	10/15/2026	002881		SPRAGUE PEST SOLUTIONS CO.			\$238.85
001.0000.11.576.81.41.001			9/28/2026	6355575	PKFC 09.28 Gen Pest Control Sv		238.85
29144	10/15/2026	013478		STANTEC CONSULTING SVCS INC..			\$97,634.26
192.0014.07.558.60.41.001			6/30/2026	2584232	SSMCP AG 2025-233 Thru 05/31 J		33,035.00

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192.0014.07.558.60.41.001			8/14/2026	2602657	SSMCP AG 2025-233 Thru 07/31 J		64,599.26
29145	10/15/2026	009493		STAPLES ADVANTAGE.			\$394.64
001.0000.15.521.10.31.001			9/25/2026	6075194417	PD Dots, Glue, Tent Cards, Pen		52.57
001.0000.02.512.50.31.001			9/25/2026	6075194421	MC Office Supplies		73.23
001.0000.02.512.50.31.001			9/25/2026	6075194423	MC Office Supplies		14.33
001.0000.01.573.90.31.001			9/23/2026	6074848172	CC Water, Batteries		63.91
105.0001.07.559.20.31.001			9/26/2026	6075322830	AB Folders		190.60
29146	10/15/2026	006497		SYSTEMS FOR PUBLIC SAFETY.			\$22,444.31
501.0000.51.521.10.48.005			9/28/2026	50745	PDFL 09/26 Oil Change		80.07
501.0000.51.521.10.48.005			9/28/2026	50745	PDFL 09/26 Safety Inspection		621.08
501.0000.51.521.10.48.005			9/28/2026	50745	PDFL 09/26 Brakes		198.54
501.0000.51.521.10.48.005			9/28/2026	50745	PDFL 09/26 Transmission		681.72
501.0000.51.521.10.48.005			9/28/2026	50745	PDFL 09/26 Wipers		54.28
501.0000.51.521.10.48.005			9/28/2026	50745	PDFL 09/26 Other		352.95
501.0000.51.521.10.48.005			10/6/2026	50772	PDFL 10/26 Oil Change		92.61
501.0000.51.521.10.48.005			10/6/2026	50772	PDFL 10/26 Safety Inspection		179.23
501.0000.51.521.10.48.005			10/6/2026	50772	PDFL 10/26 Brakes		553.80
501.0000.51.521.10.48.005			10/6/2026	50772	PDFL 10/26 Transmission		742.61
501.0000.51.521.10.48.005			10/6/2026	50772	PDFL 10/26 Tires		1,273.24
501.0000.51.521.10.48.005			10/6/2026	50772	PDFL 10/26 Wipers		98.05
501.0000.51.521.10.48.005			10/6/2026	50772	PDFL 10/26 Other		26.00
501.0000.51.521.10.48.005			10/6/2026	50777	PDFL 10/26 Tires		1,261.20
501.0000.51.521.10.48.005			10/6/2026	50782	PDFL 10/26 Safety Inspection		110.30
501.0000.51.521.10.48.005			10/1/2026	50791	PDFL 10/26 Diagnostics		225.20
501.0000.51.521.10.48.005			10/1/2026	50791	PDFL 10/26 Brakes		114.90
501.0000.51.521.10.48.005			10/1/2026	50791	PDFL 10/26 Clutch		335.34
501.0000.51.521.10.48.005			10/1/2026	50791	PDFL 04/26 Transmission		4,668.69
501.0000.51.521.10.48.005			10/1/2026	50791	PDFL 10/26 Tires		1,323.25
501.0000.51.521.10.48.005			10/1/2026	50791	PDFL 10/26 Other		109.37
180.0000.15.521.21.48.005			10/2/2026	50759	PDFL 10/26 Oil Change		157.99
180.0000.15.521.21.48.005			10/2/2026	50759	PDFL 10/26 Safety Inspection		112.14

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
180.0000	15.521.21.48.005		10/2/2026	50759	PDFL 10/26 Other		23.90
501.0000	51.521.10.48.005		10/2/2026	50760	PDFL 10/26 Oil Change		200.57
501.0000	51.521.10.48.005		10/2/2026	50760	PDFL 10/26 Safety Inspection		115.82
501.0000	51.521.10.48.005		10/2/2026	50760	PDFL 10/26 Brakes		808.95
501.0000	51.521.10.48.005		10/2/2026	50760	PDFL 10/26 Electrical		285.71
501.0000	51.521.10.48.005		10/2/2026	50760	PDFL 10/26 Other		27.57
501.0000	51.521.10.48.005		10/2/2026	50761	PDFL 10/26 Oil Change		142.96
501.0000	51.521.10.48.005		10/2/2026	50761	PDFL 10/26 Engine Work		399.54
501.0000	51.521.10.48.005		10/2/2026	50761	PDFL 10/26 Auto Glass		536.80
501.0000	51.521.10.48.005		10/2/2026	50761	PDFL 10/26 Electrical		1.11
501.0000	51.521.10.48.005		10/5/2026	50776	PDFL 10/26 Tire Repair		121.30
501.0000	51.521.10.48.005		10/7/2026	50781	PDFL 10/26 Diagnostics		282.64
501.0000	51.521.10.48.005		10/7/2026	50781	PDFL 10/26 A/C		886.60
501.0000	51.521.10.48.005		10/7/2026	50781	PDFL 10/26 Electrical		149.18
501.0000	51.521.10.48.005		10/7/2026	50781	PDFL 10/26 Other		28.96
501.0000	51.521.10.48.005		10/7/2026	50786	PDFL 10/26 Oil Change		62.63
501.0000	51.521.10.48.005		10/7/2026	50786	PDFL 10/26 Safety Inspection		572.65
501.0000	51.521.10.48.005		10/7/2026	50786	PDFL 10/26 Brakes		591.04
501.0000	51.521.10.48.005		10/7/2026	50786	PDFL 10/26 Transmission		261.66
501.0000	51.521.10.48.005		10/7/2026	50786	PDFL 10/26 Wipers		58.87
501.0000	51.521.10.48.005		10/7/2026	50786	PDFL 10/26 Other		853.91
501.0000	51.521.10.48.005		10/8/2026	50787	PDFL 10/26 Oil Change		73.81
501.0000	51.521.10.48.005		10/8/2026	50787	PDFL 10/26 Safety Inspection		117.19
501.0000	51.521.10.48.005		10/8/2026	50787	PDFL 10/26 Tire Repair		122.67
501.0000	51.521.10.48.005		10/8/2026	50787	PDFL 10/26 Battery		11.53
501.0000	51.521.10.48.005		10/8/2026	50788	PDFL 010/26 Diagnostics		336.41
501.0000	51.521.10.48.005		10/8/2026	50788	PDFL 10/26 Battery		132.15
501.0000	51.521.10.48.005		10/9/2026	50793	PDFL 10/26 Safety Inspection		144.91
501.0000	51.521.10.48.005		10/9/2026	50793	PDFL 10/26 Suspension		1,103.99
501.0000	51.521.10.48.005		10/9/2026	50793	PDFL 10/26 Transmission		474.16
501.0000	51.521.10.48.005		9/30/2026	50744	PDFL 09/26 Oil Change		142.56

29147 10/15/2026 014239 TECH HEADS INC.

\$4,294.81

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.41.001			10/9/2026	INV-31808	IT Fortinet Wireless Deploymen		2,406.25
503.0000.04.518.80.41.001			10/9/2026	INV-31808	Sales Tax		247.84
503.0000.04.518.80.41.001			10/2/2026	INV-31619	IT Fortinet Wireless Deploymen		1,350.00
503.0000.04.518.80.41.001			10/2/2026	INV-31619	Sales Tax		139.05
503.0000.04.518.80.41.001			11/1/2026	INV-31640	IT Fortinet Wireless Deploymen		137.50
503.0000.04.518.80.41.001			11/1/2026	INV-31640	Sales Tax		14.17
29148	10/15/2026	008186		TRCVB.			\$9,876.25
104.0016.01.557.30.41.001			9/30/2026	LW-2026-09	HM AG 2025-266 09.26 Lodging T		9,876.25
29149	10/15/2026	001924		TRI-TEC COMMUNICATIONS INC.			\$253.69
503.0000.04.518.80.42.001			9/24/2026	681231	IT 09/04 1 Hr Remote Svc		253.69
29150	10/15/2026	000153		TYLER TECHNOLOGIES INC.			\$13,794.12
503.0055.04.594.14.41.001			9/28/2026	045-580451	IT Acctg, A/P, & General Billi		5,735.60
503.0055.04.594.14.41.001			9/29/2026	045-581277	IT 09/21-09/24 EERP Migration		6,176.80
503.0055.04.594.14.41.001			9/30/2026	045-581775	IT 09/21 Add'tl Svcs Remote		1,764.80
503.0000.04.518.80.41.090			10/1/2026	020-175632	IT 10/15-11/14 Tyler Supervisi		116.92
29151	10/15/2026	009372		VENTEK INTERNATIONAL.			\$99.27
503.0000.04.518.80.42.001			10/1/2026	156285	IT 09/26 CCU Server Hosting Mo		45.00
503.0000.04.518.80.42.001			10/1/2026	156285	IT 09/26 Digital Cell Carrier		45.00
503.0000.04.518.80.42.001			10/1/2026	156285	Sales Tax		9.27
29152	10/15/2026	012914		VERIZON COMMUNICATIONS INC.			\$1,944.61
503.0000.04.518.80.42.001			10/1/2026	358000091146	IT 09/26 GPS		249.17
503.0000.04.518.80.42.001			10/8/2026	Z2492050	IT Thru 10/31 Internet		1,695.44
29153	10/15/2026	002509		VERIZON WIRELESS.			\$1,114.61
503.0000.04.518.80.42.001			9/26/2026	6154426570	IT 08/27-09/26 Phone		743.56
180.0000.15.521.21.42.001			9/26/2026	6154426570	IT 08/27-09/26 Phone		371.05
29154	10/15/2026	013739		VERSATERM PUBLIC SAFETY US INC.			\$2,635.16
503.0000.04.518.80.41.090			10/5/2026	INV41-05281	IT 11/01/25-10/31/26 Blue Team		2,635.16

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
29155	10/15/2026	010064		VILLIERS-FURZE, MICHELLE			\$981.20
001.0000.02.512.51.49.009		10/13/2026	September 2026	MC 09.26 Interpreter		981.20	
29156	10/15/2026	002977		WACHTER, HEIDI			\$249.40
001.0000.06.515.30.43.003		10/14/2026	09/30-10/02/26 Miles	LG WAMA Fall Conf: Wachter		249.40	
29157	10/15/2026	011595		WALTER E NELSON CO.			\$2,282.40
502.0000.17.542.65.31.001		9/6/2026	INVSEA1169005	PKST Towels, Liners, Toliet Ti		580.70	
502.0000.17.521.50.31.001		9/9/2026	INVSEA1168997	PKFC Towels & Liners		323.54	
502.0000.17.518.30.31.001		9/9/2026	INVSEA1169003	PKFC Toliet Tissue, Towels, Li		1,378.16	
29158	10/15/2026	000593		WASHINGTON STATE TREASURER.			\$1,284.00
631.0002.07.586.10.00.040		10/13/2026	09/26 Bldg Code	CD 09/26 State Bldg Code		1,233.00	
631.0002.07.586.10.00.040		10/9/2026	04/26 Bldg Code 2	CD 04/26 Add'tl State Bldg Cod		51.00	
29159	10/15/2026	012987		WEX BANK.			\$2,165.00
001.0000.15.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		42.20	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		143.52	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		83.12	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		140.96	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		146.67	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		159.83	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		197.64	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		29.85	
190.0011.52.559.31.32.001		9/30/2026	115492390	09/26 PK Fuel		109.99	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		67.88	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		330.96	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		127.66	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		306.31	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		60.51	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		86.25	
180.0000.15.521.21.32.001		9/30/2026	115492390	09/26 PD Fuel		80.74	
501.0000.51.521.10.32.001		9/30/2026	115492390	09/26 PD Fuel		50.91	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
29160	10/15/2026	013730		ZAYO GROUP, LLC..			\$1,570.03
503.0000.04.518.80.42.001		10/8/2026	22786806	IT 10/08-11/07 Phone		1,570.03	
29161	10/15/2026	008553		ZONES INC.			\$35,932.58
503.0015.04.518.80.35.030		9/28/2026	K34415010112	IT ViewSonic 32in LED Monitors		2,148.00	
503.0015.04.518.80.35.030		9/28/2026	K34415010112	Sales Tax		221.28	
503.0000.04.518.80.48.003		9/8/2026	K34190370101	IT SAFENET THALES 2FA RENEWAL		11,252.50	
503.0000.04.518.80.48.003		9/8/2026	K34190370101	Sales Tax		1,159.01	
503.0000.04.518.80.48.003		9/10/2026	K34184520101	IT PD NETMOTION ABSOLUTE LICEN		19,176.60	
503.0000.04.518.80.48.003		9/10/2026	K34184520101	Sales Tax		1,975.19	
29162	10/15/2026	012810		ZOOM VIDEO COMMUNICATIONS INC.			\$12,042.45
503.0000.04.518.80.41.090		10/7/2026	INV373067959	IT 10/07/26-10/06/27 Zoom Work		12,042.45	
102908	9/30/2026	014247		ADVANTAGE PARTNERS SOLUTIONS.			\$103.68
190.4012.52.559.32.41.001		9/1/2026	19391-244	ED 08.26 Credit Report Svcs: S		103.68	
102909	9/30/2026	013747		AKERS, RICHEL			\$71.00
001.0000.11.571.22.41.001		9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		2.00	
631.0000.11.589.00.00.000		9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		59.00	
001.0106.11.571.22.49.010		9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		10.00	
102910	9/30/2026	014168		AMAZON CAPITAL SERVICES INC.			\$1,496.79
503.0000.04.518.80.35.001		9/11/2026	1R7W-6R13-Y1DJ	IT Fiber Adapter Connector		35.85	
503.0000.04.518.80.35.001		9/14/2026	1F9P-CKMN-PFY4	IT Rack Mount Cable		274.55	
503.0000.04.518.80.35.001		9/14/2026	1YDK-W6VK-LW7K	IT HD Video & Audio Conf Syste		48.19	
503.0000.04.518.80.35.001		9/13/2026	19VG-KHYQ-QDRD	IT Ethernet Cable		130.18	
503.0000.04.518.80.35.001		9/15/2026	1YNK-19C6-GG39	IT Fiber Patch Cable		18.08	
503.0000.04.518.80.35.001		9/16/2026	1H7V-PKYH-9J46	IT Cable		256.32	
503.0000.04.518.80.35.001		9/21/2026	1JLV-Y4FM-KKT6	IT Mounting Bracket		194.12	
503.0000.04.518.80.31.001		6/1/2026	1YFG-C1MC-R7M6	IT YubiKey Bio C Mult-Factor		539.50	
102911	9/30/2026	008307		AT&T MOBILITY,			\$4,235.30
503.0000.04.518.80.42.001		9/19/2026	287296255265 09/26	IT Thru 09/19		4,235.30	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102912	9/30/2026	014248		ATM GEEKS INC.			\$90.00
001.0000.07.321.99.00.001		9/23/2026	605817637	CD Refund 605817637: Registere		90.00	
102913	9/30/2026	014249		AUTUMN RUN STABLES.			\$2,500.00
001.0000.11.571.21.41.001		9/23/2026	ARS-COLMFEST0826	PKRC SummerFest: Pony Carousel		2,500.00	
102914	9/30/2026	011706		BACKFLOWS NW INC.			\$494.88
001.0000.11.576.80.48.001		9/28/2026	87758	PKFC Backflow Testing: Primley		494.88	
102915	9/30/2026	012572		BLUE SCOOTER MEDIA.			\$330.30
104.0033.01.557.30.41.001		6/30/2026	2411	HM Fiesta De La Familia Poster		330.30	
102916	9/30/2026	005965		BUILDERS EXCHANGE OF.			\$122.54
301.0048.11.594.76.44.001		9/6/2026	1082886	PKCP/ARPA Ad; Nisqually Loop T		8.27	
196.6027.99.518.63.44.001		9/6/2026	1082886	PKCP/ARPA Ad; Nisqually Loop T		114.27	
102917	9/30/2026	003726		BUNCE RENTAL INC.			\$428.30
502.0000.17.518.35.45.004		9/16/2026	470811-1	PKFC Equip Rental: Snake		428.30	
102918	9/30/2026	014058		CAMBRONERO VENEGAS, DIANA			\$500.00
104.0033.01.557.30.41.001		9/20/2026	17	HM 09.26 Fiesta De La Familia		500.00	
102919	9/30/2026	010262		CENTURYLINK.			\$1,425.56
503.0000.04.518.80.42.001		9/15/2026	333545327 09.15.26	IT 09/15-10/14 Phone		233.56	
503.0000.04.518.80.42.001		9/17/2026	333627933 09.17.26	IT 09/17-10/16 Phone		371.29	
503.0000.04.518.80.42.001		9/17/2026	333628514 09.17.26	IT 09/17-10/16 Phone		319.59	
503.0000.04.518.80.42.001		9/17/2026	333880118 09.17.26	IT 09/17-10/16 Phone		167.52	
503.0000.04.518.80.42.001		9/24/2026	333452252 09.24.26	IT 09/24-10/23 Phone		83.04	
503.0000.04.518.80.42.001		8/17/2026	333880118 08.17.26	IT 08/17-09/16 Phone		167.52	
503.0000.04.518.80.42.001		8/24/2026	333452252 08.24.26	IT 08/24-09/23 Phone		83.04	
102920	9/30/2026	009191		CITY OF DUPONT.			\$46,377.75
631.0001.02.586.10.00.030		9/21/2026	08.26 Court Remit	MC 08.26 Court Remit		46,377.75	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102921	9/30/2026	002408		CITY OF TACOMA.			\$336.50
001.0000.15.521.32.41.001		9/8/2026	91306047	PD 08.26 Dump Charges		336.50	
102922	9/30/2026	006613		CITY OF UNIVERSITY PLACE.			\$336.66
631.0001.02.586.10.00.010		9/21/2026	08.26 Court Remit	MC 08.26 Court Remit		336.66	
102923	9/30/2026	013894		COLUMBIA CASCADE CO.			\$21,354.08
301.0048.11.594.76.63.001		9/2/2026	56672.15	PK Benches And Skate Deterrent		15,840.00	
301.0048.11.594.76.63.001		9/2/2026	56672.15	PK 2219-SD COLOSSUS Skate Dete		2,200.00	
301.0048.11.594.76.63.001		9/2/2026	56672.15	freight		1,320.00	
301.0048.11.594.76.63.001		9/2/2026	56672.15	Sales Tax		1,994.08	
102924	9/30/2026	014253		COURTER. JEAN			\$125.00
001.0101.11.347.30.07.001		9/22/2026	2001761.002	PKRC Refund: 09.13 Park Shelte		125.00	
102925	9/30/2026	014250		E&C FAMILY INVESTMENTS LLC.			\$4,047.95
105.0001.07.345.29.00.001		9/17/2026	09/17/2026	CD Refund: Dup Abatement Payme		4,047.95	
102926	9/30/2026	004710		EQUIFAX CREDIT NORTHWEST CORP.			\$129.28
001.0000.15.521.40.41.001		9/17/2026	2076828374	PD 08.18-09.17 Person Searches		129.28	
102927	9/30/2026	013813		FELIX. ESMERALDA			\$20.00
001.0101.11.347.30.07.001		9/16/2024	2001670.002 2024	PKRC Refund: 09/14/24 BD Party		20.00	
102928	9/30/2026	005398		GLOBAL SECURITY &.			\$352.51
101.0000.11.543.50.41.001		8/1/2026	4734579	PKST 08.01-10.31 Fire System M		132.19	
101.0000.11.543.50.41.001		9/9/2026	4741769	PKST Intrusion Monitoring: 890		220.32	
102929	9/30/2026	010649		GRAVE CONCERNS ASSOCIATION.			\$1,229.76
104.0017.01.557.30.41.001		9/25/2026	2026-6	HM AG 2025-260 08.06-09.01 Lod		1,229.76	
102930	9/30/2026	014251		GRIFFIN. NICK			\$670.00
105.0002.07.342.40.00.000		9/16/2026	09/16/26 Refund Fees	AB Refund Late Fees Charged in		670.00	
102931	9/30/2026	012801		HAYTON FARMS BERRIES.			\$209.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.571.22.41.001			9/10/2026	09.10.2026	PKRC 08.25 FM: HB, SNAP, Mrkt		42.00
631.0000.11.589.00.00.000			9/10/2026	09.10.2026	PKRC 08.25 FM: HB, SNAP, Mrkt		43.00
001.0106.11.571.22.49.010			9/10/2026	09.10.2026	PKRC 08.25 FM: HB, SNAP, Mrkt		37.00
001.0000.11.571.22.41.001			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		14.00
631.0000.11.589.00.00.000			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		51.00
001.0106.11.571.22.49.010			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		22.00
102932	9/30/2026	014252		IHEART MEDIA.			\$5,000.00
001.0000.11.571.21.44.001			8/18/2026	8824246554	PKRC 07.29-08.15 SummerFest Ad		5,000.00
102933	9/30/2026	009386		INTERNET VIDEO & IMAGING INC.			\$1,623.00
503.0000.04.518.80.48.003			9/16/2026	713415	IT PD VIEWCOMMANDER NVR PROPLU		1,623.00
102934	9/30/2026	014194		JIREH FARMS.			\$710.00
001.0000.11.571.22.41.001			9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		154.00
631.0000.11.589.00.00.000			9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		198.00
001.0106.11.571.22.49.010			9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: HB, SNA		111.00
001.0000.11.571.22.41.001			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		44.00
631.0000.11.589.00.00.000			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		122.00
001.0106.11.571.22.49.010			9/24/2026	09/24/2026	PKRC 09.01 FM: HB, SNAP, Mrkt		81.00
102935	9/30/2026	007626		KENYON DISEND PLLC.			\$9,852.98
001.0000.06.515.30.41.001			8/31/2026	1101754	LG 08.26 General City Atty Svc		260.80
001.0000.07.558.60.41.001			8/31/2026	1101755	CD 08.26 Balgenorth Lawsuit		2,333.18
001.0000.06.515.30.41.001			8/31/2026	1101757	LG 08.26 Gordon COA #617749		286.50
001.0000.06.515.30.41.001			8/31/2026	1101758	LG 08.26 Rodriquez COA #619199		45.00
001.0000.07.558.60.41.001			8/31/2026	1101760	CD 08.26 EGU Washington Estate		1,703.75
001.0000.07.558.60.41.001			8/31/2026	1101761	CD 08.26 Estate of Jacobson		1,494.75
001.0000.07.558.60.41.001			8/31/2026	1101762	CD 08.26 Credle Administrative		3,729.00
102936	9/30/2026	000299		LAKEVIEW LIGHT & POWER CO.,			\$2,555.55
101.0000.11.542.64.47.005			9/7/2026	67044-002 09/07/26	PKST 08/04-09/04 Pac Hwy & STW		75.60
101.0000.11.542.64.47.005			9/7/2026	67044-012 09/07/26	PKST 08/04-09/04 Hwy 512 & STW		100.42
101.0000.11.542.63.47.006			9/7/2026	67044-014 09/07/26	PKST 07/30-08/30 Hwy 512 & STW		92.57

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			9/7/2026	67044-016 09/07/26	PKST 08/04-09/04 40th Ave SW		62.87
101.0000.11.542.64.47.005			9/7/2026	67044-032 09/07/26	PKST 08/04-09/04 100th ST SW &		81.83
001.0000.11.576.80.47.005			9/7/2026	67044-048 09/07/26	PKFC 08/04-09/04 2716 84th St		29.18
101.0000.11.542.64.47.005			9/7/2026	67044-050 09/07/26	PKST 08/04-09/04 Lkwd Dr SW/St		74.98
101.0000.11.542.64.47.005			9/7/2026	67044-053 09/07/26	PKST 08/04-09/04 4648 Steil Bl		60.88
101.0000.11.543.50.47.005			9/7/2026	67044-074 09/07/26	PKST 08/04-09/04 9424 Front St		275.64
101.0000.11.542.64.47.005			9/7/2026	67044-078 09/07/26	PKST 08/04-09/04 100th St SW &		98.25
101.0000.11.542.64.47.005			9/7/2026	67044-079 09/07/26	PKST 08/04-09/04 96th St S & S		145.66
101.0000.11.542.64.47.005			9/7/2026	67044-080 09/07/26	PKST 08/04-09/04 8802 STW		76.41
101.0000.11.542.64.47.005			9/7/2026	67044-081 09/07/26	PKST 08/04-09/04 3601 Steil Bl		72.44
101.0000.11.542.63.47.006			9/7/2026	67044-083 09/07/26	PKST 08/04-09/04 40th & 100th		93.57
101.0000.11.542.64.47.005			9/7/2026	67044-084 09/07/26	PKST 08/04-09/04 Steil & Lkvw		83.64
101.0000.11.542.63.47.006			9/7/2026	67044-085 09/07/26	PKST 08/04-09/04 26th & 88th S		42.73
101.0000.11.542.63.47.006			9/7/2026	67044-087 09/07/26	PKST 08/04-09/04 123rd & BPW S		74.07
101.0000.11.542.63.47.006			9/7/2026	67044-089 09/07/26	PKST 08/04-09/04 9520 Front ST		49.59
101.0000.11.542.63.47.006			9/7/2026	67044-092 09/07/26	PKST 08/04-09/04 8909 STW		44.36
101.0000.11.542.64.47.005			9/7/2026	67044-094 09/07/26	PKST 08/04-09/04 8402 Pine St		71.95
101.0000.11.542.64.47.005			9/7/2026	67044-095 09/07/26	PKST 08/04-09/04 84th St S & S		114.43
101.0000.11.542.63.47.005			9/7/2026	67044-096 09/07/26	PKST 08/04-09/04 3598 92nd St		78.39
101.0000.11.542.63.47.005			9/7/2026	67044-098 09/07/26	PKST 08/04-09/04 5309 112th St		83.72
101.0000.11.542.64.47.005			9/14/2026	67044-004 09/14/26	PKST 08/11-09/11 108th St SW &		71.54
101.0000.11.542.64.47.005			9/14/2026	67044-010 09/14/26	PKST 08/11-09/11 108th St SW &		72.98
101.0000.11.542.64.47.005			9/14/2026	67044-017 09/14/26	PKST 08/11-09/11 112th St SW &		60.07
101.0000.11.542.64.47.005			9/14/2026	67044-030 09/14/26	PKST 08/11-09/11 112th ST SW &		74.98
101.0000.11.542.63.47.006			9/14/2026	67044-072 09/14/26	PKST 08/11-09/11 11302 Kendric		59.44
502.0000.17.542.65.47.005			9/14/2026	67044-073 09/14/26	PKFC 08/11-09/11 11420 Kendric		175.99
101.0000.11.542.63.47.006			9/14/2026	67044-091 09/14/26	PKST 08/11-09/11 4713 111th St		57.37
102937	9/30/2026	000300		LAKEWOOD WATER DISTRICT.			\$12,918.92
101.0000.11.542.70.47.001			9/8/2026	13318.03 09/08/26	PKST 07/04-08/31 WA Blvd & GLD		58.71
101.0000.11.542.70.47.001			9/8/2026	13641.03 09/08/26	PKST 07/04-08/31 GLD & Nyana S		54.56
101.0000.11.542.70.47.001			9/8/2026	15034.02 09/08/26	PKST 07/04-08/31 SW Corner BP		62.70
001.0000.11.576.80.47.001			9/8/2026	15036.03 09/08/26	PKFC 07/04-08/31 127th & Addis		2,844.58

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.576.80.47.001			9/8/2026	15038.05 09/08/26	PKFC 07/04-08/31 12616 47th Av		19.59
101.0000.11.542.70.47.001			9/8/2026	16302.03 09/08/26	PKST 07/04-08/31 GLD & 112th S		308.92
502.0000.17.518.35.47.001			9/8/2026	16699.03 09/08/26	PKFC 07/04-08/31 6000 Main St		2,514.55
502.0000.17.518.35.47.001			9/8/2026	16702.02 09/08/26	PKFC 07/04-08/31 6000 Main St		325.08
502.0000.17.518.35.47.001			9/8/2026	16706.02 09/08/26	PKFC 07/04-08/31 6000 Main St		58.71
101.0000.11.542.70.47.001			9/8/2026	26572.03 09/08/26	PKST 07/04-08/31 10000 GL & Ny		58.71
101.0000.11.542.70.47.001			9/8/2026	26638.02 09/08/26	PKST 07/04-08/31 Island GL & V		157.21
101.0000.11.542.70.47.001			9/8/2026	26756.03 09/08/26	PKST 07/04-08/31 SE CO BP & Pa		54.56
101.0000.11.542.70.47.001			9/8/2026	26996.03 09/08/26	PKST 07/04-08/31 12200 Pac Hwy		58.71
101.0000.11.542.70.47.001			9/8/2026	26997.02 09/08/26	PKST 06/23-08/31 Pac Hwy SW S/		2,282.42
001.0000.11.576.80.47.001			9/8/2026	26999.02 09/08/26	PKFC 07/04-08/31 Primley's Par		68.13
101.0000.11.542.70.47.001			9/8/2026	27417.02 09/08/26	PKST 07/04-08/31 GLD/Mt Tac Dr		98.65
101.0000.11.542.70.47.001			9/8/2026	27571.01 09/08/26	PKST 07/04-08/31 123rd St SW S		54.56
101.0000.11.542.70.47.001			9/15/2026	52253.01 09/15/26	PKST 07/11-09/08 7911 WA Blvd		216.70
101.0000.11.542.70.47.001			9/15/2026	58453.01 09/15/26	PKST 07/11-09/08 Edgewood & Wi		227.30
101.0000.11.542.70.47.001			9/15/2026	60653.01 09/15/26	PKST 07/11-09/08 WA & Vernon S		58.71
101.0000.11.542.70.47.001			9/15/2026	62853.01 09/15/26	PKST 07/11-09/08 83rd & WA Blv		58.71
101.0000.11.542.70.47.001			9/15/2026	20229.02 09/15/26	PKST 07/11-09/08 11201 Old Mil		65.41
001.0000.11.576.80.47.001			9/15/2026	20378.02 09/15/26	PKFC 07/11-09/08 11524 Old Mil		3,211.74
102938	9/30/2026	004680		LANGUAGE LINE SERVICES.			\$774.60
001.0000.02.512.51.49.009			8/31/2026	12017024	MC 08.26 Interpreter Svcs		774.60
102939	9/30/2026	013627		MAXIM, KRISTIE LEE			\$500.00
104.0033.01.557.30.41.001			4/9/2026	00013	HM 09.26 Fiesta De La Familia		500.00
102940	9/30/2026	008988		MCDONOUGH & SONS INC.			\$8,644.44
502.0000.17.518.35.48.001			9/30/2026	293137	PKFC/PKSW AG 2024-229 08/26 Sw		336.69
401.0000.11.531.10.48.001			9/30/2026	293137	PKFC/PKSW AG 2024-229 08/26 Sw		8,307.75
102941	9/30/2026	013380		MEDITERRANEAN FLAVORS,			\$46.00
631.0000.11.589.00.00.000			9/24/2026	09/24/2026	PKRC 09.01 FM: SNAP, Mrkt Matc		29.00
001.0106.11.571.22.49.010			9/24/2026	09/24/2026	PKRC 09.01 FM: SNAP, Mrkt Matc		17.00

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102942	9/30/2026	013524		MESSMER, KAMERON			\$900.00
104.0033.01.557.30.41.001		9/16/2026	02042119	HM 09.26 fiesta De La Familia		900.00	
102943	9/30/2026	013500		MOTA, JOSE CARLOS			\$1,500.00
104.0033.01.557.30.41.001		6/12/2026	INV0012	HM 09.26 Fiesta De La Familia		1,500.00	
102944	9/30/2026	014256		NW STATE OF MIND PLLC.			\$90.00
001.0000.07.321.99.00.001		9/25/2026	605963010	CD Refund 605963010: Applied t		90.00	
102945	9/30/2026	005103		PLUMB SIGNS INC.			\$1,149.95
001.0000.11.542.70.48.001		9/19/2026	13304	PKST Graffiti Clean Up: 9603 N		1,149.95	
102946	9/30/2026	000449		PUGET SOUND REGIONAL COUNCIL,			\$21,907.00
001.0000.99.518.40.49.001		9/9/2026	000386	ND PSRC 2027 Membership Dues		21,907.00	
102947	9/30/2026	010896		PUGET SOUND TITLE - TACOMA,			\$410.58
190.4012.52.559.32.41.001		8/13/2026	229826	CDBG MHRS-015 Javier GEM, Deed		410.58	
102948	9/30/2026	012825		READY SET TOW LLC.			\$88.24
001.0000.15.521.10.41.070		9/17/2026	7561	PD 09.16 Honda Civic		88.24	
102949	9/30/2026	013135		ROBBINS HONEY FARM.			\$54.00
001.0000.11.571.22.41.001		9/22/2026	09/22/2026	PKRC 09.1 FM: HB, SNAP		14.00	
631.0000.11.589.00.00.000		9/22/2026	09/22/2026	PKRC 09.1 FM: HB, SNAP		40.00	
102950	9/30/2026	013799		RUSTIC ROOTS JAM & CO..			\$16.00
631.0000.11.589.00.00.000		9/10/2026	09.10.2026	PKRC 08.04 FM: SNAP Reimb		16.00	
102951	9/30/2026	013504		RUX, CHERYL			\$900.00
104.0033.01.557.30.41.001		9/7/2026	09/07/2026	HM 09.26 Fiesta De La Familia:		900.00	
102952	9/30/2026	011105		RWC INTERNATIONAL LTD.			\$46.76
101.0000.11.542.30.31.001		9/22/2026	XA103155805:01	PKST Trailer Plug		46.76	
102953	9/30/2026	011227		SHOW CASE MEDIA.			\$580.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.571.21.44.001			6/25/2026	6423	PKRC 06.26 SummerFest Story		580.00
102954	9/30/2026	013755		SKAGIT LATIN HORSES ASSOC..			\$3,400.00
104.0033.01.557.30.41.001			9/18/2026	3	HM 09.26 Fiesta De La Familia		3,400.00
102955	9/30/2026	013953		SMS CLEANING INC.			\$15,841.88
502.0000.17.542.65.48.001			9/21/2026	Lakewood-0926	PKFC AG 2025-069 09.26 Custodi		901.88
502.0000.17.518.30.41.001			9/21/2026	Lakewood-0926	PKFC AG 2025-069 09.26 Custodi		5,357.50
502.0000.17.521.50.48.001			9/21/2026	Lakewood-0926	PKFC AG 2025-069 09.26 Custodi		3,742.50
001.0000.11.576.81.41.001			9/21/2026	LakewoodParks-0926	PKFC AG 2025-069 09.26 Custodi		2,102.00
001.0000.11.576.80.41.001			9/21/2026	LakewoodParks-0926	PKFC AG 2025-069 09.26 Custodi		3,738.00
102956	9/30/2026	013395		TANGERINE TALES LLC.			\$2,790.00
104.0033.01.557.30.41.001			9/15/2026	COLFiesta92626FPHP	HM 09.26 Fiesta De La Familia		2,790.00
102957	9/30/2026	013753		THE SWEETEST THINGS LLC.			\$115.00
631.0000.11.589.00.00.000			9/10/2026	09.10.2026	PKRC 08.04 & 08.25 FM: SNAP Re		43.00
631.0000.11.589.00.00.000			9/24/2026	09/24/2026	PKRC 09.01 FM: SNAP Reimb		72.00
102958	9/30/2026	014258		THE WOODLANDS CO.			\$4,122.50
190.3019.52.559.32.41.001			9/24/2026	Raynor-2618 92nd #B	CDBG Emerg Asst For Displaced		4,122.50
102959	9/30/2026	009580		T-MOBILE USA.			\$4,300.80
195.0024.15.521.30.31.001			9/28/2026	997424255-30	PD 08.21-09.20 SIMS		638.40
503.0000.04.518.80.42.001			9/20/2026	996146084-32	IT 08/21-09/20 Phone		3,662.40
102960	9/30/2026	005831		TOWN OF STEILACOOM.			\$13,939.12
631.0001.02.586.10.00.020			9/21/2026	08.26 Court Remit	MC 08.26 Court Remit		13,939.12
102961	9/30/2026	002737		US TESTING EQUIPMENT.			\$38,811.27
001.9999.02.594.23.64.010			8/11/2026	271648	MC Metal Detector & X Ray Mach		38,811.27
102962	9/30/2026	000595		WASHINGTON ASSOC OF SHERIFFS.			\$540.76
001.0000.02.523.30.41.001			8/31/2026	EM 2026-00402	MC 08.26 Home Monitoring		540.76

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102963	9/30/2026	006002		WASHINGTON STATE CRIMINAL.			\$451.54
001.0000.02.523.30.49.003		9/15/2026	201143518	MC 09/14-09/25 MPCA Training:		451.54	
102964	9/30/2026	010239		WEST PIERCE FIRE & RESCUE,			\$110.00
001.0000.15.521.10.41.001		9/1/2026	384B-004-000-000	PD Annual Fire Code Permit App		110.00	
102965	10/7/2026	009472		DISH NETWORK LLC.			\$196.22
503.0000.04.518.80.42.001		10/4/2026	8255 7070 8168 1616	IT 10/16-11/15 PD TV/HD Receiv		196.22	
102966	10/7/2026	014265		GARRETSON, BENJAMIN			\$8,000.00
190.3019.52.559.32.41.001		10/1/2026	001	CDBG EADR & EPP: Mayorga Rent/		5,000.00	
190.1007.52.559.32.41.001		10/1/2026	001	CDBG EADR & EPP: Mayorga Rent/		3,000.00	
102967	10/7/2026	006117		PETTY CASH.			\$198.95
001.0000.11.576.80.31.008		10/7/2026	10/26 KD	PKFC/Johnson: Boots Mark Johns		54.95	
105.0001.07.559.20.32.001		10/7/2026	10/26 KD	AB/Gumm: Fuel for Chevy Pickup		52.00	
101.0000.21.544.20.49.001		10/7/2026	10/26 KD	PWST/Halar 10/19/26-10/19/30 N		92.00	
102968	10/15/2026	010899		ACCESS INFORMATION MANAGEMENT.			\$840.09
001.0000.06.514.30.41.001		9/30/2026	12421685	LG 09/26 Record Retention & Mg		840.09	
102969	10/15/2026	014149		AGILE PROPERTY MANAGEMENT LLC.			\$770.00
105.0002.07.342.40.00.000		10/15/2026	10/15/26 Refund	AB Refund Duplicate Rental Reg		770.00	
102970	10/15/2026	014168		AMAZON CAPITAL SERVICES INC.			\$1,683.95
503.0000.04.518.80.35.001		10/5/2026	1PYC-DDJG-TPD4	IT Keyboard/Mouse Combo, Power		340.72	
503.0000.04.518.80.35.001		9/30/2026	1HFM-9HG6-FQQT	IT Canon Scanner		285.68	
503.0070.04.594.14.35.001		9/23/2026	1GTC-33XJ-TR7M	IT Logitech MeetUp 2 Conf. Roo		949.00	
503.0070.04.594.14.35.001		9/23/2026	1GTC-33XJ-TR7M	Sales Tax		97.75	
503.0000.04.518.80.31.001		9/28/2026	1RKL-Q9YC-XKKG	IT Batteries		10.80	
102971	10/15/2026	008307		AT&T MOBILITY.			\$11.13
503.0000.04.518.80.42.001		9/19/2026	287304884473 09/26	IT Thru 09/19 Phone		11.13	
102972	10/15/2026	010262		CENTURYLINK,			\$270.85

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503.0000.04.518.80.42.001			10/3/2026	333964560 10/03/26	IT 10/03-11/02 Phone		80.80
503.0000.04.518.80.42.001			10/2/2026	333543562 10/02/26	IT 10/02-11/01 Phone		80.80
503.0000.04.518.80.42.001			10/2/2026	333880787 10/02/26	IT 10/02-11/01 Phone		109.25
102973	10/15/2026	013616		CITY OF BONNEY LAKE.			\$17,611.31
631.0009.15.589.40.41.001			8/19/2026	07312026	PD July 2026 WATPA		17,611.31
102974	10/15/2026	011204		CITY OF FEDERAL WAY.			\$25,322.31
631.0009.15.589.40.41.001			8/17/2026	PS-4088	PD July 2026 WATPA		25,322.31
102975	10/15/2026	014211		CITY OF KENT,			\$16,995.74
631.0009.15.589.40.41.001			8/10/2026	RI 78560	PD July 2026 WATPA		16,995.74
102976	10/15/2026	005022		CITY OF PUYALLUP.			\$18,449.94
631.0009.15.589.40.41.001			8/12/2026	3198	PD July 2026 WATPA		18,449.94
102977	10/15/2026	008105		DEPARTMENT OF TRANSPORTATION.			\$557.86
101.0000.11.542.64.41.001			9/15/2026	AUTO2609140015180	PKST 09/26 Master Signal Maint		557.86
102978	10/15/2026	001531		DEPT OF ECOLOGY.			\$1,095.00
401.0021.41.531.10.41.001			10/12/2026	27-WAG994427-1	PWSW 07/01/26-06/30/27 Permit		565.00
401.0021.41.531.10.41.001			10/6/2026	26-WAG994427-3	PWSW 07/01/25-06/30/26 Permit		530.00
102979	10/15/2026	013289		FACE PAINTING BY SKYE.			\$450.00
001.0000.11.571.20.41.082			10/1/2026	040	PKRC 10.17 Truck & Tractor Day		450.00
102980	10/15/2026	005398		GLOBAL SECURITY &.			\$175.22
101.0000.11.543.50.41.001			10/1/2026	4744075	PKST Oct-Dec Intrusion Monitor		175.22
102981	10/15/2026	011428		GUNDERSON LAW FIRM.			\$26,000.00
001.0000.06.515.31.41.001			10/1/2026	1645	LG AG 2026-009 09/26 Prosecuti		26,000.00
102982	10/15/2026	009728		HSA BANK.			\$182.25
001.0000.09.518.10.41.001			10/5/2026	W736420	HR 09/26 HSA Svc Fee		182.25

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102983	10/15/2026	011489		INSI INC.			\$55,573.17
503.0000.04.518.80.41.090			9/30/2026	M17229	IT Verkada 1-yr lic, LIC-CAM-1	23,306.40	
503.0000.04.518.80.41.090			9/30/2026	M17229	IT 2 multisensor camera lic,	377.10	
503.0000.04.518.80.41.090			9/30/2026	M17229	IT view station lic. LIC-VX-1Y	988.20	
503.0000.04.518.80.41.090			9/30/2026	M17229	Sales Tax	2,541.19	
301.0020.11.594.76.63.001			8/31/2026	M17197	PK Wards Lake Cameras-Main Ent	9,407.71	
301.0020.11.594.76.63.001			8/31/2026	M17197	PK Wards Lake Cameras-Signal A	7,522.63	
301.0020.11.594.76.63.001			8/31/2026	M17197	PK Wards Lake Cameras-88th & 2	8,781.61	
301.0020.11.594.76.63.001			8/31/2026	M17197	Sales Tax	2,648.33	
102984	10/15/2026	013297		ITSON. MAUREESE			\$300.00
106.0000.11.573.20.41.001			10/7/2026	2610	PK 10.19 Music Performance	300.00	
102985	10/15/2026	007626		KENYON DISEND PLLC.			\$15,226.13
001.0000.07.558.60.41.001			10/8/2026	1101904	CD 09/26 EGU Washington Estate	222.00	
001.0000.06.515.30.41.001			9/30/2026	1101898	LG 09/26 General City Attorney	1,273.00	
001.0000.07.558.60.41.001			9/30/2026	1101899	CD 08/26 Balgenorth Lawsuit	1,411.00	
001.0000.07.558.60.41.001			9/30/2026	1101900	LG 09/26 Gordon COA #620774	119.90	
001.0000.07.558.60.41.001			9/30/2026	1101905	CD 09/26 Estate of Jacobson	448.00	
001.0000.07.558.60.41.001			9/30/2026	1101906	CD 09/26 Credle Administrative	2,569.99	
001.0000.07.558.60.41.001			9/30/2026	1101907	CD 09/26 Dower-Dell Creek SHB	5,015.50	
001.0000.06.515.30.41.001			9/30/2026	1101908	LG 09/26 Miles (RALJ Appeal)	1,519.50	
001.0000.06.515.30.41.001			9/30/2026	1101909	LG 09/26 Conrad (Discretionary	2,436.50	
001.0000.07.558.60.41.001			9/30/2026	1101910	CD 09/26 Gordon Infractions Ap	210.74	
102986	10/15/2026	000299		LAKEVIEW LIGHT & POWER CO.,			\$8,529.58
101.0000.11.542.64.47.005			9/21/2026	67044-001 09/21/26	PKST 08/18-09/18 100th St SW &	69.11	
101.0000.11.542.64.47.005			9/21/2026	67044-003 09/21/26	PKST 08/18-09/18 Motor Ave & W	85.71	
101.0000.11.542.64.47.005			9/21/2026	67044-005 09/21/26	PKST 08/18-09/18 BP Wy SW & Lk	78.67	
101.0000.11.542.64.47.005			9/21/2026	67044-006 09/21/26	PKST 08/18-09/18 108th St SW &	72.71	
101.0000.11.542.64.47.005			9/21/2026	67044-019 09/21/26	PKST 08/18-09/18 BPW SW & 100t	73.79	
101.0000.11.542.64.47.005			9/21/2026	67044-020 09/21/26	PKST 08/18-09/18 59th Ave SW &	90.32	
101.0000.11.542.64.47.005			9/21/2026	67044-022 09/21/26	PKST 08/18-09/18 GLD SW & BPW	96.54	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			9/21/2026	67044-024 09/21/26	PKST 08/18-09/18 GLD SW & Stei		69.55
001.0000.11.576.80.47.005			9/21/2026	67044-034 09/21/26	PKFC 08/18-09/18 10506 Russell		42.02
101.0000.11.542.63.47.006			9/21/2026	67044-039 09/21/26	PKST 08/18-09/18 5700 100th St		52.40
101.0000.11.542.64.47.005			9/21/2026	67044-046 09/21/26	PKST 08/18-09/18 10013 GLD SW		185.21
101.0000.11.542.64.47.005			9/21/2026	67044-047 09/21/26	PKST 08/18-09/18 59th Ave SW &		74.70
001.0000.11.576.80.47.005			9/21/2026	67044-063 09/21/26	PKFC 08/18-09/18 6002 Fairlawn		51.95
101.0000.11.542.64.47.005			9/21/2026	67044-064 09/21/26	PKST 08/18-09/18 93rd & BPW		64.67
101.0000.11.542.64.47.005			9/21/2026	67044-082 09/21/26	PKST 08/18-09/18 GLD & Mt Tac		170.58
101.0000.11.542.63.47.006			9/21/2026	67044-086 09/21/26	PKST 08/18-09/18 6119 Motor Av		63.59
101.0000.11.542.63.47.005			9/21/2026	67044-088 09/21/26	PK 08/18-09/18 11950 47th St S		49.95
101.0000.11.542.63.47.006			9/21/2026	67044-090 09/21/26	PKST 08/18-09/18 5310 100th St		83.72
101.0000.11.542.63.47.006			9/21/2026	67044-093 09/21/26	PKST 08/18-09/18 9511 GLD SW		138.07
101.0000.11.542.64.47.005			9/28/2026	67044-028 09/28/26	PKST 08/25-09/25 Pac Hwy SW &		73.52
401.0000.41.531.10.47.005			9/28/2026	67044-037 09/28/26	PWSW 08/25-09/25 Pac Hwy SW		44.45
101.0000.11.542.64.47.005			9/28/2026	67044-038 09/28/26	PKST 08/25-09/25 BP Way & Pac		72.62
001.0000.11.576.80.47.005			9/28/2026	67044-041 09/28/26	PKFC 08/25-09/25 4721 127th St		35.87
101.0000.11.542.64.47.005			9/28/2026	67044-043 09/28/26	PKST 08/25-09/25 BPW SW & San		160.38
101.0000.11.542.64.47.005			9/28/2026	67044-054 09/28/26	PKST 08/25-09/25 11417 Pac Hwy		72.35
101.0000.11.542.64.47.005			9/28/2026	67044-055 09/28/26	PKST 08/25-09/25 11424 Pac Hwy		66.84
101.0000.11.542.64.47.005			9/28/2026	67044-056 09/28/26	PKST 08/25-09/25 11517 Pac Hwy		72.62
401.0000.41.531.10.47.005			9/28/2026	67044-057 09/28/26	PWSW 08/25-09/25 5118 Seattle		53.39
502.0000.17.521.50.47.005			9/21/2026	117448-001 09/21/26	PKFC 08/18-09/18 Lkwd Police S		6,264.28
102987	10/15/2026	000300		LAKESWOOD WATER DISTRICT,			\$112.94
001.0000.11.576.81.47.001			9/22/2026	27555.01 09/22/26	PKFC 07/18-09/14 0 Steil Blvd		112.94
102988	10/15/2026	005685		LEMAY MOBILE SHREDDING,			\$204.66
001.0000.15.521.10.41.001			10/1/2026	4946633S185	PD 09.26		119.95
001.0000.02.512.50.41.001			10/1/2026	4948187S185	MC 09.26		84.71
102989	10/15/2026	000309		LES SCHWAB TIRE CENTER,			\$1,402.37
501.0000.51.548.79.48.005			9/28/2026	30500954208	PKFL Tires		1,402.37
102990	10/15/2026	014214		LEVEL 3 COMMUNICATIONS LLC,			\$289.51

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.42.001			10/1/2026	804226389	IT 10/01-10/31 Phone		289.51
102991	10/15/2026	007176		MARIACHI AYUTLA.			\$2,000.00
104.0033.01.557.30.41.001			9/26/2026	09/26/2026	HM 09.26 Fiesta De La Familia		2,000.00
102992	10/15/2026	011981		METRO ACCESS CONTROL.			\$4,662.93
502.0000.17.521.50.48.001			9/9/2026	L26-5412	PKFC Gate Repair:PD		4,662.93
102993	10/15/2026	014260		MOORES, KRISTEN			\$60.00
001.0103.11.347.60.00.000			10/2/2026	2001762.002	PK Refund: Yoga Cancellation		60.00
102994	10/15/2026	014212		NADIRA'S INTERPRETER SERVICES.			\$150.00
001.0000.02.512.51.49.009			10/13/2026	September 2026	MC 09.26 Interpreter		150.00
102995	10/15/2026	011393		NAVIA BENEFIT SOLUTIONS.			\$288.10
001.0000.09.518.10.41.001			9/29/2026	11120028	HR 09/26 Participant Fee		288.10
102996	10/15/2026	010743		NISQUALLY INDIAN TRIBE.			\$63,998.10
001.0000.15.521.10.41.125			8/31/2026	6921	PD 08.26 Jail Services		63,998.10
102997	10/15/2026	010896		PUGET SOUND TITLE - TACOMA.			\$4,060.52
302.0131.21.595.20.61.007			9/15/2026	229094 (2)	PWCP Githiri: Owners - Standar		948.33
302.0131.21.595.20.61.007			9/15/2026	229095 (2)	PWCP Sevon: Owners - Standard,		948.33
105.0001.07.559.20.41.001			9/18/2026	230053	AB Smentyna Litigation Guarant		925.68
190.4012.52.559.32.41.001			10/5/2026	W24085	CDBG MHR-210 Riggins Deed of T		312.50
105.0001.07.559.20.41.001			10/6/2026	230119	AB Redoblado Litigation Guaran		462.84
105.0001.07.559.20.41.001			10/6/2026	230120	AB Redoblado Litigation Guaran		462.84
102998	10/15/2026	005342		RAINIER LIGHTING & ELECTRICAL.			\$47.27
502.0000.17.518.30.31.001			9/14/2026	618926-1	PKFC Inline Power Control		47.27
102999	10/15/2026	014215		ROBERTS, NATHAN			\$818.20
001.0000.00.213.10.00.000			7/31/2026	07/31/2026	PW LMD Refund Receipt # 020377		818.20
103000	10/15/2026	009759		ROGERS, MARCUS			\$1,000.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
104.0033.01.557.30.41.001			10/5/2026	2026-926	HM 09.26 Fiesta De La Familia		1,000.00
103001	10/15/2026	013799		RUSTIC ROOTS JAM & CO..			\$10.00
631.0000.11.589.00.00.000			10/9/2026	09/04/2024	PKRC 08.13.24 SNAP Reimb		10.00
103002	10/15/2026	013504		RUX, CHERYL			\$450.00
001.0000.11.571.20.41.082			9/23/2026	09/23/2026	PKFC 10.17 Truck & Tractor Day		450.00
103003	10/15/2026	011105		RWC INTERNATIONAL LTD,			\$4,081.75
501.0000.51.548.79.48.005			9/29/2026	XA103156253:01	PKFL Socket Pin		43.78
501.0000.51.548.79.48.005			10/9/2026	RA103013847:01	PKFL Vehicle Maint		1,269.45
501.0000.51.548.79.48.005			10/6/2026	RA103013766:01	PKFL Vehicle Maint		2,768.52
103004	10/15/2026	013601		SANCHEZ, ROBERT			\$500.00
104.0033.01.557.30.41.001			9/26/2026	09/26/2026	HM 09.26 Fiesta De La Familia		500.00
103005	10/15/2026	013477		SCHEIBMEIR, KELLY & NELSON, PS.			\$202.50
001.0000.07.558.60.41.007			10/1/2026	08781	CD 09/01-09/30 Renteria, Elina		202.50
103006	10/15/2026	011773		SINGH, SARBJIT			\$174.65
001.0000.02.512.51.49.009			10/13/2026	September 2026	MC 09.26 Interpreter		174.65
103007	10/15/2026	010180		SIX ROBBLEES' INC.			\$29.75
101.0000.11.542.30.31.001			9/29/2026	02P100080	PKST Llp Poly & Brakleen		29.75
103008	10/15/2026	013890		SWAHILI LANGUAGE SERVICES.			\$150.00
001.0000.02.512.51.49.009			10/13/2026	September 2026	MC 09.26 Interpreter		150.00
103009	10/15/2026	013395		TANGERINE TALES LLC.			\$1,355.00
001.0000.11.571.20.41.082			9/15/2026	COLTruck101726FPRE	PKRC 10.17 Truck & Tractor Day		1,355.00
103010	10/15/2026	009354		TK ELEVATOR.			\$26,704.94
502.0000.17.542.65.48.001			9/30/2026	1000797648	PKST Brakes For Transit Ctr El		25,272.84
502.0000.17.518.35.48.001			9/30/2026	3009820146	PKFC/PKST 09.26 Elevator Svcs		609.40
502.0000.17.521.50.48.001			9/30/2026	3009820146	PKFC/PKST 09.26 Elevator Svcs		304.70

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
502.0000.17.542.65.48.001			9/30/2026	3009820146	PKFC/PKST 09.26 Elevator Svcs		518.00
103011	10/15/2026	009580		T-MOBILE USA.			\$6,206.64
180.0000.15.521.21.42.001			9/20/2026	996033566-32	IT 08/21-09/20 Phone		415.31
503.0000.04.518.80.42.001			9/20/2026	996033566-32	IT 08/21-09/20 Phone		4,300.73
503.0000.04.518.80.42.001			9/20/2026	996226608-32	IT 08/21-09/20 Phone		477.75
503.0000.04.518.80.42.001			9/22/2026	220787336-4	IT 08/21-09/20 Phone		1,012.85
103012	10/15/2026	010640		TRANSUNION RISK AND.			\$423.60
001.0000.15.521.21.41.001			10/1/2026	212084-202609-1	PD 09.26 People Searches		423.60
103013	10/15/2026	005543		UNDERWATER SPORTS INC.			\$275.75
001.0000.15.521.23.48.001			9/2/2026	50025275	PD Scuba Equipment Repair		275.75
103014	10/15/2026	009856		UTILITIES UNDERGROUND LOCATION.			\$441.60
101.0000.11.544.90.41.001			9/30/2026	6090187	PKST 09.26 Excavation Notifica		441.60
103015	10/15/2026	014208		VISA - 0069.			\$1,085.57
001.0000.11.571.22.31.001			9/27/2026	0069/Hayes 09/27/26	PKRC Ice For FM		5.98
001.0000.11.571.20.31.050			9/27/2026	0069/Hayes 09/27/26	PKRC Supplies For Truck & Trac		1,079.59
103016	10/15/2026	011958		VISA - 0975.			\$2,492.70
190.1007.52.559.32.41.001			9/27/2026	0975/Gumm 09/27/26	CDBG EPP: C Lange Household Gi		507.95
105.0001.07.559.20.42.002			9/27/2026	0975/Gumm 09/27/26	AB Dang. Bldg. Abatement 11015		26.00
190.1007.52.559.32.41.001			9/27/2026	0975/Gumm 09/27/26	CDBG EPP: Mayorga Household: R		38.61
190.1007.52.559.32.41.001			9/27/2026	0975/Gumm 09/27/26	CDBG EPP: Mayorga Household: R		38.61
105.0001.07.559.20.42.002			9/27/2026	0975/Gumm 09/27/26	AB Dang. Bldg. Abatement 14721		13.98
190.1007.52.559.32.41.001			9/27/2026	0975/Gumm 09/27/26	CDBG EPP: Mayorga Household Gi		815.90
190.1007.52.559.32.41.001			9/27/2026	0975/Gumm 09/27/26	CDBG EPP: Mayorga Household:		40.35
190.1007.52.559.32.41.001			9/27/2026	0975/Gumm 09/27/26	CDBG EPP: Mayorga Household:		40.35
105.0002.07.559.20.41.001			9/27/2026	0975/Gumm 09/27/26	AB RHSP Monthly Credit Card Pr		34.20
105.0001.07.559.20.42.002			9/27/2026	0975/Gumm 09/27/26	AB Dang. Bldg. Abatement 5106		2.27
190.3019.52.559.32.41.001			9/27/2026	0975/Gumm 09/27/26	CDBG EADR: A Raynor Household		934.48

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
103017	10/15/2026	014259		VISA - 2349.			\$296.38
001.9999.02.523.30.31.001			9/27/2026	2349/Wright 09/27/26	MC Trophy For Comm Crt Partici	60.65	
001.0000.02.523.30.31.001			9/27/2026	2349/Wright 09/27/26	MC Cases For Shotguns (CCO's)	46.30	
001.9999.02.523.30.31.001			9/27/2026	2349/Wright 09/27/26	MC Hygiene & Misc Items for Co	150.46	
001.9999.02.523.30.31.001			9/27/2026	2349/Wright 09/27/26	MC Snacks For Comm Crt Partici	38.97	
103018	10/15/2026	014153		VISA - 2513.			\$1,337.88
503.0000.04.518.80.35.001			9/27/2026	2513/Lam 09/27/26	IT Electric UPS Network Mgmt C	131.26	
503.0000.04.518.80.41.090			9/27/2026	2513/Lam 09/27/26	IT 08/26 Microsoft Siem Subscr	100.06	
503.0000.04.518.80.41.001			9/27/2026	2513/Lam 09/27/26	IT Monthly MailChimp	135.67	
503.0000.04.518.80.49.004			9/27/2026	2513/Lam 09/27/26	IT 09/11-10/11 Fix & Protect	29.99	
503.0000.04.518.80.49.004			9/27/2026	2513/Lam 09/27/26	IT Int'l Trx Fee On Fix & Prot	0.30	
503.0000.04.518.80.35.001			9/27/2026	2513/Lam 09/27/26	IT Network Adapter Card	341.00	
503.0000.04.518.80.35.001			9/27/2026	2513/Lam 09/27/26	IT Trusted Platform Module TPM	144.60	
503.0000.04.518.80.49.003			9/27/2026	2513/Lam 09/27/26	IT PHP Extended Support 1 Mont	5.00	
503.0000.04.518.80.49.004			9/27/2026	2513/Lam 09/27/26	IT ACCIS Fall Conf: Lam	450.00	
103019	10/15/2026	013268		VISA - 2868.			\$252.54
105.0001.07.559.20.31.001			9/27/2026	2868/RHSP 09/27/26	AB Notary Stamp	28.72	
190.0011.52.559.31.41.001			9/27/2026	2868/RHSP 09/27/26	CDBG 08/18/26-08/18/30 Notary	105.00	
105.0001.07.559.20.42.002			9/27/2026	2868/RHSP 09/27/26	AB Abatement Posting Mailing 5	14.74	
001.0000.99.518.40.42.002			9/27/2026	2868/RHSP 09/27/26	ND RHSP 1st Class & Certified	23.68	
105.0001.07.559.20.31.001			9/27/2026	2868/RHSP 09/27/26	AB Desk Shade	40.87	
001.0000.99.518.40.42.002			9/27/2026	2868/RHSP 09/27/26	ND RHSP 1st Class & Certified	11.84	
105.0001.07.559.20.42.002			9/27/2026	2868/RHSP 09/27/26	AB Abatement Mailing 15112 Por	2.85	
001.0000.99.518.40.42.002			9/27/2026	2868/RHSP 09/27/26	ND Mail Relocation Paperwork	24.84	
103020	10/15/2026	013084		VISA - 3768.			\$38.57
001.0000.99.518.40.42.002			9/27/2026	3768/Beard 09/27/26	ND 09.15 PD Mailings To Tox La	38.57	
103021	10/15/2026	012415		VISA - 3853.			\$872.19
104.0033.01.557.30.31.001			9/27/2026	3853/Fin 2 09/27/26	HM La Fiesta Supplies	365.13	
401.0000.41.531.10.42.002			9/27/2026	3853/Fin 2 09/27/26	PWSW Send Water Quality Sample	65.54	
001.0000.03.513.10.31.005			9/27/2026	3853/Fin 2 09/27/26	CM Desserts on the Driveway La	190.28	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
104.0033.01.557.30.31.001			9/27/2026	3853/Fin 2 09/27/26	HM Fiesta Plastic Garland		94.42
104.0033.01.557.30.31.001			9/27/2026	3853/Fin 2 09/27/26	HM Fiesta Ribbons, Sugar Skull		156.82
103022	10/15/2026	012656		VISA - 4197,			\$1,187.41
001.0000.09.518.10.49.003			9/27/2026	4197/Fin 6 09/27/26	HR WAPELRA Conf: Godyn		449.00
001.0000.00.231.90.00.005			9/27/2026	4197/Fin 6 09/27/26	HR Employee Birthday Celebrati		98.51
001.0000.09.518.10.43.002			9/27/2026	4197/Fin 6 09/27/26	HR WAPELRA Conf: Medford		318.18
001.0000.09.518.10.31.001			9/27/2026	4197/Fin 6 09/27/26	HR Office Supplies		321.72
103023	10/15/2026	014177		VISA - 4928,			\$1,365.45
001.0000.03.513.10.31.005			9/27/2026	4928/Fin 4 09/27/26	CM Desserts on the Driveway -		185.72
001.0000.09.518.10.44.001			9/27/2026	4928/Fin 4 09/27/26	HR AWC Job Posting Slots		200.00
001.0000.09.518.10.31.005			9/27/2026	4928/Fin 4 09/27/26	HR Civil Svc Interviews Lunch		48.31
001.0000.09.518.10.31.005			9/27/2026	4928/Fin 4 09/27/26	HR Civil Svc Interviews Lunch		50.38
001.0000.09.518.10.43.002			9/27/2026	4928/Fin 4 09/27/26	HR WAPELRA Conf: Godyn		376.48
001.0000.09.518.10.31.005			9/27/2026	4928/Fin 4 09/27/26	HR Civil Svc Interviews Snacks		91.21
001.0000.09.518.10.31.005			9/27/2026	4928/Fin 4 09/27/26	HR Civil Svc Interviews Lunch		96.92
001.0000.04.514.20.31.005			9/27/2026	4928/Fin 4 09/27/26	FN LTAC Mtg Lunch, Snacks		191.43
001.0000.09.518.10.41.010			9/27/2026	4928/Fin 4 09/27/26	HR 45th Annual Civil Svc Conf:		125.00
103024	10/15/2026	013734		VISA - 5000,			\$1,343.97
195.0041.15.594.21.31.010			9/27/2026	5000/Weeks 09/27/26	PD Gun Boxes		668.97
001.0000.15.521.40.49.003			9/27/2026	5000/Weeks 09/27/26	PD Int'l Firearm Spec Academy:		675.00
103025	10/15/2026	012715		VISA - 5244,			\$2,260.34
001.0000.06.514.30.49.003			9/27/2026	5244/Schuma 09/27/26	LG PRIMA Institute: Schumacher		1,160.00
001.0000.06.514.30.43.001			9/27/2026	5244/Schuma 09/27/26	LG PRIMA Institute: Schumacher		616.80
001.0000.06.514.30.49.001			9/27/2026	5244/Schuma 09/27/26	LG 08/30-09/30 Online Notary B		19.00
001.0000.06.514.30.49.001			9/27/2026	5244/Schuma 09/27/26	LG 07/30-08/30 Online Notary (		50.00
001.0000.99.518.40.49.004			9/27/2026	5244/Schuma 09/27/26	ND Thru 09/06/27 News Tribune		299.99
001.0000.06.515.31.41.001			9/27/2026	5244/Schuma 09/27/26	LG Criminal Case Translation		59.25
001.0000.06.515.31.41.001			9/27/2026	5244/Schuma 09/27/26	LG Criminal Case Translation		55.30
103026	10/15/2026	014178		VISA - 5692,			\$6,138.88

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
192.0000.00.558.60.49.001			9/27/2026	5692/Fin 5 09/27/26	SSMP 9/01/26-8/31/29 AUSA Memb		475.00
302.0116.21.595.30.63.001			9/27/2026	5692/Fin 5 09/27/26	PWCP Electric Svc @ 7609 Custe		5,566.00
192.0000.00.558.60.31.064			9/27/2026	5692/Fin 5 09/27/26	SSMP Steering Committee Retrea		97.88
103027	10/15/2026	013544		VISA - 6041.			\$5,025.52
001.0000.15.521.80.31.001			9/27/2026	6041/PD1 09/27/26	PD Drill Bit		12.12
001.0000.15.521.10.41.001			9/27/2026	6041/PD1 09/27/26	PD Memorial Monument For Arron		2,432.12
001.0000.15.521.10.31.001			9/27/2026	6041/PD1 09/27/26	PD Batteries & Thumb Drives		306.48
001.0000.15.521.21.41.001			9/27/2026	6041/PD1 09/27/26	PD 09/11/26-09/10/27 ESChat Re		1,925.49
001.0000.99.518.40.42.002			9/27/2026	6041/PD1 09/27/26	ND 09.15 PD Postage		99.31
001.0000.15.521.10.43.005			9/27/2026	6041/PD1 09/27/26	PD Good To Go Renewal		250.00
103028	10/15/2026	013567		VISA - 6058.			\$680.85
001.0000.15.521.40.43.002			9/27/2026	6058/PD3 09/27/2026	PD 2026 WSPCA Fall Seminar: J.		453.90
001.0000.15.521.40.43.002			9/27/2026	6058/PD3 09/27/2026	PD 2026 WSPCA Fall Seminar: A.		226.95
103029	10/15/2026	013165		VISA - 6167.			\$944.93
502.0000.17.518.35.31.008			9/27/2026	6167/Willia 09/27/26	PKFC Pants & Shirts For Erik &		845.15
101.0000.11.544.90.31.001			9/27/2026	6167/Willia 09/27/26	PKFC Wipers & Cleaning Wipes		99.78
103030	10/15/2026	013394		VISA - 6687.			\$5,513.37
001.9999.11.565.10.41.020			9/27/2026	6687/Fin 1 09/27/26	PKHS WA State Prevention Summi		500.00
401.0000.41.531.10.49.005			9/27/2026	6687/Fin 1 09/27/26	PWSW '27Strmwtr Outreach Calen		5,013.37
103031	10/15/2026	014040		VISA - 7452.			\$450.00
001.0000.03.513.10.43.005			9/27/2026	7452/Russel 09/27/26	CM ICMA Annual Conf: Russell		235.00
001.0000.03.513.10.49.003			9/27/2026	7452/Russel 09/27/26	CM GFOA Public Investing Train		215.00
103032	10/15/2026	011136		VISA - 7750.			\$518.39
001.0000.15.521.10.32.001			9/27/2026	7750/Allen 09/27/26	PD Fuel For Cargo Van		120.88
001.0000.15.521.80.41.001			9/27/2026	7750/Allen 09/27/26	PD Drug Destruction Svcs		139.88
001.0000.15.521.80.31.001			9/27/2026	7750/Allen 09/27/26	PD Evidence Envelopes		257.63
103033	10/15/2026	011138		VISA - 7776.			\$88.24

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.576.81.31.001			9/27/2026	7776/Anders 09/27/26	PKFC Bench Plaque		88.24
103034	10/15/2026	011140		VISA - 7800.			\$315.07
001.0000.11.542.70.49.003			9/27/2026	7800/Cummin 09/27/26	PKST WRPA Training: Crow		265.00
501.0000.51.548.79.31.006			9/27/2026	7800/Cummin 09/27/26	PKFL Replacement Thumb Joystic		50.07
103035	10/15/2026	011158		VISA - 7966.			\$4,507.47
001.0000.15.521.40.49.001			9/27/2026	7966/Pitts 09/27/26	PD Packtrack Handler Subscript		140.00
001.0000.15.521.40.43.002			9/27/2026	7966/Pitts 09/27/26	PD 2026 IAPRO Conference: Pitt		1,713.52
001.0000.15.521.40.43.006			9/27/2026	7966/Pitts 09/27/26	PD 2026 IAPRO Conference: Pitt		528.30
001.0000.15.521.40.41.001			9/27/2026	7966/Pitts 09/27/26	PD Psych & Medical Eval & Exam		1,340.00
001.0000.15.521.40.43.002			9/27/2026	7966/Pitts 09/27/26	PD Administrative Prof Confere		370.10
001.0000.15.521.10.31.001			9/27/2026	7966/Pitts 09/27/26	PD Dog Food		157.00
001.0000.15.521.10.35.004			9/27/2026	7966/Pitts 09/27/26	PD Office Chair: Fitzgerald		101.91
001.0000.15.521.40.49.001			9/27/2026	7966/Pitts 09/27/26	PD NIAIA Thru 12/31/2027 Membe		125.00
180.0000.15.521.21.48.005			9/27/2026	7966/Pitts 09/27/26	PD FL Key Fob & Keys For Vehicl		18.40
001.9999.01.511.60.31.008			9/27/2026	7966/Pitts 09/27/26	PD Name Tag		13.24
103036	10/15/2026	011159		VISA - 7974.			\$15.38
001.0000.11.569.50.31.001			9/27/2026	7974/Scheid 09/27/26	PKSR Christmas Supplies For Se		15.38
103037	10/15/2026	011167		VISA - 8055.			\$380.04
104.0033.01.557.30.31.001			9/27/2026	8055/Fin 3 09/27/26	HM Loteria Cards		89.34
104.0033.01.557.30.31.001			9/27/2026	8055/Fin 3 09/27/26	HM Game Chips, Lateria Cards		25.90
001.0000.99.518.40.42.002			9/27/2026	8055/Fin 3 09/27/26	ND FedEx Inv 9-412-18052 Shipp		11.32
104.0033.01.557.30.31.001			9/27/2026	8055/Fin 3 09/27/26	HM Maracas, Fiesta Decor		150.76
104.0033.01.557.30.31.001			9/27/2026	8055/Fin 3 09/27/26	HM Lateria Cards		27.56
101.0000.21.542.64.31.001			9/27/2026	8055/Fin 3 09/27/26	PWST Ribbon & Scissors		75.16
103038	10/15/2026	011177		VISA - 8550.			\$50.00
001.0000.13.558.70.49.003			9/27/2026	8550/Newton 09/27/26	ED Thurston Ec. Dev. Manufactu		50.00
103039	10/15/2026	014264		VISA - 9242.			\$22.27
001.0000.15.521.10.31.001			10/7/2026	9242	PD Tape Supplies		22.27

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
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103040	10/15/2026	011707		VISA - 9465.			\$10.32
001.0000.03.557.20.43.005		9/27/2026		9465/Fairfi 09/27/26	CM PNW Comms Conf: Fairfield		10.32

103041	10/15/2026	000595		WASHINGTON ASSOC OF SHERIFFS.			\$150.00
001.0000.15.521.10.49.001		9/15/2026		Dues 2026-00688	PD Associate Dues: Westby & Pr		150.00

of Checks Issued 318

Total \$ 3,813,342.47

Voids:

Ck# 99898	20.00
Ck# 102579	330.30
Ck# 102830	7,800.00
Ck# 99839	10.00
Ck# 102666	818.20
	\$3,804,363.97



To: Mayor and City Councilmembers
From: Tho Kraus, Deputy City Manager
Through: Douglas Russell, City Manager *Doug Russell*
Date: November 02, 2026
Subject: Payroll Approval

Payroll Period(s): September 16-30, 2026 – October 01- 15, 2026

Total Amount: \$3,426,470.34

Checks Issued:

09/16-09/30/26	Checks #114816-114820	\$26,053.05
10/01-10/15/26	Checks #114821-114823	\$917.32

Direct Deposit Checks Issued:

09/16-09/30/26	Checks #206751-206979	\$992,282.79
10/01-10/15/26	Checks #206980-207199	\$1,005,340.67

EFT Checks Issued:

09/16-09/30/26	Checks #114899-114943	\$946,549.60
10/01-10/15/26	Checks #114945-114955	\$149,709.45

Federal Tax Deposit:

09/16-09/30/26	Federal Tax Deposit	\$151,129.19
10/01-10/15/26	Federal Tax Deposit	\$154,488.27

Grand Total: **\$3,426,470.34**

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.

Tho Kraus
Deputy City Manager/Chief Financial Officer

Douglas Russell
City Manager

Payroll Distribution**City of Lakewood****Pay Period ending 09-16-2026 thru 10-15-2026**

Direct Deposit and ACH in the amount of:	\$	3,399,499.97
Payroll Ck#'s 114816 - 114823 in the amount of:	\$	26,970.37
Total Payroll Distribution:	\$	3,426,470.34

Employee Pay Total by Fund:

<u>Fund 001 - General</u>	Amount
City Council	\$ 11,720.00
Municipal Court	\$ 78,317.31
City Manager	\$ 56,955.62
Administrative Services	\$ 81,221.00
Legal	\$ 65,278.00
Human Resources	\$ 39,345.08
Planning and Public Works	\$ 156,672.69
Parks, Recreation and Community Services	\$ 144,945.95
Police	\$ 1,363,708.28
General Fund Total	\$ 1,998,163.93
Fund 101 - Street	\$ 56,501.15
Fund 104 - Hotel / Motel Lodging Tax	\$ 465.12
Fund 105 - Property Abatement/Rental Housing Safety Program	\$ 14,481.84
Fund 180 - Narcotics Seizure	\$ 1,105.83
Fund 190 - CDBG Grants	\$ 13,927.16
Fund 192 - SSMCP	\$ 9,945.00
Fund 195 - Public Safety Grants	\$ 7,277.40
Fund 196 - ARPA Grant	\$ 3,495.57
Fund 301 - Parks CIP	\$ 16,722.43
Fund 302 - Transportation CIP	\$ 81,859.43
Fund 311 - Sewer Capital Project	\$ 18,516.83
Fund 401 - Surface Water Management	\$ 49,131.35
Fund 502 - Property Management	\$ 17,584.48
Fund 503 - Information Technology	\$ 31,544.92
Other Funds Total	\$ 322,558.51

Employee Gross Pay Total:	\$	2,320,722.44
Benefits and Deductions:	\$	1,105,747.90
Grand Total:	\$	3,426,470.34

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 2, 2026	TITLE: Motion authorizing award of a construction contract to R.L. Alia Co. in the amount of \$2,045,453.05 plus a ten percent contingency for the Kendrick Street – 111 th to 108 th and 111 th – Bridgeport to 112 th project.	TYPE OF ACTION: — ORDINANCE — RESOLUTION ☒ MOTION NO. 2026-77 — OTHER
REVIEW: November 2, 2026	ATTACHMENTS: Bid Tabulations Vicinity Map	

SUBMITTED BY: Jeff Rimack, Planning and Public Works Director

RECOMMENDATION: It is recommended that the City Council authorize award of a construction contract to R.L. Alia Company in the amount of \$2,045,453.05 plus a ten percent contingency (\$204,545.31) for the construction of the Kendrick Street – 111th to 108th & 111th – Bridgeport to 112th project.

DISCUSSION: The City received competitive bids from 13 contractors; bid tabulations for the project are attached.

Through this contract, curbs, sidewalks, total roadway reconstruction, storm drainage, and street lighting will be installed along Kendrick between 111th and 108th. Similar improvements without street lighting will be made along 111th between Bridgeport and 112th.

ALTERNATIVE(S): There is no practical alternative except to reject all bids and re-bid the project. It is unlikely that a re-bid would decrease bids.

FISCAL IMPACT: This project is a part of the Lakewood Station Access Improvement project. The project is fully reimbursable through agreement GA 0100-23 with Sound Transit and an interlocal agreement with Lakewood Water District.

Troy Pokswinski, P.E.

Prepared by

Jeff Rimack

Department Director



City Manager Review

BID TABULATIONS

Wednesday, October 21, 2026

Kendrick Street - 111th to 108th & 111th - Bridgeport to 112th Roadway Improvements
302.0111
October 21, 2026

Note: We hereby certify that these tabulated bids represent
all bids received and that the additions of all prices shown
have been checked and corrected.

SCHEDULE A - KENDRICK ROADWAY & STORM					ENGINEER'S ESTIMATE		R.L. ALIA		TUCCI & SONS		REED TRUCKING		SOUND PACIFIC		ACTIVE CONSTRUCTION		MILES RESOURCES	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
A-1	Minor Change	30,000	FA	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	
A-2	Roadway Surveying	1	LS	\$50,000.00	\$50,000.00	\$15,070.00	\$15,070.00	\$16,000.00	\$16,000.00	\$16,500.00	\$16,500.00	\$17,000.00	\$17,000.00	\$16,000.00	\$16,000.00	\$15,850.00	\$15,850.00	
A-3	Apprenticeship Incentive/Penalty	2,000	CALC	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	
A-4	SPCC Plan	1	LS	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$250.00	\$250.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$150.00	\$150.00	\$240.00	\$240.00	
A-5	Mobilization	1	LS	\$123,900.00	\$123,900.00	\$100,000.00	\$100,000.00	\$64,000.00	\$64,000.00	\$65,000.00	\$65,000.00	\$102,000.00	\$102,000.00	\$120,000.00	\$120,000.00	\$55,285.00	\$55,285.00	
A-6	Project Temporary Traffic Control	1	LS	\$70,000.00	\$70,000.00	\$15,000.00	\$15,000.00	\$55,000.00	\$55,000.00	\$50,000.00	\$50,000.00	\$46,000.00	\$46,000.00	\$77,850.00	\$77,850.00	\$95,800.00	\$95,800.00	
A-7	Clearing and Grubbing	1	LS	\$50,000.00	\$50,000.00	\$7,000.00	\$7,000.00	\$28,000.00	\$28,000.00	\$15,000.00	\$15,000.00	\$13,000.00	\$13,000.00	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00	
A-8	Removal of Structures and Obstructions	1	LS	\$15,000.00	\$15,000.00	\$11,850.00	\$11,850.00	\$10,000.00	\$10,000.00	\$2,500.00	\$2,500.00	\$6,000.00	\$6,000.00	\$10,000.00	\$10,000.00	\$14,700.00	\$14,700.00	
A-9	Sawcutting	625	LF	\$6.00	\$3,750.00	\$4.00	\$2,500.00	\$4.00	\$2,500.00	\$6.00	\$3,750.00	\$5.00	\$3,125.00	\$5.00	\$3,125.00	\$4.20	\$2,625.00	
A-10	Roadway Excavation Incl. Haul	1,750	CY	\$55.00	\$96,250.00	\$35.00	\$61,250.00	\$25.00	\$43,750.00	\$35.00	\$61,250.00	\$39.00	\$68,250.00	\$63.50	\$111,125.00	\$40.00	\$70,000.00	
A-11	Embankment Compaction	150	CY	\$12.00	\$1,800.00	\$13.00	\$1,950.00	\$20.00	\$3,000.00	\$5.00	\$750.00	\$9.00	\$1,350.00	\$7.00	\$1,050.00	\$51.00	\$7,650.00	
A-12	Trimming and Cleanup	10,000	FA	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	
A-13	Shoring or Extra Excavation Cl B	1	LS	\$5,000.00	\$5,000.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	\$1.00	\$1.00	\$2,000.00	\$2,000.00	\$100.00	\$100.00	\$262.00	\$262.00	
A-14	Crushed Surfacing Top Course	880	TN	\$50.00	\$44,000.00	\$55.00	\$48,400.00	\$50.00	\$44,000.00	\$45.00	\$39,600.00	\$52.00	\$45,760.00	\$52.00	\$45,760.00	\$48.50	\$42,680.00	
A-15	HMA Cl. 1/2" PG 58H-22	1,300	TN	\$110.00	\$143,000.00	\$105.00	\$136,500.00	\$100.00	\$130,000.00	\$108.00	\$140,400.00	\$104.00	\$135,200.00	\$111.00	\$144,300.00	\$106.40	\$138,320.00	
A-16	Commercial HMA	280	TN	\$225.00	\$63,000.00	\$180.00	\$50,400.00	\$170.00	\$47,600.00	\$178.00	\$49,840.00	\$172.00	\$48,160.00	\$190.00	\$53,200.00	\$234.00	\$65,520.00	
A-17	Asphalt Cost Price Adjustment	10,000	CALC	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	
A-18	Infiltration Gallery, Chamber	200	LF	\$85.00	\$17,000.00	\$118.00	\$23,600.00	\$151.00	\$30,200.00	\$130.00	\$26,000.00	\$140.00	\$28,000.00	\$135.00	\$27,000.00	\$162.00	\$32,400.00	
A-19	Sch. A Storm Sewer Pipe 8-Inch Diam.	25	LF	\$70.00	\$1,750.00	\$88.00	\$2,200.00	\$80.00	\$2,000.00	\$125.00	\$3,125.00	\$80.00	\$2,000.00	\$90.00	\$2,250.00	\$135.00	\$3,375.00	
A-20	Sch. A Storm Sewer Pipe 12-Inch Diam.	114	LF	\$70.00	\$7,980.00	\$95.00	\$10,830.00	\$95.00	\$10,830.00	\$125.00	\$14,250.00	\$65.00	\$7,410.00	\$88.00	\$10,032.00	\$143.00	\$16,302.00	
A-21	Catch Basin Type 1	10	EA	\$2,100.00	\$21,000.00	\$1,980.00	\$19,800.00	\$1,900.00	\$19,000.00	\$2,000.00	\$20,000.00	\$2,300.00	\$23,000.00	\$1,500.00	\$15,000.00	\$2,243.00	\$22,430.00	
A-22	Catch Basin Type 1P W Downturned Elbow	5	EA	\$2,400.00	\$12,000.00	\$2,040.00	\$10,200.00	\$2,250.00	\$11,250.00	\$2,150.00	\$10,750.00	\$2,700.00	\$13,500.00	\$1,650.00	\$8,250.00	\$2,565.00	\$12,825.00	
A-23	Adjust Manhole	3	EA	\$950.00	\$2,850.00	\$615.00	\$1,845.00	\$900.00	\$2,700.00	\$750.00	\$2,250.00	\$950.00	\$2,850.00	\$745.00	\$2,235.00	\$1,347.00	\$4,041.00	
A-24	Connection to Existing Drainage System	3	EA	\$950.00	\$2,850.00	\$1,135.00	\$3,405.00	\$1,800.00	\$5,400.00	\$500.00	\$1,500.00	\$950.00	\$2,850.00	\$2,050.00	\$6,150.00	\$1,822.00	\$5,466.00	
A-25	Potholing Existing Utilities	7,500	FA	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00	
A-26	Resolution of Utility Conflicts	10,000	FA	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	
A-27	Adjust Valve Casing	2	EA	\$650.00	\$1,300.00	\$700.00	\$1,400.00	\$900.00	\$1,800.00	\$500.00	\$1,000.00	\$650.00	\$1,300.00	\$560.00	\$1,120.00	\$1,232.00	\$2,464.00	
A-28	Adjust Junction Box	1	EA	\$650.00	\$650.00	\$700.00	\$700.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$700.00	\$700.00	\$550.00	\$550.00	\$535.00	\$535.00	
A-29	Inlet Protection	10	EA	\$80.00	\$800.00	\$55.00	\$550.00	\$67.00	\$670.00	\$50.00	\$500.00	\$100.00	\$1,000.00	\$70.00	\$700.00	\$95.65	\$956.50	
A-30	Erosion/Water Pollution Control	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	
A-31	Seeded Lawn Installation	25	SY	\$2.25	\$56.25	\$105.00	\$2,625.00	\$10.00	\$250.00	\$110.00	\$2,750.00	\$105.00	\$2,625.00	\$2.00	\$50.00	\$106.50	\$2,662.50	
A-32	Bark Mulch	170	CY	\$80.00	\$13,600.00	\$55.00	\$9,350.00	\$94.00	\$15,980.00	\$60.00	\$10,200.00	\$60.00	\$10,200.00	\$90.50	\$15,385.00	\$58.60	\$9,962.00	
A-33	Topsoil Type A	120	CY	\$70.00	\$8,400.00	\$65.00	\$7,800.00	\$96.00	\$11,520.00	\$70.00	\$8,400.00	\$70.00	\$8,400.00	\$92.00	\$11,040.00	\$83.10	\$9,972.00	
A-34	Plant Selection Prunus Sargentii 'Columnaris', 2" Cal	25	EA	\$450.00	\$11,250.00	\$160.00	\$4,000.00	\$395.00	\$9,875.00	\$175.00	\$4,375.00	\$165.00	\$4,125.00	\$380.00	\$9,500.00	\$170.50	\$4,262.50	
A-35	Plant Selection Parrotia Persica 'Venessa', 2" Cal	18	EA	\$450.00	\$8,100.00	\$160.00	\$2,880.00	\$395.00	\$7,110.00	\$175.00	\$3,150.00	\$165.00	\$2,970.00	\$380.00	\$8,640.00	\$170.50	\$3,069.00	
A-36	Plant Selection Compact Coral Barberry, #2 Cont	63	EA	\$35.00	\$2,205.00	\$12.00	\$756.00	\$26.00	\$1,638.00	\$13.00	\$819.00	\$13.00	\$819.00	\$25.00	\$1,575.00	\$12.75	\$803.25	
A-37	Plant Selection Kelseyi Dwarf Redtwig Dogwood, #2 Cont	166	EA	\$30.00	\$4,980.00	\$12.00	\$1,992.00	\$26.00	\$4,316.00	\$13.00	\$2,158.00	\$13.00	\$2,158.00	\$25.00	\$4,150.00	\$12.75	\$2,116.50	
A-38	Plant Selection Blue Oat Grass, #1 Cont	242	EA	\$20.00	\$4,840.00	\$6.00	\$1,452.00	\$12.00	\$2,904.00	\$6.50	\$1,573.00	\$6.00	\$1,452.00	\$11.00	\$2,662.00	\$6.40	\$1,548.80	
A-39	Plant Selection Purple D' Oror Daylily, 1 Gal	104	EA	\$25.00	\$2,600.00	\$6.00	\$624.00	\$13.00	\$1,352.00	\$6.50	\$676.00	\$6.00	\$624.00	\$12.00	\$1,248.00	\$6.40	\$665.60	
A-40	Plant Selection Stella De Oro Daylily, 1 Gal	104	EA	\$15.00	\$1,560.00	\$6.00	\$624.00	\$12.00	\$1,248.00	\$6.50	\$676.00	\$6.00	\$624.00	\$11.50	\$1,196.00	\$6.40	\$665.60	
A-41	Plant Selection Mediterranean Pink Heath, 1 Gal	460	EA	\$15.00	\$6,900.00	\$6.00	\$2,760.00	\$13.00	\$5,980.00	\$6.50	\$2,990.00	\$6.00	\$2,760.00	\$12.00	\$5,520.00	\$6.40	\$2,944.00	
A-42	Plant Selection Mount Vernon English Laurel, #2 Cont	200	EA	\$30.00	\$6,000.00	\$12.00	\$2,400.00	\$29.00	\$5,800.00	\$13.00	\$2,600.00	\$13.00	\$2,600.00	\$27.00	\$5,400.00	\$12.75	\$2,550.00	
A-43	Irrigation System Complete	1	LS	\$45,000.00	\$45,000.00	\$51,000.00	\$51,000.00	\$13,500.00	\$13,500.00	\$53,000.00	\$53,000.00	\$54,000.00	\$54,000.00	\$16,000.00	\$16,000.00	\$26,635.00	\$26,635.00	
A-44	Cement Concrete Traffic Curb and Gutter	2,170	LF	\$28.00	\$60,760.00	\$22.00	\$47,740.00	\$30.00	\$65,100.00	\$27.00	\$58,590.00	\$31.00	\$67,270.00	\$28.00	\$60,760.00	\$34.00	\$73,780.00	
A-45	Cement Concrete Pedestrian Curb	1,590	LF	\$28.00	\$44,520.00	\$24.00	\$38,160.00	\$24.50	\$38,955.00	\$29.00	\$46,110.00	\$36.00	\$57,240.00	\$25.50	\$40,545.00	\$38.00	\$60,420.00	
A-46	Cement Concrete Driveway	5	SY	\$70.00	\$350.00	\$63.00	\$315.00	\$110.00	\$550.00	\$130.00	\$650.00	\$110.00	\$550.00	\$88.00	\$440.00	\$89.00	\$445.00	
A-47	Cement Concrete Driveway Entrance Type 2	415	SY	\$70.00	\$29,050.00	\$63.00	\$26,145.00	\$75.00	\$31,125.00	\$98.00	\$40,670.00	\$84.00	\$34,860.00	\$83.00	\$34,445.00	\$121.00	\$50,215.00	
A-48	Raised Pavement Marker Type 2	1	HUN	\$300.00	\$300.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,650.00	\$1,650.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,575.00	\$1,575.00	
A-49	Monument Case and Cover	2	EA	\$2,000.00	\$4,000.00	\$1,350.00	\$2,700.00	\$750.00	\$1,500.00</									

SCHEDULE B - KENDRICK WATER MAIN				ENGINEER'S ESTIMATE		R.L. ALIA		TUCCI & SONS		REED TRUCKING		SOUND PACIFIC		ACTIVE CONSTRUCTION		MILES RESOURCES	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
B-1	Mobilization	1	LS	\$38,000.00	\$38,000.00	\$7,500.00	\$7,500.00	\$1,000.00	\$1,000.00	\$1.00	\$1.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$3,269.56	\$3,269.56
B-2	Survey	1	LS	\$15,000.00	\$15,000.00	\$2,095.00	\$2,095.00	\$2,150.00	\$2,150.00	\$2,200.00	\$2,200.00	\$2,100.00	\$2,100.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00
B-3	Traffic Control	1	LS	\$20,000.00	\$20,000.00	\$2,500.00	\$2,500.00	\$7,500.00	\$7,500.00	\$1.00	\$1.00	\$13,000.00	\$13,000.00	\$5,000.00	\$5,000.00	\$3,125.00	\$3,125.00
B-4	Shoring or Extra Excavation Cl. B	1	LS	\$10,000.00	\$10,000.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$1.00	\$1.00	\$2,600.00	\$2,600.00	\$100.00	\$100.00	\$262.00	\$262.00
B-5	HMA for Patch	10	TN	\$225.00	\$2,250.00	\$350.00	\$3,500.00	\$125.00	\$1,250.00	\$178.00	\$1,780.00	\$175.00	\$1,750.00	\$300.00	\$3,000.00	\$80.00	\$800.00
B-6	CSTC	20	TN	\$100.00	\$2,000.00	\$95.00	\$1,900.00	\$50.00	\$1,000.00	\$45.00	\$900.00	\$65.00	\$1,300.00	\$83.00	\$1,660.00	\$48.50	\$970.00
B-7	Gravel Backfill for Pipe Zone Bedding	155	CY	\$25.00	\$3,875.00	\$69.00	\$10,695.00	\$75.00	\$11,625.00	\$40.00	\$6,200.00	\$65.00	\$10,075.00	\$99.00	\$15,345.00	\$41.50	\$6,432.50
B-8	Potholing	8,000	FA	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00
B-9	Ductile Iron Pipe for Water Main 8 In. Diam.	1,050	LF	\$150.00	\$157,500.00	\$105.00	\$110,250.00	\$80.00	\$84,000.00	\$90.00	\$94,500.00	\$83.00	\$87,150.00	\$82.00	\$86,100.00	\$83.75	\$87,937.50
B-10	Connection to Existing System	2	EA	\$3,000.00	\$6,000.00	\$5,500.00	\$11,000.00	\$4,000.00	\$8,000.00	\$3,000.00	\$6,000.00	\$4,300.00	\$8,600.00	\$3,500.00	\$7,000.00	\$3,355.00	\$6,710.00
B-11	D.I Fittings 8 In.	9	EA	\$1,000.00	\$9,000.00	\$480.00	\$4,320.00	\$350.00	\$3,150.00	\$300.00	\$2,700.00	\$560.00	\$5,040.00	\$495.00	\$4,455.00	\$434.00	\$3,906.00
B-12	Gate Valve 8 In.	4	EA	\$3,000.00	\$12,000.00	\$3,060.00	\$12,240.00	\$2,500.00	\$10,000.00	\$2,750.00	\$11,000.00	\$2,600.00	\$10,400.00	\$3,450.00	\$13,800.00	\$3,110.00	\$12,440.00
B-13	Hydrant Assembly	4	EA	\$8,000.00	\$32,000.00	\$8,200.00	\$32,800.00	\$8,900.00	\$35,600.00	\$7,500.00	\$30,000.00	\$7,700.00	\$30,800.00	\$8,000.00	\$32,000.00	\$9,206.00	\$36,824.00
B-14	Near Side Service Connection	4	EA	\$3,000.00	\$12,000.00	\$2,400.00	\$9,600.00	\$2,400.00	\$9,600.00	\$2,400.00	\$9,600.00	\$2,100.00	\$8,400.00	\$2,500.00	\$10,000.00	\$2,515.00	\$10,060.00
B-15	Far Side Service Connection	10	EA	\$4,500.00	\$45,000.00	\$3,240.00	\$32,400.00	\$2,900.00	\$29,000.00	\$3,000.00	\$30,000.00	\$2,900.00	\$29,000.00	\$4,000.00	\$40,000.00	\$3,795.00	\$37,950.00
SCHEUDLE B SUBTOTAL				\$372,625.00		\$249,300.00		\$213,375.00		\$202,883.00		\$228,215.00		\$233,660.00		\$220,886.56	
SCHEDULE B SALES TAX (10.3%)				\$38,380.38		\$25,677.90		\$21,977.63		\$20,896.95		\$23,506.15		\$24,066.98		\$22,751.32	
SCHEDULE B TOTAL				\$411,005.38		\$274,977.90		\$235,352.63		\$223,779.95		\$251,721.15		\$257,726.98		\$243,637.88	

SCHEDULE C - 111TH ROADWAY & STORM				ENGINEER'S ESTIMATE		R.L. ALIA		TUCCI & SONS		REED TRUCKING		SOUND PACIFIC		ACTIVE CONSTRUCTION		MILES RESOURCES	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
C-1	Minor Change	15,000	FA	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00
C-2	Roadway Surveying	1	LS	\$15,000.00	\$15,000.00	\$8,625.00	\$8,625.00	\$9,000.00	\$9,000.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,100.00	\$9,100.00	\$9,066.00	\$9,066.00
C-3	SPCC Plan	1	LS	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$250.00	\$250.00	\$1.00	\$1.00	\$1,000.00	\$1,000.00	\$150.00	\$150.00	\$239.00	\$239.00
C-4	Mobilization	1	LS	\$48,900.00	\$48,900.00	\$55,000.00	\$55,000.00	\$25,000.00	\$25,000.00	\$65,000.00	\$65,000.00	\$37,000.00	\$37,000.00	\$5,000.00	\$5,000.00	\$18,745.00	\$18,745.00
C-5	Project Temporary Traffic Control	1	LS	\$30,000.00	\$30,000.00	\$3,500.00	\$3,500.00	\$35,000.00	\$35,000.00	\$50,000.00	\$50,000.00	\$29,000.00	\$29,000.00	\$5,000.00	\$5,000.00	\$14,750.00	\$14,750.00
C-6	Clearing and Grubbing	1	LS	\$20,000.00	\$20,000.00	\$4,500.00	\$4,500.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$2,800.00	\$2,800.00	\$8,800.00	\$8,800.00	\$17,200.00	\$17,200.00
C-7	Removal of Structures and Obstructions	1	LS	\$7,000.00	\$7,000.00	\$2,085.00	\$2,085.00	\$8,000.00	\$8,000.00	\$2,500.00	\$2,500.00	\$4,500.00	\$4,500.00	\$5,300.00	\$5,300.00	\$8,340.00	\$8,340.00
C-8	Sawcutting	420	LF	\$6.00	\$2,520.00	\$4.00	\$1,680.00	\$4.00	\$1,680.00	\$6.00	\$2,520.00	\$6.00	\$2,520.00	\$5.00	\$2,100.00	\$4.20	\$1,764.00
C-9	Roadway Excavation Incl. Haul	1,004	CY	\$55.00	\$55,220.00	\$35.00	\$35,140.00	\$27.50	\$27,610.00	\$35.00	\$35,140.00	\$45.00	\$45,180.00	\$63.50	\$63,754.00	\$51.00	\$51,204.00
C-10	Embankment Compaction	70	CY	\$12.00	\$840.00	\$13.00	\$910.00	\$20.00	\$1,400.00	\$5.00	\$350.00	\$9.00	\$630.00	\$7.00	\$490.00	\$29.00	\$2,030.00
C-11	Trimming and Cleanup	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00
C-12	Shoring or Extra Excavation Cl. B	1	LS	\$5,000.00	\$5,000.00	\$575.00	\$575.00	\$3,500.00	\$3,500.00	\$500.00	\$500.00	\$2,200.00	\$2,200.00	\$100.00	\$100.00	\$262.00	\$262.00
C-13	Crushed Surfacing Top Course	251	TN	\$50.00	\$12,550.00	\$55.00	\$13,805.00	\$50.00	\$12,550.00	\$45.00	\$11,295.00	\$52.00	\$13,052.00	\$52.00	\$13,052.00	\$128.00	\$32,128.00
C-14	HMA, Cl. 1/2", PG 58 -22	622	TN	\$110.00	\$68,420.00	\$105.00	\$65,310.00	\$100.00	\$62,200.00	\$108.00	\$67,176.00	\$107.00	\$66,554.00	\$111.00	\$69,042.00	\$111.00	\$69,042.00
C-15	Commercial HMA	22	TN	\$225.00	\$4,950.00	\$180.00	\$3,960.00	\$170.00	\$3,740.00	\$178.00	\$3,916.00	\$172.00	\$3,784.00	\$190.00	\$4,180.00	\$422.00	\$9,284.00
C-16	Asphalt Cost Price Adjustment	2,500	CALC	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00
C-17	Infiltration Gallery, Chamber	158	LF	\$85.00	\$13,430.00	\$118.00	\$18,644.00	\$151.00	\$23,858.00	\$130.00	\$20,540.00	\$125.00	\$19,750.00	\$135.00	\$21,330.00	\$144.00	\$22,752.00
C-18	Schedule A Storm Sewer Pipe, 8-In Daim.	15	LF	\$70.00	\$1,050.00	\$88.00	\$1,320.00	\$80.00	\$1,200.00	\$125.00	\$1,875.00	\$85.00	\$1,275.00	\$90.00	\$1,350.00	\$179.50	\$2,692.50
C-19	Schedule A Storm Sewer Pipe, 12-In. Diam.	75	LF	\$70.00	\$5,250.00	\$95.00	\$7,125.00	\$95.00	\$7,125.00	\$125.00	\$9,375.00	\$65.00	\$4,875.00	\$88.00	\$6,600.00	\$94.00	\$7,050.00
C-20	Catch Basin Type 1	6	EA	\$2,100.00	\$12,600.00	\$1,960.00	\$11,760.00	\$1,900.00	\$11,400.00	\$2,000.00	\$12,000.00	\$2,300.00	\$13,800.00	\$1,500.00	\$9,000.00	\$2,260.00	\$13,560.00
C-21	Catch Basin Type 1P W Downturned Elbow	3	EA	\$2,400.00	\$7,200.00	\$2,040.00	\$6,120.00	\$2,250.00	\$6,750.00	\$2,150.00	\$6,450.00	\$2,500.00	\$7,500.00	\$1,650.00	\$4,950.00	\$2,584.00	\$7,752.00
C-22	Rectangular Frame and Grate	2	EA	\$700.00	\$1,400.00	\$400.00	\$800.00	\$700.00	\$1,400.00	\$500.00	\$1,000.00	\$750.00	\$1,500.00	\$900.00	\$1,800.00	\$1,123.00	\$2,246.00
C-23	Adjust Manhole	2	EA	\$950.00	\$1,900.00	\$1,100.00	\$2,200.00	\$900.00	\$1,800.00	\$750.00	\$1,500.00	\$1,000.00	\$2,000.00	\$745.00	\$1,490.00	\$1,260.00	\$2,520.00
C-24	Connectin to Existing Drainage System	1	EA	\$950.00	\$950.00	\$1,200.00	\$1,200.00	\$2,750.00	\$2,750.00	\$500.00	\$500.00	\$900.00	\$900.00	\$2,050.00	\$2,050.00	\$2,035.00	\$2,035.00
C-25	Potholing Existing Utilities	2,500	FA	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00
C-26	Resolution of Utility Conflicts	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00
C-27	Adjust Valve Casing	8	EA	\$650.00	\$5,200.00	\$615.00	\$4,920.00	\$900.00	\$7,200.00	\$500.00	\$4,000.00	\$625.00	\$5,000.00	\$560.00	\$4,480.00	\$1,232.00	\$9,856.00
C-28	Inlet Protection	4	EA	\$80.00	\$320.00	\$55.00	\$220.00	\$67.00	\$268.00	\$50.00	\$200.00	\$100.00	\$400.00	\$70.00	\$280.00	\$95.00	\$380.00
C-29	Erosion/Water Pollution Control	2,500	FA	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00
C-30	Bark Mulch	65	CY	\$80.00	\$5,200.00	\$55.00	\$3,575.00	\$94.00	\$6,110.00	\$60.00	\$3,900.00	\$60.00	\$3,900.00	\$90.50	\$5,882.50	\$58.60	\$3,809.00
C-31	Topsoil Type A	165	CY	\$70.00	\$11,550.00	\$65.00	\$10,725.00	\$96.00	\$15,840.00	\$70.00	\$11,550.00	\$70.00	\$11,550.00	\$92.00	\$15,180.00	\$83.00	\$13,695.00
C-32	Plant Selection Prunus Sargentii 'Columnaris', 2" Cal	14	EA	\$450.00	\$6,300.00	\$160.00	\$2,240.00	\$395.00	\$5,530.00	\$175.00	\$2,450.00	\$165.00	\$2,310.00	\$380.00	\$5,320.00	\$170.50	\$2,387.00
C-33	Plant Selection Parrotia Persica 'Venessa', 2" Cal	10	EA	\$450.00	\$4,500.00	\$160.00	\$1,600.00	\$395.00	\$3,950.00	\$175.00	\$1,750.00	\$165.00	\$1,650.00	\$380.00	\$3,800.00	\$170.50	\$1,705.00
C-34	Plant Selection Compact Coral Barbary, #2 Cont	42	EA	\$35.00	\$1,470.00	\$12.00	\$504.00	\$26.00	\$1,092.00	\$13.00	\$546.00	\$13.00	\$546.00	\$25.00	\$1,050.00	\$12.75	\$535.50
C-35	Plant Selection Kelseiy Dwarf Redtwig Dogwood, #2 Cont	112	EA	\$30.00	\$3,360.00	\$12.00	\$1,344.00	\$26.00	\$2,912.00	\$13.00	\$1,456.00	\$13.00	\$1,456.00	\$25.00	\$2,800.00	\$12.75	\$1,428.00
C-36	Plant Selection Blue Oat Grass, #1 Cont	45	EA	\$20.00	\$900.00	\$6.00	\$270.00	\$13.00	\$585.00	\$6.50	\$292.50	\$6.00	\$270.00	\$11.00	\$495.00	\$6.40	\$288.00
C-37	Plant Selection Purple D' Oror Daylily, 1 Gal	22	EA	\$25.00	\$550.00	\$6.00	\$132.00	\$12.00	\$264.00	\$6.50	\$143.00	\$6.00	\$132.00	\$12.00	\$264.00	\$6.40	\$140.80
C-38	Plant Selection Stella De Oro Daylily, 1 Gal	22	EA	\$15.00	\$330.00	\$6.00	\$132.00	\$13.00	\$286.00	\$6.50	\$143.00	\$6.00	\$132.00	\$11.50	\$253.00	\$6.40	\$140.80
C-39	Plant Selection Mediterranean Pink Heath, 1 Gal	136	EA	\$15.00	\$2,040.00	\$6.00	\$816.00	\$12.50	\$1,700.00	\$6.50	\$884.00	\$6.00	\$816.00	\$12.00	\$1,632.00	\$6.40	\$870.40
C-40	Plant Selection Mount Vernon English Laurel, #2 Cont	152	EA	\$30.00	\$4,560.00	\$12.00	\$1,824.00	\$29.00	\$4,408.00	\$6.50	\$988.00	\$13.00	\$1,976.00	\$27.00	\$4,104.00	\$12.75	\$1,938.00
C-41	Irrigation System Complete	1	LS	\$25,000.00	\$25,000.00	\$29,200.00	\$29,200.00	\$10,500.00	\$10,500.00	\$30,000.00	\$30,000.00	\$32,000.00	\$32,000.00	\$12,800.00	\$12,800.00	\$12,800.00	\$12,800.00
C-42	Cement Concrete Traffic Curb and Gutter	1,168	LF	\$28.00	\$32,704.00	\$22.00	\$25,696.00	\$30.00	\$35,040.00	\$27.00	\$31,536.00	\$31.00	\$36,208.00	\$28.00	\$32,704.00	\$29.00	\$33,872.00
C-43	Cement Concrete Pedestrian Curb	106	LF	\$28.00	\$2,968.00	\$24.00	\$2,544.00	\$30.00	\$3,180.00	\$29.00	\$3,074.00	\$36.00	\$3,816.00	\$25.50	\$2,703.00	\$29.50	\$3,127.00
C-44	Cement Concrete Driveway Entrance Type 2	188	SY	\$70.00	\$13,160.00	\$63.00	\$11,844.00	\$75.00	\$14,100.00	\$98.00	\$18,424.00	\$83.00	\$15,604.00	\$83.00	\$15,604.00	\$98.50	\$18,518.00
C-45	Raised Pavement Marker Type 2	1	HUN	\$300.00	\$300.00	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00	\$16.50	\$16.50	\$1,300.00	\$1,300.00	\$1,600.00	\$1,600.00	\$1,575.00	\$1,575.00
C-46	Cement Conc. Sidewalk	668	SY	\$45.00	\$30,060.00	\$51.00	\$34,068.00	\$60.00	\$40,080.00	\$82.00	\$54,776.00	\$63.00	\$42,084.00	\$62.00	\$41,416.00	\$83.00	\$55,444.00
C-47	Cement Conc. Curb Ramp Type Perpendicular	3	EA	\$2,200.00	\$6,600.00	\$1,575.00	\$4,725.00	\$2,200.00	\$6,600.00	\$2,100.00	\$6,300.00	\$1,600.00	\$4,800.00	\$2,450.00	\$7,350.00	\$2,410.00	\$7,230.00
C-48	Cement Conc. Curb Ramp Type Single Direction	3	EA	\$2,200.00	\$6,600.00	\$1,575.00	\$4,725.00	\$2,300.00	\$6,900.00	\$2,400.00	\$7,200.00	\$1,900.00	\$5,700.00	\$2,150.00	\$6,450.00	\$2,567.00	\$7,701.00
C-49	Sharrondale/Halcyn Curb Ramp Replacement	1	LS	\$8,500.00	\$8,500.00	\$2,000.00	\$2,000.00	\$7,000.00	\$7,000.00	\$2,700.00	\$2,700.00	\$5,000.00	\$5,000.00	\$5,800.00	\$5,800.00	\$7,530.00	\$7,530.00
C-50	Detectable Warning Surface	88	SF	\$44.00	\$3,820.00	\$40.00	\$3,520.00	\$53.00	\$4,664.00	\$50.00	\$4,400.00	\$46.00	\$4,048.00	\$42.50	\$3,740.00	\$54.60	\$4,804.80
C-51	Cluster Mailbox Type I	1	EA	\$3,300.00	\$3,300.00	\$3,995.00	\$3,995.00	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$2,050.00	\$2,050.00	\$2,625.00	\$2,625.00
C-52	Permanent Signing	1	LS	\$7,600.00	\$7,600.00	\$4,150.00	\$4,150.00	\$2,500.00	\$2,500.00	\$3,300.00	\$3,300.00	\$3,500.00	\$3,500.00	\$4,400.00	\$4,400.00	\$5,775.00	\$5,775.00

SCHEDULE C - 111TH ROADWAY & STORM				ENGINEER'S ESTIMATE		R.L. ALIA		TUCCI & SONS		REED TRUCKING		SOUND PACIFIC		ACTIVE CONSTRUCTION		MILES RESOURCES	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
C-53	Profiled Plastic Line	482	LF	\$5.00	\$2,410.00	\$6.00	\$2,892.00	\$6.25	\$3,012.50	\$6.50	\$3,133.00	\$6.50	\$3,133.00	\$6.50	\$3,133.00	\$6.30	\$3,036.60
C-54	Plastic Stop Line	13	LF	\$24.00	\$312.00	\$17.00	\$221.00	\$17.50	\$227.50	\$18.50	\$240.50	\$18.00	\$234.00	\$18.00	\$234.00	\$17.85	\$232.05
C-55	Plastic Crosswalk Line	90	SF	\$12.00	\$1,080.00	\$14.00	\$1,260.00	\$13.75	\$1,237.50	\$14.75	\$1,327.50	\$15.00	\$1,350.00	\$14.00	\$1,260.00	\$14.20	\$1,278.00
SCHEDULE C TOTAL				\$538,074.00		\$438,901.00		\$469,399.50		\$534,368.00		\$493,735.00		\$453,922.50		\$529,883.45	

SCHEDULE D - 111TH WATER MAIN				ENGINEER'S ESTIMATE		R.L. ALIA		TUCCI & SONS		REED TRUCKING		SOUND PACIFIC		ACTIVE CONSTRUCTION		MILES RESOURCES	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
D-1	Mobilization	1	LS	\$32,000.00	\$32,000.00	\$5,500.00	\$5,500.00	\$1,000.00	\$1,000.00	\$1.00	\$1.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$4,900.00	\$4,900.00
D-2	Survey	1	LS	\$10,000.00	\$10,000.00	\$2,095.00	\$2,095.00	\$2,150.00	\$2,150.00	\$2,200.00	\$2,200.00	\$2,100.00	\$2,100.00	\$2,200.00	\$2,200.00	\$2,199.00	\$2,199.00
D-3	Traffic Control	1	LS	\$20,000.00	\$20,000.00	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$1.00	\$1.00	\$1,300.00	\$1,300.00	\$5,000.00	\$5,000.00	\$3,125.00	\$3,125.00
D-4	Shoring or Extra Excavation Cl. B	1	LS	\$7,500.00	\$7,500.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$1.00	\$1.00	\$1,100.00	\$1,100.00	\$100.00	\$100.00	\$262.00	\$262.00
D-5	HMA for Patch	10	TN	\$225.00	\$2,250.00	\$350.00	\$3,500.00	\$125.00	\$1,250.00	\$178.00	\$1,780.00	\$175.00	\$1,750.00	\$300.00	\$3,000.00	\$82.65	\$826.50
D-6	CSTC	20	TN	\$100.00	\$2,000.00	\$90.00	\$1,800.00	\$50.00	\$1,000.00	\$45.00	\$900.00	\$65.00	\$1,300.00	\$83.00	\$1,660.00	\$128.00	\$2,560.00
D-7	Gravel Backfill for Pipe Zone Bedding	155	CY	\$25.00	\$3,875.00	\$69.00	\$10,695.00	\$75.00	\$11,625.00	\$40.00	\$6,200.00	\$65.00	\$10,075.00	\$99.00	\$15,345.00	\$41.50	\$6,432.50
D-8	Potholing	4,000	FA	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00
D-9	Ductile Iron Pipe for Water Main 12 In. Diam.	700	LF	\$180.00	\$126,000.00	\$115.00	\$80,500.00	\$120.00	\$84,000.00	\$115.00	\$80,500.00	\$116.00	\$81,200.00	\$121.00	\$84,700.00	\$119.11	\$83,377.00
D-10	Ductile Iron Pipe for Water Main 8 In. Diam.	80	LF	\$150.00	\$12,000.00	\$125.00	\$10,000.00	\$80.00	\$6,400.00	\$90.00	\$7,200.00	\$115.00	\$9,200.00	\$82.00	\$6,560.00	\$92.25	\$7,380.00
D-11	Connection to Existing System	2	EA	\$3,000.00	\$6,000.00	\$5,650.00	\$11,300.00	\$4,000.00	\$8,000.00	\$3,000.00	\$6,000.00	\$5,300.00	\$10,600.00	\$3,500.00	\$7,000.00	\$3,712.00	\$7,424.00
D-12	D.I Fittings 12 In.	6	EA	\$1,400.00	\$8,400.00	\$1,065.00	\$6,390.00	\$1,000.00	\$6,000.00	\$1,000.00	\$6,000.00	\$1,500.00	\$9,000.00	\$1,200.00	\$7,200.00	\$930.00	\$5,580.00
D-13	D.I Fittings 10 In.	4	EA	\$1,200.00	\$4,800.00	\$350.00	\$1,400.00	\$620.00	\$2,480.00	\$300.00	\$1,200.00	\$800.00	\$3,200.00	\$415.00	\$1,660.00	\$655.50	\$2,622.00
D-14	D.I Fittings 8 In.	3	EA	\$700.00	\$2,100.00	\$225.00	\$675.00	\$300.00	\$900.00	\$400.00	\$1,200.00	\$825.00	\$2,475.00	\$495.00	\$1,485.00	\$415.00	\$1,245.00
D-15	Gate Valve 12 In.	2	EA	\$6,500.00	\$13,000.00	\$5,200.00	\$10,400.00	\$4,500.00	\$9,000.00	\$4,700.00	\$9,400.00	\$4,700.00	\$9,400.00	\$5,600.00	\$11,200.00	\$5,321.00	\$10,642.00
D-16	Gate Valve 8 In.	1	EA	\$3,000.00	\$3,000.00	\$3,060.00	\$3,060.00	\$2,500.00	\$2,500.00	\$2,750.00	\$2,750.00	\$2,700.00	\$2,700.00	\$3,450.00	\$3,450.00	\$3,110.00	\$3,110.00
D-17	Hydrant Assembly	3	EA	\$8,000.00	\$24,000.00	\$8,200.00	\$24,600.00	\$9,300.00	\$27,900.00	\$7,500.00	\$22,500.00	\$7,600.00	\$22,800.00	\$8,000.00	\$24,000.00	\$9,443.00	\$28,329.00
D-18	Near Side Service Connection	6	EA	\$3,000.00	\$18,000.00	\$1,600.00	\$9,600.00	\$3,100.00	\$18,600.00	\$2,900.00	\$17,400.00	\$2,900.00	\$17,400.00	\$2,500.00	\$15,000.00	\$3,268.00	\$19,608.00
D-19	Far Side Service Connection	5	EA	\$4,500.00	\$22,500.00	\$3,240.00	\$16,200.00	\$4,000.00	\$20,000.00	\$3,300.00	\$16,500.00	\$3,400.00	\$17,000.00	\$4,000.00	\$20,000.00	\$4,350.00	\$21,750.00
SCHEUDLE D SUBTOTAL				\$321,425.00		\$205,215.00		\$216,805.00		\$185,733.00		\$216,600.00		\$218,560.00		\$215,372.00	
SCHEDULE D SALES TAX (10.3%)				\$33,106.78		\$21,137.15		\$22,330.92		\$19,130.50		\$22,309.80		\$22,511.68		\$22,183.32	
SCHEDULE D TOTAL				\$354,531.78		\$226,352.15		\$239,135.92		\$204,863.50		\$238,909.80		\$241,071.68		\$237,555.32	

				ENGINEER'S ESTIMATE		R.L. ALIA		TUCCI & SONS		REED TRUCKING		SOUND PACIFIC		ACTIVE CONSTRUCTION		MILES RESOURCES	
TOTAL BID				\$2,594,910.25		\$1,998,638.00		\$2,023,574.75		\$2,107,302.50		\$2,152,650.50		\$2,190,190.00		\$2,280,423.96	

BID TABULATIONS

Wednesday, October 21, 2026

Kendrick Street - 111th to 108th & 111th - Bridgeport to 112th Roadway Improvements
302.0111
October 21, 2026

Note: We hereby certify that these tabulated bids represent
all bids received and that the additions of all prices shown
have been checked and corrected.

SCHEDULE A - KENDRICK ROADWAY & STORM						RODARTE		CECCANTI		PACIFIC CIVIL		JANSEN		RAUDENBUSH		NW CASCADE		PIVETTA	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
A-1	Minor Change	30,000	FA	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00	\$1.00	\$30,000.00
A-2	Roadway Surveying	1	LS	\$17,000.00	\$17,000.00	\$15,100.00	\$15,100.00	\$15,000.00	\$15,000.00	\$16,276.00	\$16,276.00	\$22,000.00	\$22,000.00	\$19,000.00	\$19,000.00	\$42,500.00	\$42,500.00		
A-3	Apprenticeship Incentive/Penalty	2,000	CALC	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00
A-4	SPCC Plan	1	LS	\$250.00	\$250.00	\$230.00	\$230.00	\$500.00	\$500.00	\$1,644.00	\$1,644.00	\$500.00	\$500.00	\$500.50	\$500.50	\$1,025.00	\$1,025.00		
A-5	Mobilization	1	LS	\$75,000.00	\$75,000.00	\$130,000.00	\$130,000.00	\$134,000.00	\$134,000.00	\$121,516.00	\$121,516.00	\$140,000.00	\$140,000.00	\$305,278.00	\$305,278.00	\$50,000.00	\$50,000.00		
A-6	Project Temporary Traffic Control	1	LS	\$62,000.00	\$62,000.00	\$128,480.00	\$128,480.00	\$35,000.00	\$35,000.00	\$79,403.00	\$79,403.00	\$104,000.00	\$104,000.00	\$15,000.00	\$15,000.00	\$87,500.00	\$87,500.00		
A-7	Clearing and Grubbing	1	LS	\$6,000.00	\$6,000.00	\$9,640.00	\$9,640.00	\$50,000.00	\$50,000.00	\$30,288.00	\$30,288.00	\$150,000.00	\$150,000.00	\$33,000.00	\$33,000.00	\$21,000.00	\$21,000.00		
A-8	Removal of Structures and Obstructions	1	LS	\$6,000.00	\$6,000.00	\$14,200.00	\$14,200.00	\$15,000.00	\$15,000.00	\$3,868.00	\$3,868.00	\$160,000.00	\$160,000.00	\$19,000.00	\$19,000.00	\$24,000.00	\$24,000.00		
A-9	Sawcutting	625	LF	\$4.00	\$2,500.00	\$3.00	\$1,875.00	\$7.00	\$4,375.00	\$13.00	\$8,125.00	\$4.00	\$2,500.00	\$7.00	\$4,375.00	\$7.50	\$4,687.50		
A-10	Roadway Excavation Incl. Haul	1,750	CY	\$55.00	\$96,250.00	\$45.00	\$78,750.00	\$50.00	\$87,500.00	\$53.00	\$92,750.00	\$61.75	\$108,062.50	\$38.00	\$66,500.00	\$42.50	\$74,375.00		
A-11	Embankment Compaction	150	CY	\$20.00	\$3,000.00	\$25.00	\$3,750.00	\$35.00	\$5,250.00	\$21.00	\$3,150.00	\$18.00	\$2,700.00	\$15.00	\$2,250.00	\$100.00	\$15,000.00		
A-12	Trimming and Cleanup	10,000	FA	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00		
A-13	Shoring or Extra Excavation Cl B	1	LS	\$100.00	\$100.00	\$1,550.00	\$1,550.00	\$500.00	\$500.00	\$1,096.00	\$1,096.00	\$13,000.00	\$13,000.00	\$3,000.00	\$3,000.00	\$4,250.00	\$4,250.00		
A-14	Crushed Surfacing Top Course	880	TN	\$40.00	\$35,200.00	\$40.00	\$35,200.00	\$195.00	\$171,600.00	\$60.00	\$52,800.00	\$31.00	\$27,280.00	\$64.00	\$56,320.00	\$70.00	\$61,600.00		
A-15	HMA Cl. 1/2" PG 58H-22	1,300	TN	\$120.00	\$156,000.00	\$119.00	\$154,700.00	\$138.00	\$179,400.00	\$109.00	\$141,700.00	\$108.00	\$140,400.00	\$125.00	\$162,500.00	\$175.00	\$227,500.00		
A-16	Commercial HMA	280	TN	\$200.00	\$56,000.00	\$188.00	\$52,640.00	\$138.00	\$38,640.00	\$184.00	\$51,520.00	\$170.00	\$47,600.00	\$253.00	\$70,840.00	\$450.00	\$126,000.00		
A-17	Asphalt Cost Price Adjustment	10,000	CALC	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00		
A-18	Infiltration Gallery, Chamber	200	LF	\$185.00	\$37,000.00	\$166.00	\$33,200.00	\$145.00	\$29,000.00	\$269.00	\$53,800.00	\$188.00	\$37,600.00	\$195.00	\$39,000.00	\$255.00	\$51,000.00		
A-19	Sch. A Storm Sewer Pipe 8-Inch Diam.	25	LF	\$110.00	\$2,750.00	\$73.00	\$1,825.00	\$68.00	\$1,700.00	\$93.00	\$2,325.00	\$48.00	\$1,200.00	\$78.00	\$1,950.00	\$165.00	\$4,125.00		
A-20	Sch. A Storm Sewer Pipe 12-Inch Diam.	114	LF	\$120.00	\$13,680.00	\$136.00	\$15,504.00	\$80.00	\$9,120.00	\$98.00	\$11,172.00	\$87.00	\$9,918.00	\$78.00	\$8,892.00	\$115.00	\$13,110.00		
A-21	Catch Basin Type 1	10	EA	\$2,200.00	\$22,000.00	\$2,020.00	\$20,200.00	\$1,750.00	\$17,500.00	\$2,884.00	\$28,840.00	\$2,120.00	\$21,200.00	\$2,100.00	\$21,000.00	\$2,225.00	\$22,250.00		
A-22	Catch Basin Type 1P W Downturned Elbow	5	EA	\$2,200.00	\$11,000.00	\$2,220.00	\$11,100.00	\$1,950.00	\$9,750.00	\$3,023.00	\$15,115.00	\$2,260.00	\$11,300.00	\$2,700.00	\$13,500.00	\$3,000.00	\$15,000.00		
A-23	Adjust Manhole	3	EA	\$1,100.00	\$3,300.00	\$1,115.00	\$3,345.00	\$1,000.00	\$3,000.00	\$1,157.00	\$3,471.00	\$950.00	\$2,850.00	\$750.00	\$2,250.00	\$1,200.00	\$3,600.00		
A-24	Connection to Existing Drainage System	3	EA	\$1,200.00	\$3,600.00	\$1,005.00	\$3,015.00	\$900.00	\$2,700.00	\$1,245.00	\$3,735.00	\$750.00	\$2,250.00	\$3,000.00	\$9,000.00	\$2,100.00	\$6,300.00		
A-25	Potholing Existing Utilities	7,500	FA	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00	\$1.00	\$7,500.00		
A-26	Resolution of Utility Conflicts	10,000	FA	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00		
A-27	Adjust Valve Casing	2	EA	\$450.00	\$900.00	\$605.00	\$1,210.00	\$500.00	\$1,000.00	\$959.00	\$1,918.00	\$700.00	\$1,400.00	\$750.00	\$1,500.00	\$775.00	\$1,550.00		
A-28	Adjust Junction Box	1	EA	\$150.00	\$150.00	\$400.00	\$400.00	\$1,000.00	\$1,000.00	\$971.00	\$971.00	\$1,450.00	\$1,450.00	\$1,100.00	\$1,100.00	\$775.00	\$775.00		
A-29	Inlet Protection	10	EA	\$80.00	\$800.00	\$65.00	\$650.00	\$85.00	\$850.00	\$63.00	\$630.00	\$120.00	\$1,200.00	\$100.00	\$1,000.00	\$125.00	\$1,250.00		
A-30	Erosion/Water Pollution Control	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00		
A-31	Seeded Lawn Installation	25	SY	\$2.00	\$50.00	\$2.00	\$50.00	\$100.00	\$2,500.00	\$108.00	\$2,700.00	\$100.00	\$2,500.00	\$110.00	\$2,750.00	\$11.00	\$275.00		
A-32	Bark Mulch	170	CY	\$100.00	\$17,000.00	\$105.00	\$17,850.00	\$55.00	\$9,350.00	\$59.00	\$10,030.00	\$75.00	\$12,750.00	\$61.00	\$10,370.00	\$115.00	\$19,550.00		
A-33	Topsoil Type A	120	CY	\$105.00	\$12,600.00	\$113.00	\$13,560.00	\$65.00	\$7,800.00	\$70.00	\$8,400.00	\$87.50	\$10,500.00	\$72.00	\$8,640.00	\$115.00	\$13,800.00		
A-34	Plant Selection Prunus Sargentii 'Columnaris', 2" Cal	25	EA	\$445.00	\$11,125.00	\$259.00	\$6,475.00	\$160.00	\$4,000.00	\$173.00	\$4,325.00	\$160.00	\$4,000.00	\$176.00	\$4,400.00	\$850.00	\$21,250.00		
A-35	Plant Selection Parrotia Persica 'Venessa', 2" Cal	18	EA	\$445.00	\$8,010.00	\$259.00	\$4,662.00	\$160.00	\$2,880.00	\$173.00	\$3,114.00	\$160.00	\$2,880.00	\$176.00	\$3,168.00	\$850.00	\$15,300.00		
A-36	Plant Selection Compact Coral Barberry, #2 Cont	63	EA	\$28.00	\$1,764.00	\$23.00	\$1,449.00	\$12.00	\$756.00	\$13.00	\$819.00	\$12.00	\$756.00	\$13.50	\$850.50	\$25.00	\$1,575.00		
A-37	Plant Selection Kelseyi Dwarf Redtwig Dogwood, #2 Cont	166	EA	\$28.00	\$4,648.00	\$23.00	\$3,818.00	\$12.00	\$1,992.00	\$13.00	\$2,158.00	\$12.00	\$1,992.00	\$13.50	\$2,241.00	\$22.50	\$3,735.00		
A-38	Plant Selection Blue Oat Grass, #1 Cont	242	EA	\$13.00	\$3,146.00	\$11.00	\$2,662.00	\$6.00	\$1,452.00	\$6.00	\$1,452.00	\$6.00	\$1,452.00	\$6.50	\$1,573.00	\$15.00	\$3,630.00		
A-39	Plant Selection Purple D' Oror Daylily, 1 Gal	104	EA	\$14.00	\$1,456.00	\$11.00	\$1,144.00	\$6.00	\$624.00	\$6.00	\$624.00	\$6.00	\$624.00	\$6.50	\$676.00	\$16.00	\$1,664.00		
A-40	Plant Selection Stella De Oro Daylily, 1 Gal	104	EA	\$13.00	\$1,352.00	\$11.00	\$1,144.00	\$6.00	\$624.00	\$6.00	\$624.00	\$6.00	\$624.00	\$6.50	\$676.00	\$16.00	\$1,664.00		
A-41	Plant Selection Mediterranean Pink Heath, 1 Gal	460	EA	\$14.00	\$6,440.00	\$11.00	\$5,060.00	\$6.00	\$2,760.00	\$6.00	\$2,760.00	\$6.00	\$2,760.00	\$6.50	\$2,990.00	\$16.00	\$7,360.00		
A-42	Plant Selection Mount Vernon English Laurel, #2 Cont	200	EA	\$30.00	\$6,000.00	\$26.00	\$5,200.00	\$12.00	\$2,400.00	\$13.00	\$2,600.00	\$6.00	\$1,200.00	\$13.50	\$2,700.00	\$35.00	\$7,000.00		
A-43	Irrigation System Complete	1	LS	\$17,000.00	\$17,000.00	\$12,400.00	\$12,400.00	\$25,000.00	\$25,000.00	\$27,000.00	\$27,000.00	\$25,000.00	\$25,000.00	\$45,000.00	\$45,000.00	\$55,000.00	\$55,000.00		
A-44	Cement Concrete Traffic Curb and Gutter	2,170	LF	\$35.00	\$75,950.00	\$29.00	\$62,930.00	\$23.00	\$49,910.00	\$30.00	\$65,100.00	\$28.25	\$61,302.50	\$30.00	\$65,100.00	\$30.00	\$65,100.00		
A-45	Cement Concrete Pedestrian Curb	1,590	LF	\$37.00	\$58,830.00	\$31.00	\$49,290.00	\$29.00	\$46,110.00	\$43.00	\$68,370.00	\$24.00	\$38,160.00	\$36.00	\$57,240.00	\$30.00	\$47,700.00		
A-46	Cement Concrete Driveway	5	SY	\$125.00	\$625.00	\$107.00	\$535.00	\$100.00	\$500.00	\$79.00	\$395.00	\$62.00	\$310.00	\$107.00	\$535.00	\$105.00	\$525.00		
A-47	Cement Concrete Driveway Entrance Type 2	415	SY	\$90.00	\$37,350.00														

SCHEDULE B - KENDRICK WATER MAIN				RODARTE		CECCANTI		PACIFIC CIVIL		JANSEN		RAUDENBUSH		NW CASCADE		PIVETTA	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
B-1	Mobilization	1	LS	\$10,000.00	\$10,000.00	\$3,100.00	\$3,100.00	\$27,000.00	\$27,000.00	\$35,000.00	\$35,000.00	\$25,000.00	\$25,000.00	\$50,000.00	\$50,000.00	\$30,000.00	\$30,000.00
B-2	Survey	1	LS	\$2,200.00	\$2,200.00	\$2,100.00	\$2,100.00	\$2,500.00	\$2,500.00	\$2,263.00	\$2,263.00	\$3,500.00	\$3,500.00	\$2,300.00	\$2,300.00	\$4,000.00	\$4,000.00
B-3	Traffic Control	1	LS	\$24,000.00	\$24,000.00	\$21,275.00	\$21,275.00	\$5,000.00	\$5,000.00	\$83,403.00	\$83,403.00	\$23,000.00	\$23,000.00	\$9,500.00	\$9,500.00	\$55,000.00	\$55,000.00
B-4	Shoring or Extra Excavation Cl. B	1	LS	\$100.00	\$100.00	\$3,060.00	\$3,060.00	\$500.00	\$500.00	\$1,096.00	\$1,096.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$4,500.00	\$4,500.00
B-5	HMA for Patch	10	TN	\$110.00	\$1,100.00	\$199.00	\$1,990.00	\$510.00	\$5,100.00	\$372.00	\$3,720.00	\$150.00	\$1,500.00	\$500.00	\$5,000.00	\$300.00	\$3,000.00
B-6	CSTC	20	TN	\$85.00	\$1,700.00	\$40.00	\$800.00	\$195.00	\$3,900.00	\$119.00	\$2,380.00	\$75.00	\$1,500.00	\$110.00	\$2,200.00	\$70.00	\$1,400.00
B-7	Gravel Backfill for Pipe Zone Bedding	155	CY	\$65.00	\$10,075.00	\$67.00	\$10,385.00	\$85.00	\$13,175.00	\$104.00	\$16,120.00	\$38.00	\$5,890.00	\$86.00	\$13,330.00	\$70.00	\$10,850.00
B-8	Potholing	8,000	FA	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00	\$1.00	\$8,000.00
B-9	Ductile Iron Pipe for Water Main 8 In. Diam.	1,050	LF	\$90.00	\$94,500.00	\$91.00	\$95,550.00	\$80.00	\$84,000.00	\$113.00	\$118,650.00	\$81.00	\$85,050.00	\$70.00	\$73,500.00	\$160.00	\$168,000.00
B-10	Connection to Existing System	2	EA	\$4,200.00	\$8,400.00	\$5,150.00	\$10,300.00	\$5,600.00	\$11,200.00	\$1,453.00	\$2,906.00	\$5,700.00	\$11,400.00	\$3,000.00	\$6,000.00	\$5,200.00	\$10,400.00
B-11	D.I Fittings 8 In.	9	EA	\$500.00	\$4,500.00	\$483.00	\$4,347.00	\$425.00	\$3,825.00	\$1,506.00	\$13,554.00	\$840.00	\$7,560.00	\$700.00	\$6,300.00	\$1,800.00	\$16,200.00
B-12	Gate Valve 8 In.	4	EA	\$3,000.00	\$12,000.00	\$2,350.00	\$9,400.00	\$3,000.00	\$12,000.00	\$4,409.00	\$17,636.00	\$2,500.00	\$10,000.00	\$3,400.00	\$13,600.00	\$3,750.00	\$15,000.00
B-13	Hydrant Assembly	4	EA	\$8,500.00	\$34,000.00	\$7,870.00	\$31,480.00	\$9,650.00	\$38,600.00	\$8,191.00	\$32,764.00	\$9,000.00	\$36,000.00	\$8,700.00	\$34,800.00	\$12,000.00	\$48,000.00
B-14	Near Side Service Connection	4	EA	\$2,400.00	\$9,600.00	\$2,130.00	\$8,520.00	\$3,000.00	\$12,000.00	\$2,048.00	\$8,192.00	\$2,750.00	\$11,000.00	\$2,700.00	\$10,800.00	\$6,250.00	\$25,000.00
B-15	Far Side Service Connection	10	EA	\$3,200.00	\$32,000.00	\$5,195.00	\$51,950.00	\$4,500.00	\$45,000.00	\$3,276.00	\$32,760.00	\$3,500.00	\$35,000.00	\$3,700.00	\$37,000.00	\$6,750.00	\$67,500.00
SCHEDULE B SUBTOTAL				\$252,175.00		\$262,257.00		\$271,800.00		\$378,444.00		\$264,900.00		\$273,330.00		\$466,850.00	
SCHEDULE B SALES TAX (10.3%)				\$25,974.03		\$27,012.47		\$27,995.40		\$38,979.73		\$27,284.70		\$28,152.99		\$48,085.55	
SCHEDULE B TOTAL				\$278,149.03		\$289,269.47		\$299,795.40		\$417,423.73		\$292,184.70		\$301,482.99		\$514,935.55	

SCHEDULE C - 111TH ROADWAY & STORM				RODARTE		CECCANTI		PACIFIC CIVIL		JANSEN		RAUDENBUSH		NW CASCADE		PIVETTA	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
C-1	Minor Change	15,000	FA	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00	\$1.00	\$15,000.00
C-2	Roadway Surveying	1	LS	\$9,000.00	\$9,000.00	\$8,680.00	\$8,680.00	\$8,625.00	\$8,625.00	\$9,315.00	\$9,315.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00
C-3	SPCC Plan	1	LS	\$250.00	\$250.00	\$230.00	\$230.00	\$500.00	\$500.00	\$1,644.00	\$1,644.00	\$500.00	\$500.00	\$500.00	\$500.00	\$4,000.00	\$4,000.00
C-4	Mobilization	1	LS	\$27,000.00	\$27,000.00	\$56,200.00	\$56,200.00	\$56,000.00	\$56,000.00	\$50,000.00	\$50,000.00	\$6,000.00	\$6,000.00	\$125,000.00	\$125,000.00	\$51,000.00	\$51,000.00
C-5	Project Temporary Traffic Control	1	LS	\$40,000.00	\$40,000.00	\$96,099.00	\$96,099.00	\$30,000.00	\$30,000.00	\$87,403.00	\$87,403.00	\$40,500.00	\$40,500.00	\$75,000.00	\$75,000.00	\$62,500.00	\$62,500.00
C-6	Clearing and Grubbing	1	LS	\$5,000.00	\$5,000.00	\$900.00	\$900.00	\$10,000.00	\$10,000.00	\$548.00	\$548.00	\$18,500.00	\$18,500.00	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00
C-7	Removal of Structures and Obstructions	1	LS	\$3,500.00	\$3,500.00	\$9,320.00	\$9,320.00	\$10,000.00	\$10,000.00	\$4,857.00	\$4,857.00	\$33,000.00	\$33,000.00	\$8,000.00	\$8,000.00	\$25,000.00	\$25,000.00
C-8	Sawcutting	420	LF	\$2.00	\$840.00	\$3.00	\$1,260.00	\$7.00	\$2,940.00	\$13.00	\$5,460.00	\$4.00	\$1,680.00	\$7.00	\$2,940.00	\$7.50	\$3,150.00
C-9	Roadway Excavation Incl. Haul	1,004	CY	\$48.00	\$48,192.00	\$44.00	\$44,176.00	\$50.00	\$50,200.00	\$69.00	\$69,276.00	\$55.00	\$55,220.00	\$39.00	\$39,156.00	\$45.00	\$45,180.00
C-10	Embankment Compaction	70	CY	\$20.00	\$1,400.00	\$25.00	\$1,750.00	\$35.00	\$2,450.00	\$91.00	\$6,370.00	\$38.00	\$2,660.00	\$15.00	\$1,050.00	\$100.00	\$7,000.00
C-11	Trimming and Cleanup	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00
C-12	Shoring or Extra Excavation Cl. B	1	LS	\$100.00	\$100.00	\$1,530.00	\$1,530.00	\$500.00	\$500.00	\$1,096.00	\$1,096.00	\$3,500.00	\$3,500.00	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00
C-13	Crushed Surfacing Top Course	251	TN	\$42.00	\$10,542.00	\$40.00	\$10,040.00	\$275.00	\$69,025.00	\$56.00	\$14,056.00	\$34.00	\$8,534.00	\$64.00	\$16,064.00	\$70.00	\$17,570.00
C-14	HMA, Cl. 1/2", PG 58 -22	622	TN	\$115.00	\$71,530.00	\$119.00	\$74,018.00	\$138.00	\$85,836.00	\$109.00	\$67,798.00	\$115.00	\$71,530.00	\$125.00	\$77,750.00	\$185.00	\$115,070.00
C-15	Commercial HMA	22	TN	\$200.00	\$4,400.00	\$188.00	\$4,136.00	\$138.00	\$3,036.00	\$184.00	\$4,048.00	\$360.00	\$7,920.00	\$276.00	\$6,072.00	\$625.00	\$13,750.00
C-16	Asphalt Cost Price Adjustment	2,500	CALC	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00
C-17	Infiltration Gallery, Chamber	158	LF	\$180.00	\$28,440.00	\$166.00	\$26,228.00	\$145.00	\$22,910.00	\$230.00	\$36,340.00	\$140.00	\$22,120.00	\$182.00	\$28,756.00	\$250.00	\$39,500.00
C-18	Schedule A Storm Sewer Pipe, 8-In Daim.	15	LF	\$105.00	\$1,575.00	\$73.00	\$1,095.00	\$68.00	\$1,020.00	\$92.00	\$1,380.00	\$45.00	\$675.00	\$150.00	\$2,250.00	\$200.00	\$3,000.00
C-19	Schedule A Storm Sewer Pipe, 12-In. Diam.	75	LF	\$95.00	\$7,125.00	\$136.00	\$10,200.00	\$80.00	\$6,000.00	\$83.00	\$6,225.00	\$109.00	\$8,175.00	\$100.00	\$7,500.00	\$115.00	\$8,625.00
C-20	Catch Basin Type 1	6	EA	\$2,250.00	\$13,500.00	\$2,020.00	\$12,120.00	\$1,750.00	\$10,500.00	\$2,949.00	\$17,694.00	\$2,400.00	\$14,400.00	\$2,100.00	\$12,600.00	\$2,200.00	\$13,200.00
C-21	Catch Basin Type 1P W Downturned Elbow	3	EA	\$2,250.00	\$6,750.00	\$2,220.00	\$6,660.00	\$1,950.00	\$5,850.00	\$4,135.00	\$12,405.00	\$2,450.00	\$7,350.00	\$2,650.00	\$7,950.00	\$3,100.00	\$9,300.00
C-22	Rectangular Frame and Grate	2	EA	\$1,250.00	\$2,500.00	\$865.00	\$1,730.00	\$650.00	\$1,300.00	\$1,186.00	\$2,372.00	\$800.00	\$1,600.00	\$1,200.00	\$2,400.00	\$1,200.00	\$2,400.00
C-23	Adjust Manhole	2	EA	\$1,100.00	\$2,200.00	\$1,115.00	\$2,230.00	\$1,000.00	\$2,000.00	\$961.00	\$1,922.00	\$900.00	\$1,800.00	\$750.00	\$1,500.00	\$1,200.00	\$2,400.00
C-24	Connectin to Existing Drainage System	1	EA	\$1,200.00	\$1,200.00	\$1,005.00	\$1,005.00	\$900.00	\$900.00	\$1,424.00	\$1,424.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00
C-25	Potholing Existing Utilities	2,500	FA	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00
C-26	Resolution of Utility Conflicts	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00
C-27	Adjust Valve Casing	8	EA	\$450.00	\$3,600.00	\$605.00	\$4,840.00	\$500.00	\$4,000.00	\$474.00	\$3,792.00	\$720.00	\$5,760.00	\$750.00	\$6,000.00	\$800.00	\$6,400.00
C-28	Inlet Protection	4	EA	\$80.00	\$320.00	\$65.00	\$260.00	\$85.00	\$340.00	\$24.00	\$96.00	\$50.00	\$200.00	\$100.00	\$400.00	\$125.00	\$500.00
C-29	Erosion/Water Pollution Control	2,500	FA	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00	\$1.00	\$2,500.00
C-30	Bark Mulch	65	CY	\$100.00	\$6,500.00	\$105.00	\$6,825.00	\$55.00	\$3,575.00	\$1.00	\$65.00	\$55.00	\$3,575.00	\$61.00	\$3,965.00	\$115.00	\$7,475.00
C-31	Topsoil Type A	165	CY	\$105.00	\$17,325.00	\$113.00	\$18,645.00	\$65.00	\$10,725.00	\$0.43	\$70.95	\$112.00	\$18,480.00	\$72.00	\$11,880.00	\$115.00	\$18,975.00
C-32	Plant Selection Prunus Sargentii 'Columnaris', 2" Cal	14	EA	\$440.00	\$6,160.00	\$359.00	\$5,026.00	\$160.00	\$2,240.00	\$12.00	\$168.00	\$160.00	\$2,240.00	\$176.00	\$2,464.00	\$850.00	\$11,900.00
C-33	Plant Selection Parrotia Persica 'Venessa', 2" Cal	10	EA	\$440.00	\$4,400.00	\$359.00	\$3,590.00	\$160.00	\$1,600.00	\$17.00	\$170.00	\$160.00	\$1,600.00	\$176.00	\$1,760.00	\$850.00	\$8,500.00
C-34	Plant Selection Compact Coral Barberrry, #2 Cont	42	EA	\$28.00	\$1,176.00	\$23.00	\$966.00	\$12.00	\$504.00	\$0.31	\$13.02	\$12.00	\$504.00	\$13.50	\$567.00	\$25.00	\$1,050.00
C-35	Plant Selection Kelseiy Dwarf Redtwig Dogwood, #2 Cont	112	EA	\$28.00	\$3,136.00	\$23.00	\$2,576.00	\$12.00	\$1,344.00	\$0.12	\$13.44	\$12.00	\$1,344.00	\$13.50	\$1,512.00	\$22.50	\$2,520.00
C-36	Plant Selection Blue Oat Grass, #1 Cont	45	EA	\$14.00	\$630.00	\$11.00	\$495.00	\$6.00	\$270.00	\$0.14	\$6.30	\$6.00	\$270.00	\$6.50	\$292.50	\$15.00	\$675.00
C-37	Plant Selection Purple D' Oror Daylily, 1 Gal	22	EA	\$13.00	\$286.00	\$11.00	\$242.00	\$6.00	\$132.00	\$0.29	\$6.38	\$6.00	\$132.00	\$6.50	\$143.00	\$15.00	\$330.00
C-38	Plant Selection Stella De Oro Daylily, 1 Gal	22	EA	\$14.00	\$308.00	\$11.00	\$242.00	\$6.00	\$132.00	\$0.29	\$6.38	\$6.00	\$132.00	\$6.50	\$143.00	\$16.00	\$352.00
C-39	Plant Selection Mediterranean Pink Heath, 1 Gal	136	EA	\$13.00	\$1,768.00	\$11.00	\$1,496.00	\$6.00	\$816.00	\$0.05	\$6.80	\$6.00	\$816.00	\$6.50	\$884.00	\$16.00	\$2,176.00
C-40	Plant Selection Mount Vernon English Laurel, #2 Cont	152	EA	\$30.00	\$4,560.00	\$26.00	\$3,952.00	\$12.00	\$1,824.00	\$0.09	\$13.68	\$12.00	\$1,824.00	\$13.50	\$2,052.00	\$35.00	\$5,320.00
C-41	Irrigation System Complete	1	LS	\$12,000.00	\$12,000.00	\$9,335.00	\$9,335.00	\$12,000.00	\$12,000.00	\$12,960.00	\$12,960.00	\$12,000.00	\$12,000.00	\$19,000.00	\$19,000.00	\$27,500.00	\$27,500.00
C-42	Cement Concrete Traffic Curb and Gutter	1,168	LF	\$35.00	\$40,880.00	\$29.00	\$33,872.00	\$23.00	\$26,864.00	\$35.00	\$40,880.00	\$31.50	\$36,792.00	\$30.00	\$35,040.00	\$35.00	\$40,880.00
C-43	Cement Concrete Pedestrian Curb	106	LF	\$42.00	\$4,452.00	\$31.00	\$3,286.00	\$29.00	\$3,074.00	\$42.00	\$4,452.00	\$24.00	\$2,544.00	\$36.00	\$3,816.00	\$35.00	\$3,710.00
C-44	Cement Concrete Driveway Entrance Type 2	188	SY	\$95.00	\$17,860.00	\$68.00	\$12,784.00	\$68.00	\$12,784.00	\$65.00	\$12,220.00	\$76.00	\$14,288.00	\$107.00	\$20,116.00	\$95.00	\$17,860.00
C-45	Raised Pavement Marker Type 2	1	HUN	\$1,700.00	\$1,700.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,350.00	\$1,350.00	\$1,500.00	\$1,500.00	\$1,650.00	\$1,650.00	\$1,900.00	\$1,900.00
C-46	Cement Conc. Sidewalk	668	SY	\$70.00	\$46,760.00	\$55.00	\$36,740.00	\$53.00	\$35,404.00	\$51.00	\$34,068.00	\$66.00	\$44,088.00	\$67.00	\$44,756.00	\$80.00	\$53,440.00
C-47	Cement Conc. Curb Ramp Type Perpendicular	3	EA	\$2,300.00	\$6,900.00	\$1,660.00	\$4,980.00	\$1,100.00	\$3,300.00	\$1,157.00	\$3,471.00	\$1,500.00	\$4,500.00	\$2,650.00	\$7,950.00	\$2,000.00	\$6,000.00
C-48	Cement Conc. Curb Ramp Type Single Direction	3	EA	\$2,300.00	\$6,900.00	\$1,660.00	\$4,980.00	\$1,400.00	\$4,200.00	\$1,016.00	\$3,048.00	\$1,500.00	\$4,500.00	\$2,650.00	\$7,950.00	\$2,250.00	\$6,750.00
C-49	Sharrondale/Halcyn Curb Ramp Replacement	1	LS	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00	\$10,000.00	\$10,000.00	\$3,274.00	\$3,274.00	\$1,500.00	\$1,500.00	\$4,750.00	\$4,750.00	\$6,750.00	\$6,750.00
C-50	Detectable Warning Surface	88	SF	\$45.00	\$3,960.00	\$40.00	\$3,520.00	\$44.00	\$3,872.00	\$39.00	\$3,432.00	\$63.00	\$5,544.00	\$105.00	\$9,240.00	\$65.00	\$5,720.00
C-51	Cluster Mailbox Type I	1	EA	\$1,300.00	\$1,300.00	\$2,620.00	\$2,620.00	\$5,500.00	\$5,500.00	\$3,684.00	\$3,684.00	\$2,000.00	\$2,000.00	\$4,900.00	\$4,900.00	\$1,800.00	\$1,800.00
C-52	Permanent Signing	1	LS	\$5,000.00	\$5,000.00	\$4,530.00	\$4,530.00	\$4,150.00	\$4,150.00	\$1,249.00	\$1,249.00	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00

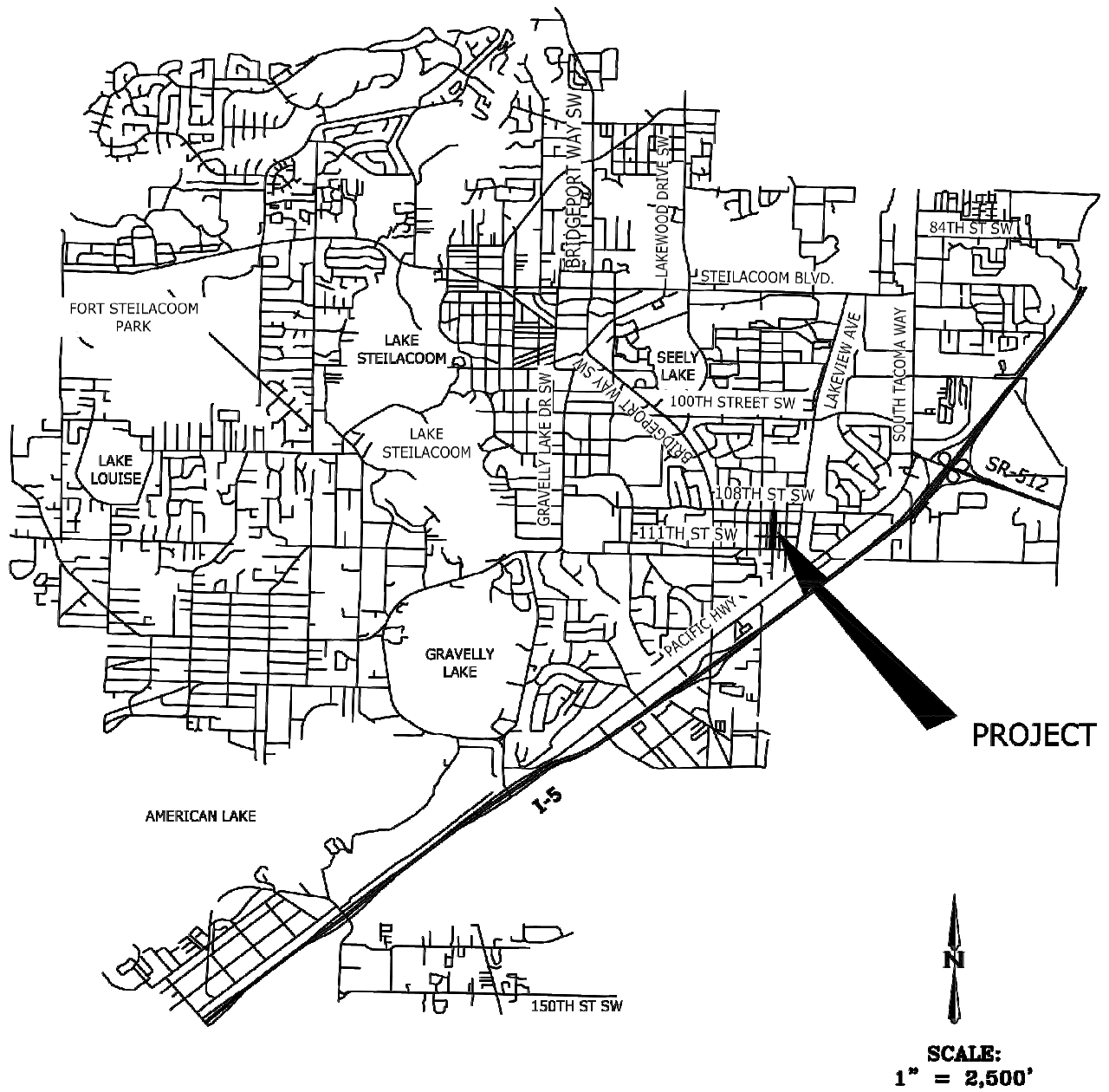
SCHEDULE C - 111TH ROADWAY & STORM				RODARTE		CECCANTI		PACIFIC CIVIL		JANSEN		RAUDENBUSH		NW CASCADE		PIVETTA	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
C-53	Profiled Plastic Line	482	LF	\$6.00	\$2,892.00	\$6.00	\$2,892.00	\$6.00	\$2,892.00	\$6.00	\$2,892.00	\$6.00	\$2,892.00	\$6.50	\$3,133.00	\$7.50	\$3,615.00
C-54	Plastic Stop Line	13	LF	\$18.00	\$234.00	\$17.00	\$221.00	\$17.00	\$221.00	\$38.00	\$494.00	\$17.00	\$221.00	\$19.00	\$247.00	\$21.00	\$273.00
C-55	Plastic Crosswalk Line	90	SF	\$15.00	\$1,350.00	\$13.00	\$1,170.00	\$13.50	\$1,215.00	\$16.00	\$1,440.00	\$97.00	\$8,730.00	\$15.00	\$1,350.00	\$17.00	\$1,530.00
SCHEDULE C TOTAL				\$521,901.00		\$579,692.00		\$566,570.00		\$567,474.95		\$533,640.00		\$678,948.50		\$746,046.00	

SCHEDULE D - 111TH WATER MAIN				RODARTE		CECCANTI		PACIFIC CIVIL		JANSEN		RAUDENBUSH		NW CASCADE		PIVETTA	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
D-1	Mobilization	1	LS	\$10,000.00	\$10,000.00	\$3,100.00	\$3,100.00	\$25,000.00	\$25,000.00	\$32,000.00	\$32,000.00	\$5,000.00	\$5,000.00	\$33,000.00	\$33,000.00	\$33,000.00	\$33,000.00
D-2	Survey	1	LS	\$2,200.00	\$2,200.00	\$2,100.00	\$2,100.00	\$2,500.00	\$2,500.00	\$2,263.00	\$2,263.00	\$5,000.00	\$5,000.00	\$2,300.00	\$2,300.00	\$5,000.00	\$5,000.00
D-3	Traffic Control	1	LS	\$15,000.00	\$15,000.00	\$15,951.00	\$15,951.00	\$15,000.00	\$15,000.00	\$83,403.00	\$83,403.00	\$13,000.00	\$13,000.00	\$33,500.00	\$33,500.00	\$52,000.00	\$52,000.00
D-4	Shoring or Extra Excavation Cl. B	1	LS	\$100.00	\$100.00	\$3,060.00	\$3,060.00	\$500.00	\$500.00	\$1,096.00	\$1,096.00	\$3,500.00	\$3,500.00	\$1,000.00	\$1,000.00	\$4,500.00	\$4,500.00
D-5	HMA for Patch	10	TN	\$115.00	\$1,150.00	\$199.00	\$1,990.00	\$510.00	\$5,100.00	\$392.00	\$3,920.00	\$150.00	\$1,500.00	\$500.00	\$5,000.00	\$300.00	\$3,000.00
D-6	CSTC	20	TN	\$85.00	\$1,700.00	\$40.00	\$800.00	\$195.00	\$3,900.00	\$71.00	\$1,420.00	\$30.00	\$600.00	\$110.00	\$2,200.00	\$70.00	\$1,400.00
D-7	Gravel Backfill for Pipe Zone Bedding	155	CY	\$75.00	\$11,625.00	\$67.00	\$10,385.00	\$85.00	\$13,175.00	\$73.00	\$11,315.00	\$63.00	\$9,765.00	\$86.00	\$13,330.00	\$70.00	\$10,850.00
D-8	Potholing	4,000	FA	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00	\$1.00	\$4,000.00
D-9	Ductile Iron Pipe for Water Main 12 In. Diam.	700	LF	\$125.00	\$87,500.00	\$122.00	\$85,400.00	\$110.00	\$77,000.00	\$141.00	\$98,700.00	\$125.00	\$87,500.00	\$105.00	\$73,500.00	\$250.00	\$175,000.00
D-10	Ductile Iron Pipe for Water Main 8 In. Diam.	80	LF	\$105.00	\$8,400.00	\$120.00	\$9,600.00	\$80.00	\$6,400.00	\$132.00	\$10,560.00	\$133.00	\$10,640.00	\$92.00	\$7,360.00	\$175.00	\$14,000.00
D-11	Connection to Existing System	2	EA	\$5,500.00	\$11,000.00	\$7,230.00	\$14,460.00	\$7,500.00	\$15,000.00	\$1,945.00	\$3,890.00	\$4,200.00	\$8,400.00	\$4,500.00	\$9,000.00	\$6,000.00	\$12,000.00
D-12	D.I Fittings 12 In.	6	EA	\$1,300.00	\$7,800.00	\$853.00	\$5,118.00	\$850.00	\$5,100.00	\$1,974.00	\$11,844.00	\$840.00	\$5,040.00	\$1,050.00	\$6,300.00	\$2,250.00	\$13,500.00
D-13	D.I Fittings 10 In.	4	EA	\$600.00	\$2,400.00	\$690.00	\$2,760.00	\$605.00	\$2,420.00	\$1,195.00	\$4,780.00	\$675.00	\$2,700.00	\$900.00	\$3,600.00	\$2,250.00	\$9,000.00
D-14	D.I Fittings 8 In.	3	EA	\$600.00	\$1,800.00	\$395.00	\$1,185.00	\$425.00	\$1,275.00	\$881.00	\$2,643.00	\$400.00	\$1,200.00	\$700.00	\$2,100.00	\$2,000.00	\$6,000.00
D-15	Gate Valve 12 In.	2	EA	\$5,000.00	\$10,000.00	\$4,353.00	\$8,706.00	\$4,850.00	\$9,700.00	\$5,169.00	\$10,338.00	\$8,600.00	\$17,200.00	\$5,500.00	\$11,000.00	\$6,250.00	\$12,500.00
D-16	Gate Valve 8 In.	1	EA	\$3,000.00	\$3,000.00	\$2,433.00	\$2,433.00	\$3,000.00	\$3,000.00	\$3,081.00	\$3,081.00	\$2,500.00	\$2,500.00	\$3,400.00	\$3,400.00	\$4,000.00	\$4,000.00
D-17	Hydrant Assembly	3	EA	\$8,500.00	\$25,500.00	\$7,866.00	\$23,598.00	\$9,650.00	\$28,950.00	\$8,171.00	\$24,513.00	\$10,000.00	\$30,000.00	\$8,700.00	\$26,100.00	\$12,000.00	\$36,000.00
D-18	Near Side Service Connection	6	EA	\$2,500.00	\$15,000.00	\$2,130.00	\$12,780.00	\$3,650.00	\$21,900.00	\$3,447.00	\$20,682.00	\$3,850.00	\$23,100.00	\$3,400.00	\$20,400.00	\$7,500.00	\$45,000.00
D-19	Far Side Service Connection	5	EA	\$3,500.00	\$17,500.00	\$5,195.00	\$25,975.00	\$4,750.00	\$23,750.00	\$4,399.00	\$21,995.00	\$6,100.00	\$30,500.00	\$4,300.00	\$21,500.00	\$8,000.00	\$40,000.00
SCHEUDLE D SUBTOTAL				\$235,675.00		\$233,401.00		\$263,670.00		\$352,443.00		\$261,145.00		\$278,590.00		\$480,750.00	
SCHEDULE D SALES TAX (10.3%)				\$24,274.53		\$24,040.30		\$27,158.01		\$36,301.63		\$26,897.94		\$28,694.77		\$49,517.25	
SCHEDULE D TOTAL				\$259,949.53		\$257,441.30		\$290,828.01		\$388,744.63		\$288,042.94		\$307,284.77		\$530,267.25	

				RODARTE		CECCANTI		PACIFIC CIVIL		JANSEN		RAUDENBUSH		NW CASCADE		PIVETTA	
TOTAL BID				\$2,297,131.00		\$2,383,500.00		\$2,476,869.00		\$2,630,708.95		\$2,647,860.00		\$2,759,764.00		\$3,316,852.00	

VICINITY MAP

Kendric ST SW – 111th ST SW to 108th ST SW



REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 2, 2026	TITLE: Motion authorizing the execution of an amendment to the agreement with Sound Transit regarding the Lakewood Station Access Improvement project to add the scope of the City constructing the modifications of the 47 th Ave. Bridge over Interstate 5.	TYPE OF ACTION: — ORDINANCE — RESOLUTION <u>X</u> MOTION 2026-78 — OTHER
REVIEW: November 2, 2026	ATTACHMENTS: Funding Agreement Amendment	

SUBMITTED BY: Troy Pokswinski, P.E., Capital Projects Division Manager.

RECOMMENDATION: It is recommended that the City Council authorize the City Manager to execute an amendment to Sound Transit funding agreement GA 0100-23 for designing and constructing the Lakewood Station Access Improvement project.

DISCUSSION: Agreement GA 0100-23 was executed on August 30, 2024 to allow for the design and reconstruction of 4.5 miles of roadway via 13 separate projects. Per the original agreement, the City's scope included work performed on the New York overcrossing of Interstate 5 and the Sound Transit team was going to perform the 47th Avenue bridge scope. In an effort to improve cost efficiency on similar scopes, it was agreed that the City would design and bid the construction for the 47th Avenue bridge improvements.

The amendment allows the City to be reimbursed for the work and extends the not to exceed reimbursement value to \$34,735,000.

ALTERNATIVE(S): There is no practical alternative other than to execute the amendment to the funding agreement.

FISCAL IMPACT: All costs associated with the Lakewood Station Access Improvement project are fully reimbursable by Sound Transit through the agreement. No further funding is needed at this time.

Troy Pokswinski
Prepared by

Jeff Rimack
Planning and Public Works Director


City Manager Review

AMENDMENT 01

LAKEWOOD STATION ACCESS IMPROVEMENTS FUNDING AGREEMENT

BETWEEN CITY OF LAKEWOOD AND THE CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY FOR

GA 0100-23

In accordance with **Section 10.10 (Amendments)** of the Lakewood Station Access Improvements Funding Agreement (“Agreement”), this Amendment 01 is entered into by and between the Central Puget Sound Regional Transit Authority (“Sound Transit”) and the City of Lakewood (hereinafter “City”). Sound Transit and the City may be referred to individually as a “Party” and collectively as the “Parties.”

NOW, THEREFORE, the Parties have identified an opportunity to improve efficiency and realize cost and schedule savings by expanding the City's scope of work for the “**47th Ave SW sidewalk connections**,” a Priority 1 improvement, and transferring to the City a portion of the design and construction work previously assigned to Sound Transit. The original not-to-exceed amount set forth in Section 1.2 is \$31,625,000. This transfer of scope from Sound Transit to the City increases the authorized Agreement not-to-exceed amount by \$3,110,000 for a new authorized Agreement not-to-exceed amount of \$34,735,000.

Accordingly, the Parties desire to amend the Agreement by modifying, **Section 1.2 (Agreement Not-to-Exceed Amount, Section 2.1.1 (Design Phase), Section 2.1.2 (Construction Phase for Priority 1 Improvements), Exhibit A (Scope of Work and Deliverables), and Exhibit D (Cost Estimate)** as set forth below.

A) Section 1.2. Agreement Not-to-Exceed Amount is hereby deleted and replaced in its entirety as follows:

“The total amount of the Agreement shall not exceed \$34,735,000.00. No payments will be made in excess of the established not-to-exceed (NTE) amount according to the Project Description outlined in Section 2.1 below.”

B) Section 2.1.1 (Design Phase) is hereby deleted and replaced in its entirety as follows:

“Design Phase. The City will design the nonmotorized station access improvements. The Design Phase is expected to require \$3,620,000.00 of the total Not-to-Exceed amount noted in Section 1.2. To be reimbursed for the Design Phase, the City must provide the following: 1) Exhibit C, Project Schedule; and 2) Exhibit D, Cost Estimate.”

C) Section 2.1.2 (Construction Phase for Priority 1 Improvements) is hereby deleted and replaced in its entirety as follows:

“Construction Phase for Priority 1 Improvements. Construction for Priority 1 Improvements are expected to require \$31,115,000.00 of the total Not-to-Exceed amount noted in Section 1.2. To be reimbursed for the Construction Phase for Priority 1 Improvements, the City must provide the following: 1) updated Exhibit A Scope of Work and Deliverables; 2) updated Exhibit C, Project Schedule; and 3) updated Exhibit D, Cost Estimate.”

D) Exhibit A (Scope of Work and Deliverables) is hereby amended as follows:

1. Revise the color coding on the map to represent that the City is solely responsible for the 47th Avenue S.W. connections.
2. Revise the description for the “47th Ave SW sidewalk connections” Project Element as follows:
 - o “47th Ave SW sidewalk connections – adds sharrows and sidewalks on the west side of 47th Ave SW, including 47th Avenue Bridge improvement.”

A) Exhibit D (Cost Estimate)

Project Element	Design	Construction
47 th Ave SW sidewalk connections	\$705,000	\$5,915,000

All other provisions of the Agreement shall remain unchanged

The Parties have executed this Amendment 01 as of the date set forth below their signatures.

SOUND TRANSIT

CITY

By:
Dow Constantine, CEO

By:
Doug Russell, City Manager

Date:

Date:

Attest:

By
Briana Schumacher, City Clerk

Approved as to form:

Approved as to form:

By:
Sound Transit Legal Counsel

By:
Heidi Wachter, City Attorney

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 2, 2026	TITLE: Authorizing the execution of an interagency agreement with the Washington Traffic Safety Commission.	TYPE OF ACTION: — ORDINANCE
REVIEW:	ATTACHMENTS: Interagency Agreement	— RESOLUTION
		X MOTION NO. 2026-79
		— OTHER

SUBMITTED BY: Chief David Claridge, Lakewood Police Department

RECOMMENDATION: It is recommended that the City Council authorize the the execution of an interagency agreement with the Washington Traffic Safety Commission for the High Visibility Enforcement (HVE) and Traffic Safety Enforcement Program (TSEP) patrols to prevent impaired driving, distracted driving, seat belt use, speeding, and motorcycle safety.

DISCUSSION: The Lakewood Police Department has contracted with the Washington Traffic Safety Commission for the the High Visibility Enforcement (HVE) and Traffic Safety Enforcement Program (TSEP). The period of performance for this agreement shall be through September 30, 2027.

ALTERNATIVE(S): The City Council could decline to authorize execution of the interagency agreement.

FISCAL IMPACT: The maximum reimbursable amount is \$165,000.00.

Chief David Claridge

Prepared by

Department Director


City Manager Review

**INTERAGENCY AGREEMENT BETWEEN THE
Washington Traffic Safety Commission**

AND

Lakewood Police Department

THIS AGREEMENT is made and entered into by and between the Washington Traffic Safety Commission, hereinafter referred to as "WTSC," and SUB RECIPIENT NAME Lakewood Police Department, hereinafter referred to as "SUB-RECIPIENT."

NOW THEREFORE, in consideration of the authority provided to WTSC in RCW 43.59 and RCW 39.34, terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the parties mutually agree as follows:

1. PURPOSE OF THE AGREEMENT:

The purpose of this Agreement is to provide funding, provided by the United States Department of Transportation (USDOT) National Highway Traffic Safety Administration (NHTSA) and allowed under the Assistance Listings Catalog of Federal Domestic Assistance (CFDA) numbers 20.600 and 20.616 for traffic safety grant project 2027-HVE-6077-Region 5 HVE, specifically to provide funding for the law enforcement agencies in WTSC Region 5 to conduct straight time or overtime enforcement activities (traffic safety emphasis patrols) as outlined in the Statement of Work (SOW), in support of Target Zero priorities. The Target Zero Manager (TZM) and/or the Law Enforcement Liaison (LEL) shall coordinate the SOW with the SUB-RECIPIENT with the goal of reducing traffic crashes.

WTSC grant 2027-HVE-6077-Region 5 HVE was awarded to the WTSC Region 5 to support collaborative efforts to conduct HVE activities. By signing this agreement, the SUB-RECIPIENT can seek reimbursement for straight time or overtime for approved law enforcement activity expenses incurred as a participant in the region's HVE grant.

2. PERIOD OF PERFORMANCE

The period of performance of this Agreement shall commence upon the date of execution by both parties, but not earlier than October 1, 2026, and remain in effect until September 30, 2027, unless terminated sooner, as provided herein.

3. SCOPE OF WORK

3.1.1 Problem ID and/or Opportunity

Although Washington has experienced encouraging declines in traffic fatalities since the record-high year of 2023, traffic deaths remain substantially above pre-pandemic levels, and risky driving behaviors continue to claim hundreds of lives each year. After reaching 809 fatalities in 2023, the highest annual total since 1990, fatalities declined to 737 in 2024 and an estimated 659 in 2025. Despite this progress,

Washington has not yet returned to pre-COVID fatality levels, and the primary behavioral factors targeted through High Visibility Enforcement remain major contributors to fatal and serious injury crashes.

In 2025 alone:

- 382 fatalities involved an impaired driver.
- 189 fatalities involved speeding.
- 115 fatalities involved distracted driving.
- 122 fatalities involved unrestrained vehicle occupants.
- 103 motorcyclists were killed.
- 160 pedestrians and other active transportation users lost their lives, representing the third-highest annual total on record despite recent declines.

While many traffic safety measures improved during 2024 and 2025, several areas remain concerning. Fatalities involving drivers age 70 and older increased for the second consecutive year, heavy truck-involved fatalities also increased in 2025, and active transportation fatalities continue to remain historically high. In addition, fatal crashes continue to occur statewide, with every county experiencing at least one fatal crash during the previous three-year period.

This project will fund coordinated High Visibility Enforcement mobilizations focused on impaired driving, speeding, distracted driving, occupant protection, motorcycle safety, and pedestrian and bicycle safety. Enforcement activities will be organized through local Target Zero Managers (TZMs), the statewide Law Enforcement Liaison (LEL) network, local Target Zero Task Forces, and the Washington State Patrol to maximize visibility, improve interagency coordination, and reduce crashes caused by high-risk driving behaviors.

3.1.2 Project Purpose and Strategies

This project will fund High Visibility Enforcement (HVE) and Traffic Safety Enforcement Program (TSEP) patrols to prevent impaired driving, distracted driving, seat belt use, speeding, and motorcycle safety. High Visibility Enforcement (HVE) and Traffic Safety Enforcement Program (TSEP) patrols are designed to create deterrence by increasing the expectation of a citation/fine/arrest. Officers may also remove high risk (impaired) drivers when encountered. So together, this countermeasure works by preventing dangerous driving behaviors and stopping those who still decide to engage in those behaviors. Funding and events will be organized by local TZMs, LELs, and their local Target Zero Task Force. Task forces will use local data and professional judgement to determine enforcement priorities for their jurisdictions and will schedule and plan enforcement and outreach activities.

Regional participation in the following National Campaigns is mandatory:

- Impaired driving enforcement during the Holiday DUI campaign (December 2026).
- Distracted driving enforcement during the Distracted Driving campaign (April 2027)
- Seat belt enforcement during the Click It or Ticket campaign (May 2027).
- Impaired driving enforcement during the Summer DUI campaign (August 2027).

These patrols will also be coordinated with the Washington State Patrol (WSP). Target Zero Managers will establish or strengthen relationships with key WSP district personnel to improve interagency

coordination with the WSP.

3.1.3 Requirements for National Mobilizations and Traffic Safety Enforcement Program (TSEP)

3.1.3.1. HVE events will be data informed; based on crash data, anecdotal evidence, and the professional judgement of task force members. WTSC strongly believes in the expertise of local officers to understand the highest priority areas in their communities to focus their efforts.

3.1.3.2. The SUB-RECIPIENT will ensure that all officers participating in these patrols are BAC certified and have received and passed the SFST training.

3.1.3.3. SUB-RECIPIENT will ensure all officers participating in Impaired Driving patrols have received Advanced Roadside Impaired Driving Enforcement (ARIDE) training.

3.1.3.4. WTSC recommends that the SUB-RECIPIENT ensures that officers use TraCS to issue written warnings instead of delivering them verbally. Recording each stop within the TraCS system not only formalizes the warning but also provides valuable information for future reference. This documentation allows subsequent officers to quickly review a driver's prior interactions, fostering greater awareness and continuity in enforcement efforts. By maintaining this record, officers can make more informed decisions during future stops and contribute to a consistent approach in managing driver behavior.

3.1.3.5. Impaired driving enforcement is a multifaceted process, requiring officers to recognize risky driving behaviors, carry out thorough investigations, and handle arrests and processing efficiently. WTSC advises that officers assigned to impaired driving HVE patrols should have completed at least 10 DUI arrests in the past two years. By setting this standard, WTSC ensures that participating officers possess the necessary experience and skills to accurately identify and apprehend impaired drivers during these specialized patrols.

3.1.3.6. SUB-RECIPIENT shall ensure all participating personnel will use the WEMS system provided by the WTSC to record all activities in digital activity logs conducted by their commissioned officers pursuant to the HVE events. Participating officers will fill out all applicable fields of the digital activity log and use the comments field to provide details on irregularities, challenges or other details that would help explain what was encountered during their shift. SUB- RECIPIENT will also ensure all supervisors and fiscal staff have the ability to review and edit those activity logs.

3.1.3.7. If an officer's contacts per hour rate falls below 2.0, the officer must provide a comment explaining the circumstance. However, this requirement does not apply in cases where a DUI arrest has been made.

3.1.4 Project Intent and Best Practice

3.1.4.1. SUB-RECIPIENT is encouraged to help their Region Task Force fulfill the requirement to participate in the four mandatory National Campaigns. (Holiday DUI campaign in December 2026, Distracted Driving campaign in April 2027, Click It or Ticket campaign in May 2027 and Summer DUI campaign in August 2027).

NOTE: Agencies must participate in speed or impaired driving enforcement under this agreement to be eligible to receive funding under the WASPC equipment grant.

3.1.4.2. SUB-RECIPIENT is strongly encouraged to participate in their task force to plan and execute enforcement events.

3.1.4.3. Regional task force will be submitting quarterly progress reports and SUB-RECIPIENT is encouraged to participate to the fullest extent possible. Quarterly progress reports are due January 15, April 15, July 15, and October 15.

3.1.4.4. WTSC encourages participating officers to prioritize violations that directly contribute to the injury and death of road users, such as impaired driving, speeding, distracted driving, non-restraint, etc.

3.1.4.5. SUB-RECIPIENT should promote patrol events through all earned, owned and, if funded, paid media that is available so that the public is made aware of the event before, during, and after the enforcement takes place. It is best practice to translate messages as needed and invite local media involvement in the effort to reach communities in which HVE will occur.

3.1.4.6. SUB-RECIPIENT should strive to actively enforce traffic safety laws focused on collision causing behaviors in priority areas throughout the year outside of HVE events.

3.1.4.7. When participating in motorcycle patrols SUB-RECIPIENT should focus on the illegal and unsafe driving actions of all motor vehicles interacting with motorcycles. This includes speeding, failure to yield to a motorcycle, following too closely to a motorcycle, distracted driving, etc.

3.1.4.8. When participating in motorcycle patrols SUB-RECIPIENT should ensure that enforcement will focus on the illegal and unsafe driving actions of motorcycles that are known to cause serious and fatal crashes. This includes impaired driving, speeding, and following too closely.

3.1.4.9. Performance will be monitored by the regional TZM, LEL, and Task Force, as well as WTSC. WTSC reserves the right to designate specific officers as ineligible for cost reimbursement. This will occur if an officer is determined to not have not met the purpose/intent of this grant in multiple emphasis patrols.

3.1.4.10. Funds can be used to support the mentoring of officers in traffic enforcement. This can be focused on impaired driving, or general traffic enforcement.

For DUI mentorship, WTSC has found it to be best practice to include a mix of instruction and practical experience. The mentor should be a DRE when possible, or a highly effective DUI emphasis patrol officer with a minimum of ARIDE training. Mentor/mentee activities will be pre-approved by the TZM or LEL after the mentee submits their interest. Mentees are eligible to participate in impaired driving HVE patrols without ARIDE certification.

3.1.4.11. Community outreach/collaboration: Funds can be used to pay for traffic safety focused community outreach and collaboration activities. The operational approach for regional community outreach and collaboration activities should be developed at the Task Force level and be approved by the WTSC. WTSC recommends that these activities include an opportunity for the audience to provide feedback on local traffic safety priorities and activities, which ideally will influence the region's plan for traffic safety programming.

3.1.4.12. In order to receive funding from this grant, agencies must participate with the regional traffic safety task force/coalition in the planning efforts for these activities.

3.1.4.13. WTSC also encourages all law enforcement agencies in Washington to utilize WTSC's data analysis resources, such as interactive dashboards and data from a statewide attitudinal survey, as well their regional Target Zero Manager to identify priorities for engaging with the community.

3.1.4.14. WTSC will provide tools for documenting community collaboration activities, such as the WEMS activity log.

3.1.5 NATIONAL AND STATE-WIDE MOBILIZATIONS

Not all agencies are required to participate in all of the mobilizations listed below. However, the region must have some law enforcement participation in all of the mobilizations listed. Dates are tentative and may change when NHTSA publishes their FFY2027 mobilization calendar.

Mobilization Dates

- Holiday DUI December 14, 2026 – January 3, 2027
- Put the Phone Away or Pay April 5 – 12, 2027
- Click It or Ticket May 17 – June 6, 2027
- Ride Safe Ride On (optional if funded) July 2027 (Dates TBD)
- DUI Drive Sober or Get Pulled Over August 11 – September 5, 2027

3.2 PROJECT GOALS

Prevent traffic crashes to reduce traffic related deaths and serious injuries through active, visible, consistent, and targeted traffic law enforcement, law enforcement training, and community outreach. Law enforcement can have a profound effect on traffic safety and this project aims to increase participation to accomplish that.

3.3 COMPENSATION

3.3.1 The Compensation for the straight time or overtime work provided in accordance with this Agreement has been established under the terms of RCW 39.34. The cost of accomplishing the work described in the SOW will not exceed dollar total from amounts listed below. Payment for satisfactory performance shall not exceed this amount unless the WTSC and SUB-RECIPIENT mutually agree to a higher amount in a written Amendment to this Agreement executed by both the WTSC and SUB-RECIPIENT. Comp-time is not considered overtime and will not be approved for payment. All law enforcement agencies who are active members of the Region's traffic safety task force with a fully

executed grant agreement are eligible to participate in this grant.

3.3.2 WTSC will reimburse for personnel straight time or overtime expenses at 150 percent of the officer's normal salary rate plus SUB-RECIPIENT's contributions to employee benefits, limited to the following:

- FICA
- Medicare
- Any portion of L&I that is paid by the employer (SUB-RECIPIENT)
- Retirement contributions paid by the employer (SUB-RECIPIENT) can be included if the contribution is based on a percentage of their hours worked.

Health insurance, or any other benefits not listed above, are not eligible for reimbursement.

The SUB-RECIPIENT will provide law enforcement officers with appropriate equipment (e.g., vehicles, radars, portable breath testers, etc.) to participate in the emphasis patrols.

3.3.3 Funding alterations are permitted as follows: Upon agreement by the regional TZM and all other parties impacted by a proposed budget alteration, the budget category amounts may be increased or decreased without amending this agreement, so long as the total grant award amount does not increase. HVE grant funds should be managed collaboratively by the SUB-RECIPIENT and the TZM.

These alterations must be requested through email communication between the regional TZM and assigned WTSC Program Manager. This communication shall include details of the requested budget modifications and a description of why these changes are needed. The TZM will also send an updated quarterly Operations Plan to the WASPC representative monitoring the project if the budget modification will result in changes to the previously submitted plan.

3.3.4 These funds, designated for salaries and benefits, are intended to pay for the hourly straight time or overtime costs and proportional amounts of fringe benefits of commissioned staff pursuing the activities described in the statement of work. These funds may not be used for any other purpose for example any work required to maintain a law enforcement commission including recertification trainings like firearm qualification. This agreement is expressly designated to fund salaries and benefits. By signing this agreement, SUB-RECIPIENT agrees to supply all necessary equipment and vehicles needed to accomplish the work in the scope of work. WTSC is not responsible for any equipment that is lost, stolen, or destroyed in the execution of the scope of work.

3.3.5 Dispatch: WTSC will reimburse communications officers/dispatch personnel for work on this project providing SUB- RECIPIENT has received prior approval from their region's TZM. This activity must be overtime and only the expenses listed in section 3.2 and its subsections will be reimbursed.

3.3.6 Transport Officers: WTSC will reimburse transport officers for their work on this project providing SUB-RECIPIENT has received approval from their regions TZM. The TZM will work with the regional LEL to determine if need is warranted for the type of HVE activity. This activity must be overtime and only the

expenses listed in section 3.2 and its subsections will be reimbursed.

3.3.7 The law enforcement agency involved will not schedule individual officer overtime shifts for longer than eight hours. WTSC understands there may be instances when more than eight hours are billed due to DUI processing or other reasons and an explanation should be provided on the WEMS Officer Activity Log.

3.3.8 The law enforcement agency involved will ensure that any reserve officer for whom reimbursement is claimed has exceeded his/her normal weekly working hours when participating in an emphasis patrol and is authorized to be paid at the amount requested. Reserve officers may only be paid at the normal hourly rate and not at the 150 percent overtime rate.

3.4 PROJECT COSTS

The WTSC has awarded **\$165,000.00** to the WTSC Region 5 Traffic Safety Task Force for the purpose of conducting coordinated HVE enforcement and community outreach/collaboration activities. The funding must be used for traffic safety purposes in the areas of impaired driving, distracted driving, occupant restraint use, speeding, and motorcycle safety. See the project in WEMS for an updated distribution of funding by specific emphasis area.

By signing this agreement, the SUB-RECIPIENT can seek reimbursement for approved straight time or overtime expenses incurred as a participant in this grant. Funds are expressly designated for staffing activities and may not be used for other expenses that may be incurred, such as vehicle damage, supply replacement, etc. All activity must be coordinated by the region's traffic safety task force and TZM to be eligible for reimbursement.

APPLICABLE STATE AND FEDERAL TERMS AND CONDITIONS:

4. ACTIVITY REPORTS

The SUB-RECIPIENT agrees to have all personnel who work HVE patrols submit a WEMS Officer Activity Log within 24 hours of the end of all shifts worked. These same logs will be associated with invoices as detailed in the "BILLING PROCEDURE" section. Use of the Officer Activity Log in the WTSC's online grant management system, WEMS, is required. Supervisor review and accuracy certification will also be done in WEMS.

5. ADVANCE PAYMENTS PROHIBITED

No payments in advance of or in anticipation of goods or services to be provided under this Agreement shall be made by the WTSC.

6. AGREEMENT ALTERATIONS AND AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties in the form of a written request to amend this Agreement. Such amendments shall only be binding if they are in writing and signed by personnel authorized to bind each of the Parties. Changes to the budget, SUB-RECIPIENT'S Primary

Contact, and WTSC Program Manager can be made through email communication and signatures are not required.

7. ALL WRITINGS CONTAINED HEREIN

This Agreement contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

8. ASSIGNMENT

The SUB-RECIPIENT may not assign the work to be provided under this Agreement, in whole or in part, without the express prior written consent of the WTSC, which consent shall not be unreasonably withheld. The SUB-RECIPIENT shall provide the WTSC a copy of all third-party contracts and agreements entered into for purposes of fulfilling the SOW. Such third-party contracts and agreements must follow applicable federal, state, and local law, including but not limited to procurement law, rules, and procedures. If any of the funds provided under this Agreement include funds from NHTSA, such third-party contracts and agreements must include the federal provisions set forth in this Agreement in sections 32 through 40.

9. ATTORNEYS' FEES

In the event of litigation or other action brought to enforce the Agreement terms, each party agrees to bear its own attorney fees and costs.

10. BILLING PROCEDURE

All invoices for reimbursement of HVE activities will be done using the WTSC's grant management system, WEMS. WEMS Officer Activity logs will be attached to invoices, directly linking the cost of the activity to the invoice. Because the activity, approval, and invoicing are all done within WEMS, no back up documentation is required in most cases.

Once submitted by the SUB-RECIPIENT, invoices are routed to the regional TZM for review and approval. The TZM will submit all approved invoices to the WTSC via WEMS within 10 days of receipt.

Payment to the SUB-RECIPIENT for approved and completed work will be made by warrant or account transfer by WTSC within 30 days of receipt of such properly documented invoices acceptable to WTSC. Upon expiration of the Agreement, any claim for payment not already made shall be submitted within 45 days after the expiration date of this Agreement. All invoices for goods received or services performed on or prior to June 30, 2027, must be received by WTSC no later than August 10, 2027. All invoices for goods received or services performed between July 1, 2027 and September 30, 2027, must be received by WTSC no later than November 15, 2027.

11. CONFIDENTIALITY / SAFEGUARDING OF INFORMATION

The SUB-RECIPIENT shall not use or disclose any information concerning the WTSC, or information which may be classified as confidential, for any purpose not directly connected with the administration of this

Agreement, except with prior written consent of the WTSC, or as may be required by law.

12. COST PRINCIPLES

Costs incurred under this Agreement shall adhere to provisions of 2 CFR Part 200 Subpart E.

13. COVENANT AGAINST CONTINGENT FEES

The SUB-RECIPIENT warrants that it has not paid, and agrees not to pay, any bonus, commission, brokerage, or contingent fee to solicit or secure this Agreement or to obtain approval of any application for federal financial assistance for this Agreement. The WTSC shall have the right, in the event of breach of this section by the SUB-RECIPIENT, to annul this Agreement without liability.

14. DISPUTES

14.1. Disputes arising in the performance of this Agreement, which are not resolved by agreement of the parties, shall be decided in writing by the WTSC Deputy Director or designee. This decision shall be final and conclusive, unless within 10 days from the date of the SUB-RECIPIENT's receipt of WTSC's written decision, the SUB-RECIPIENT furnishes a written appeal to the WTSC Director. The SUB-RECIPIENT's appeal shall be decided in writing by the Director or designee within 30 days of receipt of the appeal by the Director. The decision shall be binding upon the SUB-RECIPIENT and the SUB-RECIPIENT shall abide by the decision.

14.2. Performance During Dispute. Unless otherwise directed by WTSC, the SUB-RECIPIENT shall continue performance under this Agreement while matters in dispute are being resolved.

14.3 In the event that either Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the Parties hereto agree that any such action or proceedings shall be brought in the superior court situated in Thurston County, Washington.

15. GOVERNANCE

15.1. This Agreement is entered into pursuant to and under the authority granted by the laws of the state of Washington and any applicable federal laws. The provisions of this Agreement shall be construed to conform to those laws.

15.2. In the event of an inconsistency in the terms of this Agreement, or between its terms and any applicable statute or rule, the inconsistency shall be resolved by giving precedence in the following order:

15.2.1. Applicable federal and state statutes and rules

15.2.2. Terms and Conditions of this Agreement

15.2.3. Any Amendment executed under this Agreement

15.2.4. Any SOW executed under this Agreement

15.2.5. Any other provisions of the Agreement, including materials incorporated by reference

16. INCOME

Any income earned by the SUB-RECIPIENT from the conduct of the SOW (e.g., sale of publications, registration fees, or service charges) must be accounted for, reported to WTSC, and that income must be applied to project purposes or used to reduce project costs.

17. INDEMNIFICATION

17.1. To the fullest extent permitted by law, the SUB-RECIPIENT shall indemnify and hold harmless the WTSC, its officers, employees, and agents, and process and defend at its own expense any and all claims, demands, suits at law or equity, actions, penalties, losses, damages, or costs of whatsoever kind (“claims”) brought against WTSC arising out of or in connection with this Agreement and/or the SUB-RECIPIENT’s performance or failure to perform any aspect of the Agreement. This indemnity provision applies to all claims against WTSC, its officers, employees, and agents arising out of, in connection with, or incident to the acts or omissions of the SUB-RECIPIENT, its officers, employees, agents, contractors, and subcontractors. Provided, however, that nothing herein shall require the SUB-RECIPIENT to indemnify and hold harmless or defend the WTSC, its agents, employees, or officers to the extent that claims are caused by the negligent acts or omissions of the WTSC, its officers, employees or agents; and provided further that if such claims result from the concurrent negligence of:

(a) the SUB-RECIPIENT, its officers, employees, agents, contractors, or subcontractors, and
(b) the WTSC, its officers, employees, or agents, or involves those actions covered by RCW 4.24.115, the indemnity provisions provided herein shall be valid and enforceable only to the extent of the negligence of the SUB- RECIPIENT, its officers, employees, agents, contractors, or subcontractors.

17.2. The SUB-RECIPIENT agrees that its obligations under this Section extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents in the performance of this agreement. For this purpose, the SUB- RECIPIENT, by mutual negotiation, hereby waives with respect to WTSC only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provisions chapter 51.12 RCW.

17.3. The indemnification and hold harmless provision shall survive termination of this Agreement.

18. INDEPENDENT CAPACITY

The employees or agents of each party who are engaged in the performance of this Agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party.

19. INSURANCE COVERAGE

19.1. The SUB-RECIPIENT shall comply with the provisions of Title 51 RCW, Industrial Insurance, if required by law.

19.2. If the SUB-RECIPIENT is not required to maintain insurance in accordance with Title 51 RCW, prior to

the start of any performance of work under this Agreement, the SUB-RECIPIENT shall provide WTSC with proof of insurance coverage (e.g., vehicle liability insurance, private property liability insurance, or commercial property liability insurance), as determined appropriate by WTSC, which protects the SUB-RECIPIENT and WTSC from risks associated with executing the SOW associated with this Agreement.

20. LICENSING, ACCREDITATION, AND REGISTRATION

The SUB-RECIPIENT shall comply with all applicable local, state, and federal licensing, accreditation, and registration requirements and standards necessary for the performance of this Agreement. The SUB-RECIPIENT shall complete registration with the Washington State Department of Revenue, if required, and be responsible for payment of all taxes due on payments made under this Agreement.

21. RECORDS MAINTENANCE

21.1. During the term of this Agreement and for six years thereafter, the SUB-RECIPIENT shall maintain books, records, documents, and other evidence that sufficiently and properly reflect all direct and indirect costs expended in the performance of the services described herein. These records shall be subject to inspection, review, or audit by authorized personnel of the WTSC, the Office of the State Auditor, and federal officials so authorized by law. All books, records, documents, and other material relevant to this Agreement will be retained for six years after expiration. The Office of the State Auditor, federal auditors, the WTSC, and any duly authorized representatives shall have full access and the right to examine any of these materials during this period.

21.2. Records and other documents, in any medium, furnished by one party to this Agreement to the other party, will remain the property of the furnishing party, unless otherwise agreed. The receiving party will not disclose or make available this material to any third parties without first giving notice to the furnishing party and giving them a reasonable opportunity to respond. Each party will utilize reasonable security procedures and protections to assure that records and documents provided by the other party are not erroneously disclosed to third parties.

22. RIGHT OF INSPECTION

The SUB-RECIPIENT shall provide right of access to its facilities to the WTSC or any of its officers, or to any other authorized agent or official of the state of Washington or the federal government, at all reasonable times, in order to monitor and evaluate performance, compliance, and/or quality assurance under this Agreement. The SUB-RECIPIENT shall make available information necessary for WTSC to comply with the right to access, amend, and receive an accounting of disclosures of their Personal Information according to the Health Insurance Portability and Accountability Act of 1996 (HIPAA) or any regulations enacted or revised pursuant to the HIPAA provisions and applicable provisions of Washington State law. The SUB-RECIPIENT shall upon request make available to the WTSC and the United States Secretary of the Department of Health and Human Services all internal policies and procedures, books, and records relating to the safeguarding, use, and disclosure of Personal Information obtained or used as a result of this Agreement.

23. RIGHTS IN DATA

23.1. WTSC and SUB-RECIPIENT agree that all data and work products (collectively called "Work

Product”) pursuant to this Agreement shall be considered works made for hire under the U.S. Copyright Act, 17 USC §101 et seq., and shall be owned by the state of Washington. Work Product includes, but is not limited to, reports, documents, pamphlets, advertisement, books, magazines, surveys, studies, computer programs, films, tapes, sound reproductions, designs, plans, diagrams, drawings, software, and/or databases to the extent provided by law. Ownership includes the right to copyright, register the copyright, distribute, prepare derivative works, publicly perform, publicly display, and the ability to otherwise use and transfer these rights.

23.2. If for any reason the Work Product would not be considered a work made for hire under applicable law, the SUB- RECIPIENT assigns and transfers to WTSC the entire right, title, and interest in and to all rights in the Work Product and any registrations and copyright applications relating thereto and any renewals and extensions thereof.

23.3. The SUB-RECIPIENT may publish, at its own expense, the results of project activities without prior review by the WTSC, provided that any publications (written, visual, or sound) contain acknowledgment of the support provided by NHTSA and the WTSC. Any discovery or invention derived from work performed under this project shall be referred to the WTSC, who will determine through NHTSA whether patent protections will be sought, how any rights will be administered, and other actions required to protect the public interest.

24. SAVINGS

In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date of this Agreement and prior to completion of the SOW under this Agreement, the WTSC may terminate the Agreement under the "TERMINATION FOR CONVENIENCE" clause, without the 30-day notice requirement. The Agreement is subject to renegotiation at the WTSC's discretion under any new funding limitations or conditions.

25. SEVERABILITY

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement, and to this end the provisions of this Agreement are declared to be severable.

26. SITE SECURITY

While on WTSC premises, the SUB-RECIPIENT, its agents, employees, or sub-contractors shall conform in all respects with all WTSC physical, fire, or other security policies and applicable regulations.

27. TAXES

All payments of payroll taxes, unemployment contributions, any other taxes, insurance, or other such expenses for the SUB- RECIPIENT or its staff shall be the sole responsibility of the SUB-RECIPIENT.

28. TERMINATION FOR CAUSE

If the SUB-RECIPIENT does not fulfill in a timely and proper manner its obligations under this Agreement or violates any of these terms and conditions, the WTSC will give the SUB-RECIPIENT written notice of such failure or violation, and may terminate this Agreement immediately. At the WTSC's discretion, the SUB-RECIPIENT may be given 15 days to correct the violation or failure. In the event that the SUB-RECIPIENT is given the opportunity to correct the violation and the violation is not corrected within the 15-day period, this Agreement may be terminated at the end of that period by written notice of the WTSC.

29. TERMINATION FOR CONVENIENCE

Except as otherwise provided in this Agreement, either party may terminate this Agreement, without cause or reason, with 30 days written notice to the other party. If this Agreement is so terminated, the WTSC shall be liable only for payment required under the terms of this Agreement for services rendered or goods delivered prior to the effective date of termination.

30. TREATMENT OF ASSETS

30.1. Title to all property furnished by the WTSC shall remain property of the WTSC. Title to all property furnished by the SUB-RECIPIENT for the cost of which the SUB-RECIPIENT is entitled to be reimbursed as a direct item of cost under this Agreement shall pass to and vest in the WTSC upon delivery of such property by the SUB-RECIPIENT. Title to other property, the cost of which is reimbursable to the SUB-RECIPIENT under this Agreement, shall pass to and vest in the WTSC upon (i) issuance for use of such property in the performance of this Agreement, or (ii) commencement of use of such property in the performance of this Agreement, or (iii) reimbursement of the cost thereof by the WTSC in whole or in part, whichever first occurs.

30.2. Any property of the WTSC furnished to the SUB-RECIPIENT shall, unless otherwise provided herein or approved by the WTSC, be used only for the performance of this Agreement.

30.3. The SUB-RECIPIENT shall be responsible for any loss or damage to property of the WTSC which results from the negligence of the SUB-RECIPIENT or which results from the failure on the part of the SUB-RECIPIENT to maintain and administer that property in accordance with sound management practices.

30.4. If any WTSC property is lost, destroyed, or damaged, the SUB-RECIPIENT shall immediately notify the WTSC and shall take all reasonable steps to protect the property from further damage.

30.5. The SUB-RECIPIENT shall surrender to the WTSC all property of the WTSC upon completion, termination, or cancellation of this Agreement.

30.6. All reference to the SUB-RECIPIENT under this clause shall also include SUB-RECIPIENT's employees, agents, or sub-contractors.

31. WAIVER

A failure by either party to exercise its rights under this Agreement shall not preclude that party from

subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement.

APPLICABLE CERTIFICATIONS AND ASSURANCES FOR HIGHWAY SAFETY GRANTS (23 CFR PART 1300 APPENDIX A):

In all future references to sub-recipients, the term "SUB-RECIPIENT" shall also apply to its agents, employees, sub-contractors, and other participants of Federal financial assistance under such program. SUB-RECIPIENT, its agents, employees, sub-contractors, and other participants will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.

32. FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA)

In accordance with FFATA, the SUB-RECIPIENT shall, upon request, provide WTSC the names and total compensation of the five most highly compensated officers of the entity, if the entity in the preceding fiscal year received 80 percent or more of its annual gross revenues in federal awards, received \$25,000,000 or more in annual gross revenues from federal awards, and if the public does not have access to information about the compensation of the senior executives of the entity through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 or section 6104 of the Internal Revenue Code of 1986.

33. FEDERAL NONDISCRIMINATION (Title VI, 42 U.S.C. § 2000d et seq.)

Instructions for Lower Tier Certification

33.1. By signing this Agreement, the SUB-RECIPIENT (hereinafter in this section referred to as the "lower tier participant") is providing the certification set out below and agrees to comply with the requirements of 2 CFR part 180 and 23 CFR part 1200.

33.2. The certification in this section is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

33.3. The lower tier participant shall provide immediate written notice to the WTSC if at any time the lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

33.4. The terms covered transaction, civil judgement, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR parts 180 and 1200.

33.5. The lower tier participant agrees by signing this Agreement that it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart

9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by WTSC.

33.6. The lower tier participant further agrees by signing this Agreement that it will include the clause titled "Instructions for Lower Tier Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions, and will require lower tier participants to comply with 2 CFR part 180 and 23 CFR part 1200.

33.7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).

33.8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

33.9. Except for transactions authorized under paragraph 33.5. of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

33.10. The lower tier participant certifies, by signing this Agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

33.11. Where the lower tier participant is unable to certify to any of the statements in this certification, such participant shall attach an explanation to this Agreement.

34. THE DRUG-FREE WORKPLACE ACT OF 1988 (41 U.S.C. 8103)

34.1. The SUB-RECIPIENT shall:

- 34.1.1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the SUB-RECIPIENT's workplace, and shall specify the actions that will be taken against employees for violation of such prohibition.
- 34.1.2. Establish a drug-free awareness program to inform employees about the dangers of drug abuse in the workplace; the SUB- RECIPIENT's policy of maintaining a drug-free workplace; any available drug counseling, rehabilitation, and employee assistance programs; and the penalties that may be imposed upon employees for drug violations occurring in the workplace.
- 34.1.3. Make it a requirement that each employee engaged in the performance of the grant be given a copy of the statement required by paragraph 34.1.1. of this section.
- 34.1.4. Notify the employee in the statement required by paragraph 34.1.1. of this section that, as a condition of employment under the grant, the employee will abide by the terms of the statement, notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction, and notify the WTSC within 10 days after receiving notice from an employee or otherwise receiving actual notice of such conviction.
- 34.1.5. Take one of the following actions within 30 days of receiving notice under paragraph 34.1.3. of this section, with respect to any employee who is so convicted: take appropriate personnel action against such an employee, up to and including termination, and/or require such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.
- 34.1.6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of all of the paragraphs above.

35. FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA)

In accordance with FFATA, the SUB-RECIPIENT shall, upon request, provide WTSC the names and total compensation of the five most highly compensated officers of the entity, if the entity in the preceding fiscal year received 80 percent or more of its annual gross revenues in federal awards, received \$25,000,000 or more in annual gross revenues from federal awards, and if the public does not have access to information about the compensation of the senior executives of the entity through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 or section 6104 of the Internal Revenue Code of 1986.

36. FEDERAL LOBBYING

36.1. The undersigned certifies, to the best of his or her knowledge and belief, that:

36.1.1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan,

the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

36.1.2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

36.1.3. The undersigned shall require that the language of this certification be included in the award documents for all sub- awards at all tiers (including sub-contracts, sub-grants, and contracts under grant, loans, and cooperative agreements), and that all sub- recipients shall certify and disclose accordingly.

36.2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

37. FEDERAL NONDISCRIMINATION (Title VI, 42 U.S.C. § 2000d et seq.)

37.1. The State highway safety agency [and its SUB-RECIPIENTS] will comply with all Federal statutes and implementing regulations relating to nondiscrimination (“Federal Nondiscrimination Authorities”). These include but are not limited to:

37.1.1. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);

37.1.2. 49 CFR part 21 (entitled Non-discrimination in Federally-Assisted Programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);

37.1.3. 28 CFR section 50.3 (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);

37.1.4. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

37.1.5. Federal-Aid Highway Act of 1973, (23 U.S.C. 324 et seq.), and Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683 and 1685-1686) (prohibit discrimination on the basis of sex);

37.1.6. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. 794 et seq.), as amended, (prohibits discrimination on the basis of disability) and 49 CFR part 27;

37.1.7. The Age Discrimination Act of 1975, as amended, (42 U.S.C. 6101 et seq.), (prohibits discrimination on the basis of age);

37.1.8. The Civil Rights Restoration Act of 1987, (Pub. L. 100-209), (broadens scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal aid SUB-RECIPIENTS, subrecipients and contractors, whether such programs or activities are Federally-funded or not);

37.1.9. Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) (prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing) and 49 CFR parts 37 and 38;

During the performance of this contract/funding agreement, the SUB-RECIPIENT agrees:

37.1.10. To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time;

37.1.11. Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in Appendix B of 49 CFR part 21 and herein;

37.1.12. To permit access to its books, records, accounts, other sources of information, and its facilities as required by the State highway safety office, US DOT or NHTSA;

37.1.13. That, in event a SUB-RECIPIENT fails to comply with any nondiscrimination provisions in this contract/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including but not limited to withholding payments to the SUB-RECIPIENT/funding recipient under the contract/agreement until the SUB-RECIPIENT/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part; and

37.1.14. To insert this clause, including paragraphs a through e, in every subcontract and subagreement and in every solicitation for a subcontract or sub-agreement, that receives Federal funds under this program.

38. POLITICAL ACTIVITY (HATCH ACT)

The SUB-RECIPIENT will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508), which limit the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.

39. PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE

The SUB-RECIPIENT will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists. This Agreement does not include any aspects or elements of helmet usage or checkpoints, and so fully complies with this requirement.

40. STATE LOBBYING

None of the funds under this Agreement will be used for any activity specifically designed to urge or influence a state or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any state or local legislative body. Such activities include both direct and indirect (e.g., “grassroots”) lobbying activities, with one exception. This does not preclude a state official whose salary is supported with NHTSA funds from engaging in direct communications with state or local legislative officials, in accordance with customary state practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

41. CERTIFICATION ON CONFLICT OF INTEREST

GENERAL REQUIREMENTS

41.1. No employee, officer or agent of the SUB-RECIPIENT who is authorized in an official capacity to negotiate, make, accept or approve, or to take part in negotiating, making, accepting or approving any subaward, including contracts or subcontracts, in connection with this grant shall have, directly or indirectly, any financial or personal interest in any such subaward. Such a financial or personal interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or personal interest in or a tangible personal benefit from an entity considered for a subaward.

41.2. Based on this policy:

41.2.1. The SUB-RECIPIENT shall maintain a written code or standards of conduct that provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents. The code or standards shall provide that the SUB- RECIPIENT’s officers, employees, or agents may neither solicit nor accept gratuities, favors, or anything of monetary value from present or potential sub-awardees, including contractors or parties to subcontracts and establish penalties, sanctions or other disciplinary actions for violations, as permitted by State or local law or regulation.

41.2.2. The SUB-RECIPIENT shall maintain responsibility to enforce the requirements of the written code or standards of conduct.

DISCLOSURE REQUIREMENTS

41.3. No SUB-RECIPIENT, including its officers, employees or agents, shall perform or continue to perform under a grant or cooperative agreement, whose objectivity may be impaired because of any related past, present, or currently planned interest, financial or otherwise, in organizations regulated by NHTSA or in organizations whose interests may be substantially affected by NHTSA activities.

41.3.1. The SUB-RECIPIENT shall disclose any conflict of interest identified as soon as reasonably possible, making an immediate and full disclosure in writing to WTSC. The disclosure shall include a

description of the action which the recipient has taken or proposes to take to avoid or mitigate such conflict.

41.3.2. NHTSA will review the disclosure and may require additional relevant information from the recipient. If a conflict of interest is found to exist, NHTSA may (a) terminate the award, or (b) determine that it is otherwise in the best interest of NHTSA to continue the award and include appropriate provisions to mitigate or avoid such conflict.

41.3.3. Conflicts of interest that require disclosure include all past, present or currently planned organizational, financial, contractual or other interest(s) with an organization regulated by NHTSA or with an organization whose interests may be substantially affected by NHTSA activities, and which are related to this award. The interest(s) that require disclosure include those of any SUB-RECIPIENT, affiliate, proposed consultant, proposed subcontractor and key personnel of any of the above. Past interest shall be limited to within one year of the date of award. Key personnel shall include any person owning more than a 20 percent interest in a SUB-RECIPIENT, and the officers, employees or agents of a recipient who are responsible for making a decision or taking an action under an award where the decision or action can have an economic or other impact on the interests of a regulated or affected organization.

42. DESIGNATED CONTACTS

The following named individuals will serve as designated contacts for each of the parties for all communications, notices, and reimbursements regarding this Agreement:

The Contact for the SUB- RECIPIENT is:

Charles Porche

cporche@cityoflakewood.us
253-830-5020

The Contact for WTSC is:

Mark Medalen
WTSC Program Manager
mmedalen@wtsc.wa.gov
360-725-9878

AUTHORITY TO SIGN

The undersigned acknowledge that they are authorized to execute this Agreement and bind their respective agencies or entities to the obligations set forth herein.

IN WITNESS WHEREOF, the parties have executed this Agreement.

SUB-RECIPIENT:



Signature

Dave Claridge

Printed Name

Interim Chief

Title

Date

WASHINGTON TRAFFIC SAFETY COMMISSION

Name: Wade Alonzo
Title: Division Director

Date

CITY OF LAKEWOOD

Doug Russell, City Manager

Date:

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Wachter

Heidi Ann Wachter, City Attorney

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 2, 2026	TITLE: Approving the 2027 Federal Legislative Priorities, State Legislative Agenda, Policy Manual and Pierce County Policy Manual.	TYPE OF ACTION: — ORDINANCE NO. — RESOLUTION NO. <u>X</u> MOTION NO. 2026-80 — OTHER
REVIEW: October 19, 2026	ATTACHMENTS: Legislative Materials	

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

RECOMMENDATION: It is recommended the City Council approve the 2027 Federal Legislative Priorities, State Legislative Agenda, Policy Manual and Pierce County Policy Manual.

DISCUSSION: The City Council reviewed the federal, state, and county legislative materials at the October 19th study session. Changes to the materials based on October 19, 2026 discussion:

Federal – No changes.

State

- Removed FSP parking accessibility request.
- Added Public Defense Funding as a priority to the agenda, as well as updated one-pager.
- Redlines have been implemented in state policy manual.

County

- Changed language related to discussion about co-planning county land development.
- Additional item supporting the Clover Creek estuary restoration project to include strengthening salmon populations.

ALTERNATIVE(S): The City Council may choose not accept materials and further workshop the language.

FISCAL IMPACT: No direct fiscal impact.

Michael Vargas Prepared by	 City Manager Review
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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.

2027-28 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. **The City requests the state maintain its previous level of support by providing \$640,000 for the program in the 2027-29 biennium.**

Lake City Boulevard Street End: Lakewood is expanding equitable access to American, Gravelly, Louise, and Steilacoom Lakes through improvements at its 13 lakefront street ends. Growing demand and safety concerns at American Lake and Harry Todd underscore the need for additional safe, accessible shoreline access. Guided by community input, the Lakefront Street End Development Program prioritizes recreation, accessibility, and environmental stewardship. Improvements at Lake City Boulevard will include ADA-accessible parking and pathways, enhanced safety and visibility, shoreline and beach enhancements, native landscaping, and habitat restoration. **The City seeks \$530,000 to complete the project in 2028.**

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.

Fully Fund Public Defense: The City urges the State to fulfill its constitutional obligation to ensure access to public defense. Although Lakewood approved a new 0.1% public safety sales tax dedicated to public defense, costs are rising faster than local revenues and are projected to exceed available funding in the next biennium. Implementation of the new caseload standards will further strain an already under-resourced system. The State must provide sustainable funding for public defense services and implement workforce recruitment and retention strategies, including student loan forgiveness, tuition assistance, funded fellowships, and competitive retention incentives. These actions are essential to maintaining a qualified workforce and ensuring the delivery of constitutionally required legal representation.

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.



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.

The Community Partnership Program helped clear 323 of 326 assigned cases



Doug Russell, City of Lakewood City Manager | 253-983-7703 | DRussell@CityofLakewood.us
Shelly Helder, GTH-Gov State Lobbyist | 360-209-3338 | SHelder@GTH-Gov.com

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:

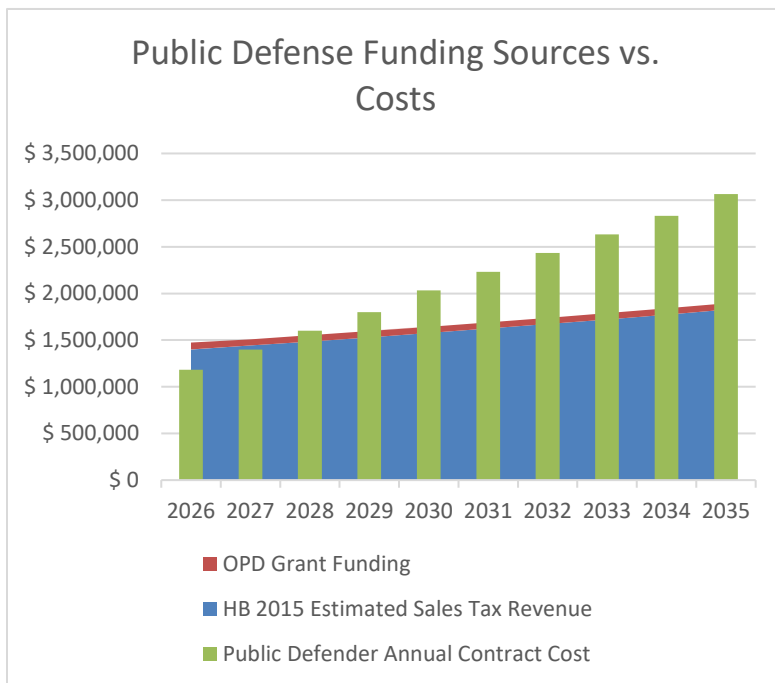
Doug Russell, City
Manager City of Lakewood
253-983-7703
droussel@cityoflakewood.us

Shelly Helder, State Lobbyist
Gordon Thomas Honeywell
Government Affairs 360-209-3738
shelder@gth-gov.com

Public Defense Funding

Background

In 2024, Washington's updated indigent defense standards reduced the misdemeanor caseload limit from 400 to 120 cases per attorney, with phased implementation beginning in 2026 and full compliance required by 2036. To meet the new standard, jurisdictions must lower caseload limits by at least 28 cases per attorney each year. Recognizing these growing obligations, in April of 2026 the City Council adopted a 0.1% sales tax dedicated to public defense. Even with this local investment, public defense costs are projected to outpace available revenues within two years.



Cost of Compliance

To meet the new standards and ensure constitutionally adequate representation, the City will need to add approximately one public defender annually through 2036. Despite the City's proactive investment in a dedicated Public Safety Sales Tax, public defense costs are projected to surpass available revenues by 2028.

Current State Contributions

The Office of Public Defense (OPD) offers two grant programs the City successfully secures every year, roughly \$67k total, which covers **less than 5%** of the City's total costs this biennium.

Request

The City urges the State to fulfill its constitutional obligation to provide legal representation and assume a greater share of indigent defense costs, rather than shifting increasing costs to local governments. The City supports HB 1592 (2025), or similar proposals, that would establish a sustained state funding partnership and reduce the growing local burden.

In addition, the State should invest in public defense workforce recruitment and retention through targeted student loan forgiveness, tuition assistance, fellowships, and other incentives to ensure jurisdictions can meet the new caseload standards and maintain constitutionally required services.

Contact Information:
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[Shelly Helder](#), State Lobbyist
 Gordon Thomas Honeywell Government Affairs
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shelder@gth-gov.com



2027 State Legislative Policy Manual

Adopted on November 2, 2026



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, *Councilmember*

Ryan Pearson, *Councilmember*

J. Trestin Lauricella, *Councilmember*

Contact Information

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MICHAEL VARGAS, ASST. TO THE CITY
MANAGER/POLICY ANALYST
MVARGAS@CITYOFLAKEWOOD.US
(253) 983-7717



CITY OF LAKEWOOD State POLICY MANUAL

ADOPTED BY THE CITY COUNCIL ON November 2nd, 2026

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

ADOPTED BY THE CITY COUNCIL ON November 2nd, 2026

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.



CITY OF LAKEWOOD

State POLICY MANUAL

ADOPTED BY THE CITY COUNCIL ON November 2nd, 2026

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.
- **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. The City supports future funding requests to complete construction of this project.



CITY OF LAKEWOOD

State POLICY MANUAL

ADOPTED BY THE CITY COUNCIL ON November 2nd, 2026

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.



CITY OF LAKEWOOD

State POLICY MANUAL

ADOPTED BY THE CITY COUNCIL ON November 2nd, 2026

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.



CITY OF LAKEWOOD

State POLICY MANUAL

ADOPTED BY THE CITY COUNCIL ON November 2nd, 2026

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.



CITY OF LAKEWOOD

State POLICY MANUAL

ADOPTED BY THE CITY COUNCIL ON November 2nd, 2026

- **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.



CITY OF LAKEWOOD

State POLICY MANUAL

ADOPTED BY THE CITY COUNCIL ON November 2nd, 2026

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

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.

Co-Planning Development of County Land: The City supports engaging in preliminary discussions with the County to co-plan development strategies for underutilized or underdeveloped County land to enhance public use of the sites for Lakewood residents. The possible sites include:

- **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, 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.

Chambers Bay Estuary Restoration: The City supports increasing salmon activity in the estuary, along with additional project benefits project to include the removal of the Chambers Creek dam, replacement of bridge, relocation of vital community utilities, enhanced public safety and park facilities, and restoration of up to 180 acres of estuary habitat which will open-up approximately five and a half miles of pristine habitat to five species of salmon and numerous wildlife species.





To: Mayor and City Councilmembers
 From: Tho Kraus, Deputy City Manager/Chief Financial Officer
 Through: Doug Russell, City Manager *Doug Russell*
 Date: November 2, 2026
 Subject: Public Hearing on 2027 Property Tax Levy

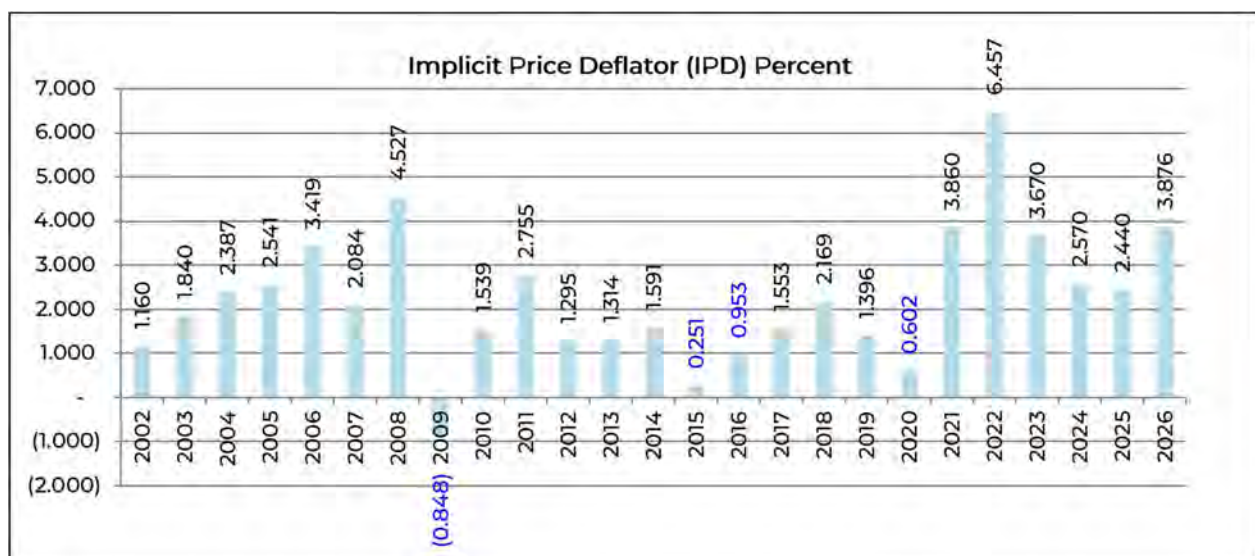
PUBLIC HEARING

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.

			RECOMMENDED
Preliminary Factors	2026 Final Max Per Statute 1%	2027 - Option 1 No Increase 0%	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.

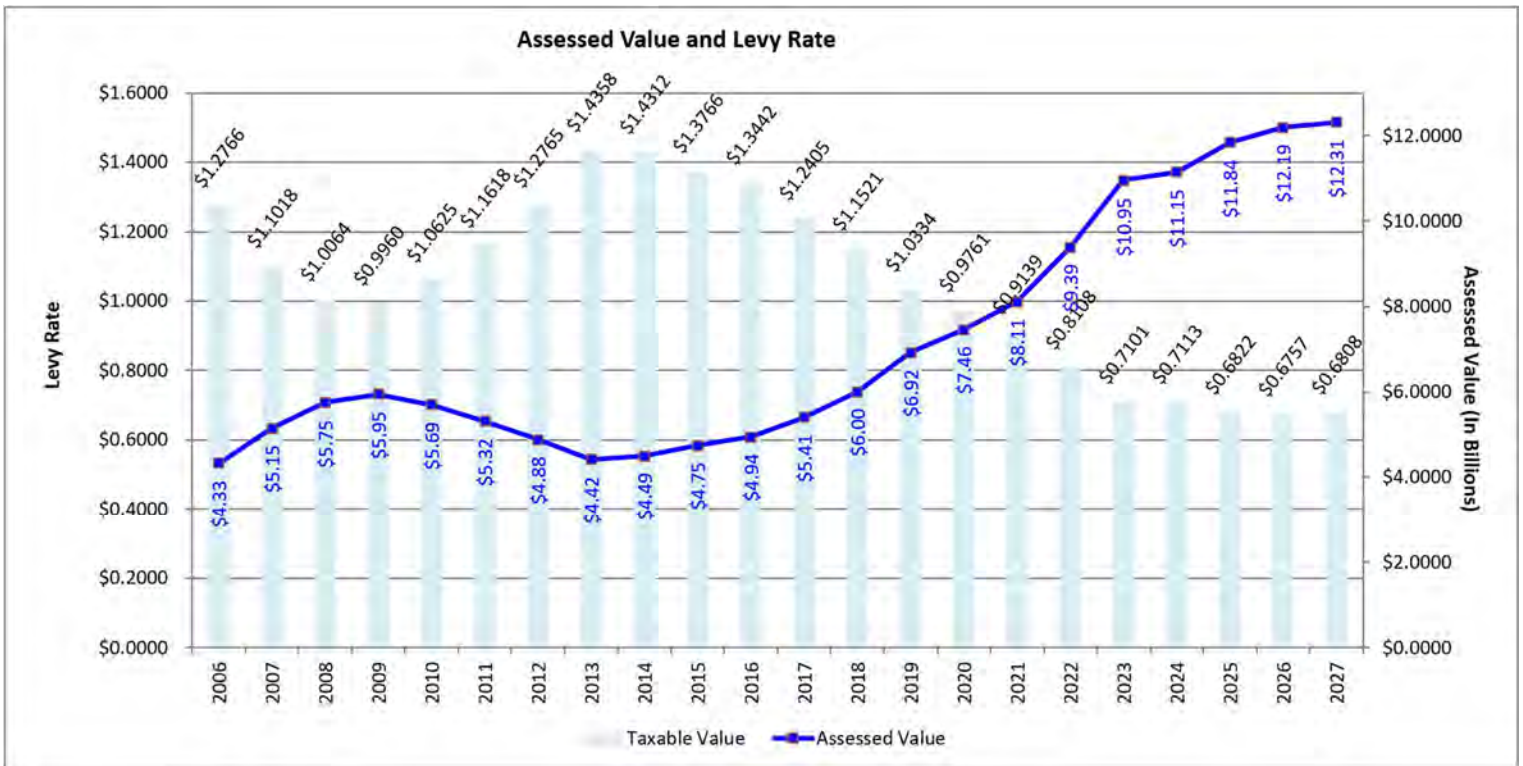
NEXT STEPS

- Adoption on November 16, 2026

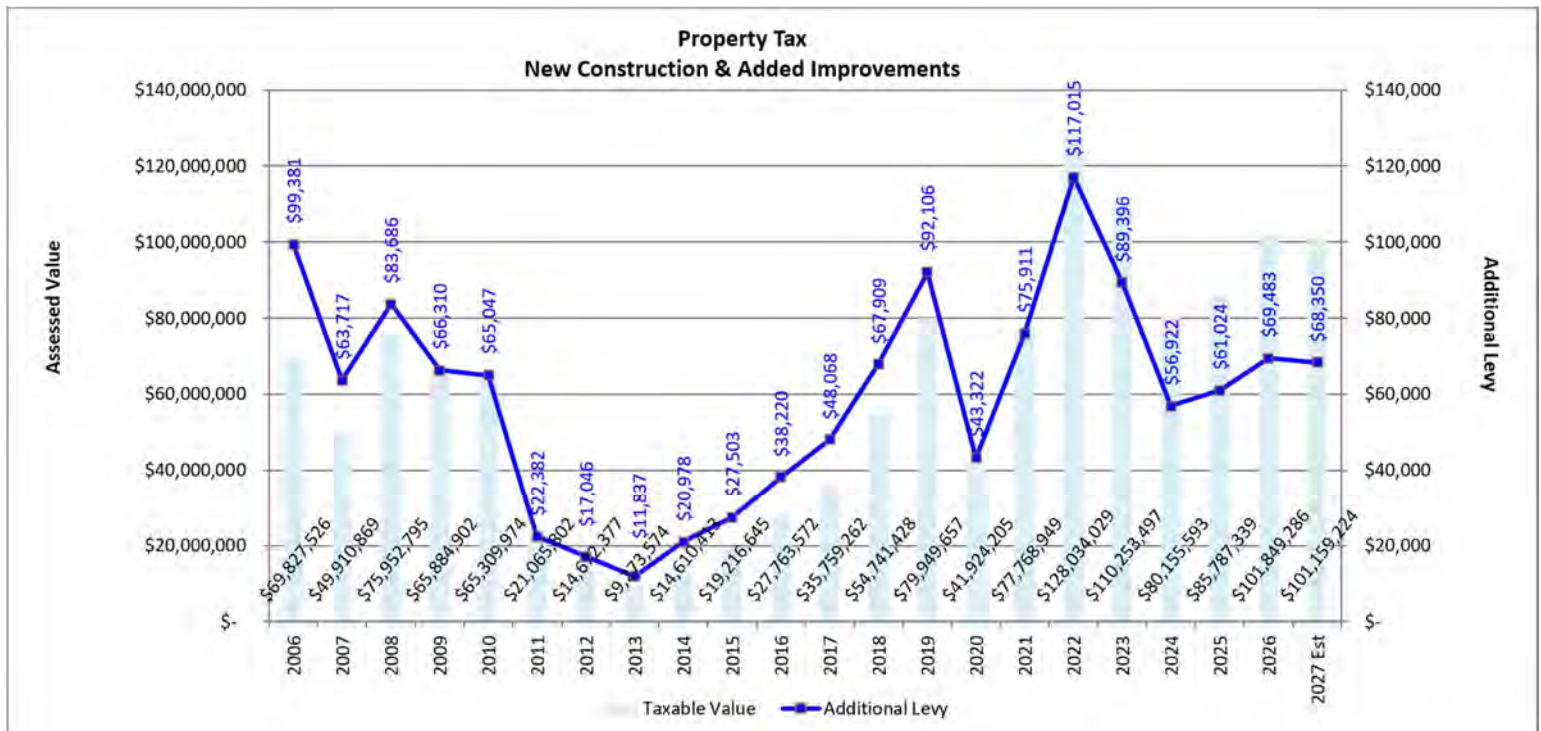
ATTACHMENTS

- 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
<i>Additional revenue from administrative refunds not allowed if limited by statutory rate limit</i>	
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*



Pierce County

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PRELIMINARY LAWFUL LEVY LIMIT 2026 FOR 2027

LAKEWOOD

> 10,000

REGULAR TAX LEVY LIMIT:

2025

- A. ~~REGULAR LEVY LIMIT (A.V. LESS BASE YEAR'S A.V.) TIMES REGULAR LEVY RATE (RCW 84.55.070) (excluding any refund)~~
 WITH THE 1993 LEVY (excluding any refund) 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 made 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).

71,383,069

71,383,069

0.00

0.675670565252

PRIOR YEAR ADDITIONAL REVENUE AS AN ESTIMATE

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

8,382,947.04

2027 Projection, highest level

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 *Doug Russell*
Date: November 2, 2026
Subject: Public Hearing on the 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

- 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	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 Possession 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 7/1/2026 - 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 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 the early implementation of Phase 2 of the Clean Building Compliance program. Phase 1, which included the Certified Benchmarking for Tier 1 and Tier 2, has been completed. Phase 2 will focus on the Qualified Person Review and Submission, with the goal of securing early adopter incentives from the State to help offset implementation costs. The estimated State incentives are \$146,031 for Tier 1 and \$13,067 for Tier 2, for a total estimated incentive of \$159,098.

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.

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

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

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



To: Mayor and City Councilmembers

From: Tho Kraus, Deputy City Manager

Through: Doug Russell, City Manager *Doug Russell*

Date: November 2, 2026

Subject: Public Hearing on 2027/2028 Proposed Biennial Budget

Background

Per Washington state law, the City Council must adopt the 2027/2028 Biennial Budget no later than December 31, 2026. Additionally, a public hearing on the proposed biennial budget is required in connection with the budget process. The schedule of open public meetings held and upcoming to review the proposed 2027/2028 biennial budget is as follows:

October 5, 2026

- City Manager presentation of the Proposed 2027/2028 Biennial Budget

October 7, 2026

- Department Budget Presentations:
 - City Council
 - City Manager
 - Parks, Recreation & Community Services
 - Police
 - Legal

October 14, 2026

- Department Budget Presentations:
 - Municipal Court
 - Human Resources
 - Planning & Public Works
 - Administrative Services

October 19, 2026

- Review of 2027 Property Tax Levy
- Review of 2026 Year-End Budget Adjustment

November 2, 2026

- Public Hearing on 2027/2028 Proposed Biennial Budget
- Public Hearing on 2027 Property Tax Levy
- Public Hearing on 2026 Year-End Budget Adjustment

November 9, 2026

- Review 2027/2028 Proposed Biennial Budget
- Review of 2025 Human Services Funding Recommendations (continued)
- Review of 2027 Lodging Tax Funding Recommendations
- Review of 2027 Fee Schedule Amendments
- Review of Resolution for Service/Convenience Fee for Credit Card Acceptance

November 16, 2026

- Adoption of 2027/2028 Biennial Budget
- Adoption of 2027 Property Tax Levy Ordinance
- Adoption of 2026 Year-End Budget Adjustment
- Adoption of 2027/2028 Human Services Funding
- Adoption of 2027 Lodging Tax Funding
- Adoption of 2027 Fee Schedule Amendments
- Adoption of Resolution Authorizing Service/Convenience Fee for Credit Card Acceptance

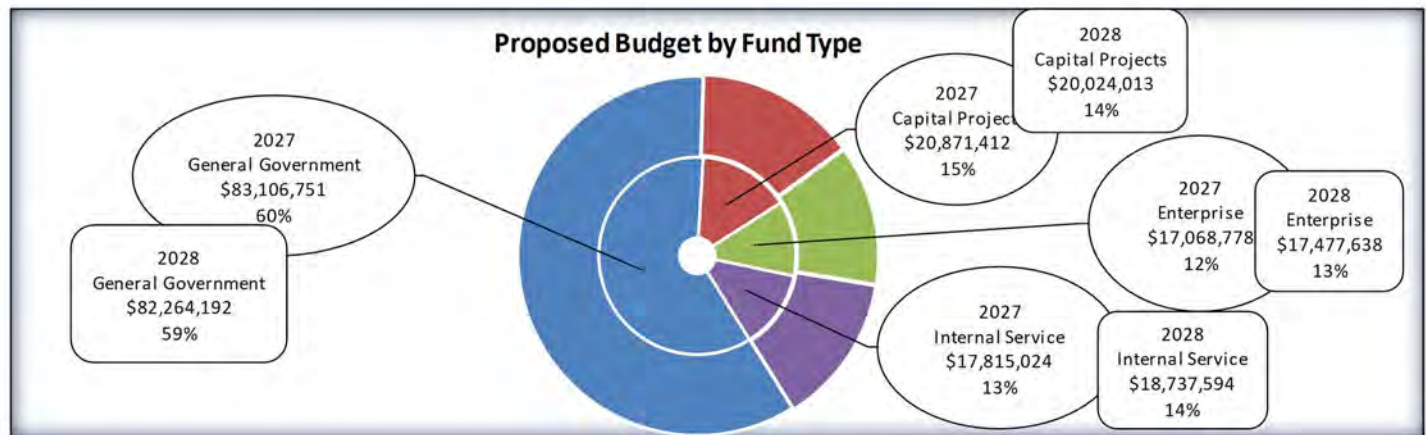
The **ORIGINAL** 2027/2028 Proposed Biennial Budget may be viewed at:
<https://cityoflakewood.us/finance/biennial-budget/>

Changes to the ORIGINAL 2027/2028 Proposed Biennial Budget

The following are proposed changes to the City Manager's original proposed budget:

- 1) Add National League of Cities.
 - Annual membership dues \$6,745 per year, ongoing
 - Annual conference for all members of the City Council \$22,400 per year, ongoing
 - Annual conference for City Manager \$3,200 per year, ongoing
- 2) Remove Buffalo Soldiers Museum Community Building Event Sponsorship of \$1,000 per year, ongoing.
- 3) Add professional services for Police Chief Recruitment of \$40,000 in 2027, 1-time.
- 4) South Sound 911 one-time Reserves Distribution \$240,280 (shown as expenditure reduction in 2027, actual distribution date to be determined, either in 2026 or 2027).
- 5) Net Police Vacancy Savings of \$213,000 (\$405,000 for 3.0 FTEs less accrual cash outs for 6 officers at \$192,000).
- 6) Use opioid funds for Greater Lakes Co-responder program. The current balance and annual revenues would fully fund the program through the next two biennial budget periods. After that, general fund is anticipated to fund the difference.
- 7) Remove financing of 11 police vehicle replacements totaling \$1,090,100 in 2028 and purchase outright from expenditure savings (estimated police position vacancy savings, use of opioid funding for Greater Lakes co-responders).
- 8) Add service or card convenience fee revenue of \$50,000 per year, ongoing.
- 9) Set aside any remaining ending fund balance at the end of 2028 to reduce parks capital projects debt financing. This amounts to \$181,763.

Revised Proposed 2027/2028 Biennial Budget



Fund	2027 Proposed				2028 Proposed				
	Beginning Fund Balance	Revenue	Expenditure	Ending Fund Balance	Beginning Fund Balance	Revenue	Expenditure	Ending Fund Balance	
General Government Funds:	\$ 15,499,040	\$ 67,607,711	\$ 69,848,578	\$ 13,258,173	\$ 13,258,173	\$ 69,006,018	\$ 69,997,636	\$ 12,266,556	
001 General Fund	10,595,615	57,147,910	57,082,294	10,661,231	10,661,231	58,583,250	59,530,066	9,714,415	
101 Street	-	3,550,161	3,550,161	-	-	3,368,948	3,368,948	-	
103 Transportation Benefit District	565,600	805,000	1,370,600	-	-	805,000	805,000	-	
104 Hotel/Motel Lodging Tax	2,413,748	1,271,250	2,413,743	1,271,255	1,271,255	1,271,250	1,271,250	1,271,255	
105 Property Abatement/RHSP	24,941	441,500	449,075	17,366	17,366	448,675	466,042	-	
106 Public Art	-	20,000	20,000	-	-	20,600	20,600	-	
180 Narcotics Seizure	-	-	-	-	-	-	-	-	
181 Felony Seizure	-	-	-	-	-	-	-	-	
182 Federal Seizure	-	-	-	-	-	-	-	-	
190 CDBG	-	565,000	565,000	-	-	545,000	545,000	-	
191 Neighborhood Stabilization Prog	-	-	-	-	-	-	-	-	
192 SSMCP	-	344,050	308,391	35,659	35,659	344,050	325,610	54,099	
195 Public Safety Grants	-	-	-	-	-	-	-	-	
196 ARPA	-	-	-	-	-	-	-	-	
201 GO Bond Debt Service	-	2,304,718	2,304,718	-	-	2,421,594	2,421,594	-	
202 LID Debt Service	-	88,922	88,922	-	-	86,551	86,551	-	
204 Sewer Project Debt	1,799,175	1,067,400	1,695,674	1,170,901	1,170,901	1,109,300	1,156,975	1,123,226	
251 LID Guaranty	99,961	1,800	-	101,761	101,761	1,800	-	103,561	
Capital Project Funds:	\$ 694,611	\$ 20,176,801	\$ 20,530,400	\$ 341,012	\$ 341,012	\$ 19,683,001	\$ 19,897,000	\$ 127,013	
301 Parks	150,000	2,289,385	2,385,000	54,385	54,385	12,231,385	12,277,000	8,770	
302 Transportation	-	13,728,000	13,728,000	-	-	3,816,000	3,816,000	-	
303 Real Estate Excise Tax	261,368	2,402,516	2,580,400	83,484	83,484	2,402,516	2,486,000	-	
311 Sewer Project	283,243	1,756,900	1,837,000	203,143	203,143	1,233,100	1,318,000	118,243	
Enterprise Fund:	\$ 11,484,056	\$ 5,584,723	\$ 5,586,803	\$ 11,481,975	\$ 11,481,975	\$ 5,995,663	\$ 6,664,172	\$ 10,813,466	
401 Surface Water Management	11,484,056	5,584,723	5,586,803	11,481,975	11,481,975	5,995,663	6,664,172	10,813,466	
Internal Service Funds:	\$ 5,936,229	\$ 11,878,795	\$ 11,810,237	\$ 6,004,787	\$ 6,004,787	\$ 12,732,807	\$ 11,640,253	\$ 7,097,341	
501 Fleet & Equipment	5,936,229	2,675,843	2,607,285	6,004,787	6,004,787	3,256,839	2,164,285	7,097,341	
502 Property Management	-	1,000,727	1,000,727	-	-	920,690	920,690	-	
503 Information Technology	-	3,971,005	3,971,005	-	-	4,327,448	4,327,448	-	
504 Risk Management	-	4,231,220	4,231,220	-	-	4,227,830	4,227,830	-	
Grand Total - All Funds	\$ 33,613,936	\$ 105,248,030	\$ 107,776,019	\$ 31,085,945	\$ 31,085,945	\$ 107,417,489	\$ 108,199,061	\$ 30,304,376	
			Total Budget	\$ 138,861,965				Total Budget	\$ 138,503,437

Position Inventory – No Change

The original proposed budget includes 213.50 FTEs and includes:

- Addition of Parks Maintenance Worker 1.0 FTE
- Elimination of Associate Attorneys 2.0 FTEs (replaced by contracted prosecution services)

Department	2027 Proposed	2028 Proposed
City Manager	5.00	5.00
City Manager	1.00	1.00
Communications Manager	1.00	1.00
Assistant to City Manager/Policy Analyst	1.00	1.00
Communications Coordinator	1.00	1.00
Program Coordinator - Neighborhood	1.00	1.00
Administrative Services	12.00	12.00
Deputy City Manager/Chief Financial Officer	1.00	1.00
Information Technology Manager	1.00	1.00
Assistant Finance Director	1.00	1.00
Finance Supervisor	1.00	1.00
IT Administrator	1.00	1.00
Finance Analyst	2.00	2.00
IT Analyst	1.00	1.00
IT Specialist	1.00	1.00
Payroll Technician	1.00	1.00
Finance Technician	2.00	2.00
Planning & Public Works	37.65	37.65
Planning & Public Works Director	1.00	1.00
Planning & Public Works Assistant Director	1.00	1.00
Capital Projects Division Manager	1.00	1.00
Economic Development Manager	1.00	1.00
Engineering Services Manager/City Engineer	1.00	1.00
Planning Division Manager	1.00	1.00
Civil Engineer	4.00	4.00
Associate Civil Engineer	2.00	2.00
Assistant Civil Engineer	1.00	1.00
Construction Management Lead	1.00	1.00
Construction Inspector	3.00	3.00
Engineering Technician	2.00	2.00
Building Official	1.00	1.00
Program Manager - Housing	1.00	1.00
Program Manager - SSCMP	1.00	1.00
Plans Examiner	1.00	1.00
Senior Planner	1.00	1.00
Geographical Information Systems Analyst	1.00	1.00
Associate Planner	2.00	2.00
Program Coordinator - Housing/RHSP/Abatement	1.00	1.00
Program Coordinator - SSMCP	1.00	1.00
Program Coordinator - CDBG	1.00	1.00
Building Inspector	2.00	2.00
Compliance Inspector	1.00	1.00
Code Compliance/Safety Inspector - RSHP	0.50	0.50
Permit Supervisor	1.00	1.00
Permit Technician	3.00	3.00
Office Assistant	0.15	0.15

Department	2027 Proposed	2028 Proposed
Parks, Recreation & Community Services	28.00	28.00
Parks, Recreation, & Community Services Director	1.00	1.00
Operations Superintendent	1.00	1.00
Parks Development Project Manager	2.00	2.00
Human Services Coordinator	0.50	0.50
Recreation Coordinator	3.00	3.00
Maintenance Supervisor	2.00	2.00
Maintenance Worker	16.00	16.00
Administrative Assistant	1.00	1.00
Office Assistant	1.50	1.50
Legal	8.85	8.85
City Attorney	1.00	1.00
Deputy City Attorney	1.00	1.00
City Clerk	1.00	1.00
Public Records & Legal Specialist	3.00	3.00
Office Assistant	2.85	2.85
Municipal Court	8.00	8.00
Municipal Court Judge	1.00	1.00
Court Administrator	1.00	1.00
Court Compliance Officer	2.00	2.00
Lead Court Clerk	1.00	1.00
Court Clerk	3.00	3.00
Police	114.00	114.00
Police Chief	1.00	1.00
Assistant Police Chief	1.00	1.00
Captain	5.00	5.00
Sergeant	14.00	14.00
Detective	11.00	11.00
Police Officer	68.00	68.00
Community Service Officer	2.00	2.00
Code Enforcement Officer	3.00	3.00
Animal Control Officer	2.00	2.00
Evidence Supervisor	1.00	1.00
Crime Analyst	1.00	1.00
Evidence Technician	2.00	2.00
Administrative Assistant	1.00	1.00
Police Administrative Coordinator	1.00	1.00
Police Administrative Technician	1.00	1.00
Office Assistant	-	-
Total FTEs	213.50	213.50

Revised Service/Program Changes

Service/Program Changes By Department	Change		Year 2027		Year 2028	
	FTE	Fleet	1-Time	Ongoing	1-Time	Ongoing
Youth Council - Program Supplies & Internship Stipends	-	-	\$ -	\$ 1,525	\$ -	\$ 1,525
Buffalo Soldiers Museum Community Building Event Sponsorship	-	-	-	(1,000)	-	(1,000)
National League of Cities Conference	-	-	-	22,400	-	22,400
Total - CC	-	-	\$ -	\$ 22,925	\$ -	\$ 22,925
Add Nearcation.com & City Event Branding	-	-	80,000	-	-	-
Add Civic Plus Website	-	-	37,350	11,465	-	11,465
National League of Cities Conference	-	-	-	3,200	-	3,200
Total - CM	-	-	\$ 117,350	\$ 14,665	\$ -	\$ 14,665
Public Defender	-	-	-	113,000	-	318,000
Non-Dept - Supplies, Shredding Services, Postage & Shipping	-	-	-	5,700	-	5,700
Non-Dept - Clean Air Assessment (Moved from Police)	-	-	-	53,050	-	53,050
Non-Dept - National League of Cities Membership Dues	-	-	-	6,745	-	6,745
Fuel Increase	-	-	-	46,400	-	46,400
DEIB Learning Management Software (Technology)	-	-	-	(20,000)	-	(20,000)
Total - AD	-	-	\$ -	\$ 204,895	\$ -	\$ 409,895
Risk Mgmt - DEIB Professional Services	-	-	-	20,000	-	20,000
Risk Mgmt - Repairs & Maintenance Auto Physical	-	-	-	60,000	-	60,000
Risk Mgmt - WCIA Assessment	-	-	-	20,000	-	20,000
Risk Mgmt - AED (Automated External Defibrillator)	-	-	6,000	-	-	-
Risk Mgmt - AWC Retro Program	-	-	-	36,240	-	38,050
Total - HR	-	-	\$ 6,000	\$ 136,240	\$ -	\$ 138,050
Eliminate 2 Associate Attorneys	(2.00)	-	-	(283,464)	-	(302,186)
Contracted Services	-	-	-	456,000	-	456,000
Opioid Funds for Co-responders (Charge here for Opioid Exp Tracking)	-	-	360,951	-	375,389	-
Total - LG	(2.00)	-	\$ 360,951	\$ 172,536	\$ 375,389	\$ 153,814
Increase Membership Dues	-	-	-	570	-	570
Replace Work Crew Program Trailer	-	-	5,800	-	-	1,600
Total - MC	-	-	\$ 5,800	\$ 570	\$ -	\$ 2,170

Revised Service/Program Changes (continued)

Service/Program Changes By Department	Change		Year 2027		Year 2028	
	FTE	Fleet	1-Time	Ongoing	1-Time	Ongoing
EDB Gold Sponsor	-	-	-	6,000	-	6,000
Bridge Inspection	-	-	-	57,500	-	-
Locater Equipment	-	1	12,000	-	-	1,715
Stormwater Infrastructure Cleaning	-	-	50,000	-	50,000	-
Stormwater Pipe Video Inspection Contract	-	-	27,000	-	27,000	-
Total - PPW	-	1	\$ 89,000	\$ 63,500	\$ 77,000	\$ 7,715
Human Services Funding	-	-	-	34,000	-	44,000
General Parks - Janitorial Services	-	-	-	21,000	-	21,000
Fort Steilacoom Park - Water, Janitorial, Supplies, Signage Rentals	-	-	-	45,610	-	45,610
SummerFEST Entertainment (thru Sponsorships)	-	-	-	13,000	-	13,000
Parks O&M - Maintenance Worker	1.00	-	-	108,750	-	110,925
Streets O&M - Temporary Seasonal Help	-	-	-	25,000	-	25,000
Public Art - Signal Box Art	-	-	18,000	-	18,600	-
Replace Parks Pressure Washer	-	-	5,351	-	-	535
Replace O&M Skid Steer	-	-	88,646	-	-	7,830
New Parks JD997 Mower	-	1	25,000	-	-	4,000
Replace Parks John Deere Tractor	-	-	34,408	-	-	3,810
Replace O&M Service Truck	-	-	31,200	-	-	2,400
Replace Facilities Maintenance Van	-	-	44,800	-	-	8,570
Replace O&M Dump Trailer	-	-	18,000	-	-	1,800
New O&M Electric Brine Tank System	-	1	20,000	-	-	-
Replace O&M Trailer	-	-	4,205	-	-	1,500
Total - PRCS	1.00	2	\$ 289,610	\$ 247,360	\$ 18,600	\$ 289,980
Dive Team - Training, Physicals, Uniforms & Equipment	-	-	20,500	6,300	2,400	4,600
Replace Bikes with E-Bikes	-	-	7,500	-	7,500	-
Marine Services Unit - Clothing, Supplies & Equipment	-	-	3,200	-	3,300	-
Boat House Lease	-	-	-	2,060	-	2,560
Remove Drone Program Funding (No Revenue Offset)	-	-	-	(14,500)	-	(14,500)
Restore Travel & Training from 2025/2026 Reductions	-	-	-	73,100	-	73,100
South Sound 911 (1-Time Use Reserves Reduction)	-	-	-	(175,410)	-	-
South Sound 911 (1-Time Use Reserves Reduction) - Additional	-	-	-	(240,280)	-	-
Greater Lakes Mental Health Professional Costs (Co-resonders)	-	-	-	(322,069)	-	(322,069)
Net Position Vacancy Savings	-	-	-	(213,000)	-	(213,000)
Humane Society Contract	-	-	-	16,785	-	34,995
Clean Air Assessment (Moved to Non-Departmental)	-	-	-	(53,050)	-	(53,050)
Vehicle Replacement (11 per year) - No Financing	-	-	195,575	-	1,090,100	31,020
Total - PD	-	-	\$ 226,775	\$ (920,064)	\$ 1,103,300	\$ (456,344)
Total	(1.00)	3	\$ 1,095,486	\$ (57,373)	\$ 1,574,289	\$ 582,870

Capital Projects – No Change

CIP Project Costs		2027	2028
Parks CIP		\$ 2,385,000	\$ 12,277,000
301.0016	Park Equipment Replacement	20,000	20,000
301.0017	Park Playground Resurfacing	15,000	15,000
301.0018	Project Support	250,000	250,000
301.0038	Playground Replacement	180,000	300,000
301.0043	FSP H-Barn Complex Restoration & Renovation	550,000	5,700,000
301.0063	Edgewater Park - Phase 1 - Park Development	560,000	3,622,000
301.0064	Edgewater Park - Phase 2 - Boat Launch	610,000	2,280,000
301.0067	Fort Steilacoom Sport Field Partnership	-	50,000
301.0070	Park Acquisition Plan	150,000	-
301.0071	Chambers Creek Trailhead Access	50,000	40,000
Transportation CIP		\$ 13,728,000	\$ 3,816,000
302.0001	Annual Program - Personnel, Engineering & Professional Svcs	648,000	680,000
302.0003	Annual Program - Safety: Neighborhood Traffic Safety/Traffic Calming	30,000	30,000
302.0004	Annual Program - Minor Capital	270,000	270,000
302.0005	Annual Program - Chip Seal Resurfacing Program	420,000	420,000
302.0097	115th Street Ct SW - Bridgeport Way to Sound Transit ROW	1,687,000	-
302.0115	Davisson Rd SW-112th to 108th	-	75,000
302.0120	Tyee Park School Sidewalks-Seminole Road	-	429,000
302.0122	47th Ave SW - Clover Creek to Pacific Highway	5,096,000	-
302.0136	100th Street; 59th to South Tacoma Way	870,000	-
302.0167	McChord Drive-Bridgeport to 47th	-	60,000
302.0168	Sound Transit - McChord/New York-Pac Hwy to Bridgeport	3,952,000	-
302.0169	Sound Transit - 47th Ave-McChord to Clover Creek	-	50,000
302.0170	Sound Transit - Lincoln Ave SW - McChord Dr. SW to San Francisco Ave SW	30,000	920,000
302.0171	Sound Transit - Chicago Ave SW - Springbrook Lane SW to McChord Dr. SW	-	77,000
302.0172	Sound Transit - San Francisco Av - Springbrook Ln SW to True	-	60,000
302.0173	Sound Transit - Clover Creek Drive-Pacific Highway to Hillcrest	35,000	455,000
302.0174	Sound Transit - Boston Ave SW - Interstate 5 to McChord Dr SW	-	30,000
302.0177	Steilacoom Blvd/Western State Hospital Signal	430,000	-
302.0184	Upgrade Accessible Pedestrian Routes	260,000	260,000
Sewer CIP		\$ 1,837,000	\$ 1,318,000
311.0002	Side Sewer Connection Program	50,000	50,000
311.0009	Washington Ave. & W. Thorne Ln. Sewer Extension	1,622,000	-
311.0010	Grant Ave & Lake St. Sewer Extension	130,000	1,136,000
311.0011	Washington Ave & Lake St Sewer Extension	-	97,000
311.0000	Program Administration	35,000	35,000
Surface Water Management CIP		\$ 995,000	\$ 1,520,000
401.0028	2026 Drainage Pipe Repair Project	395,000	395,000
401.0034	Annual Catch Basin and Storm Drainage Repair	175,000	175,000
401.0035	Ponce De Leone Water Quality Upgrade	225,000	750,000
401.0036	SMAP for New Catchment Area	125,000	-
401.0037	Storm Water Capital & Maintenance Analysis	75,000	75,000
401.0038	Hillcrest Drive/Clover Creek Detention/Retention Storm Facility	-	125,000
Total		\$ 18,945,000	\$ 18,931,000

Property Management & Information Technology Projects – No Change

Major Maintenance & Information Technology Project Costs		2027	2028
Property Management		\$ 187,500	\$ 95,000
CH 1	City Hall Public Area Wall Panel Removal and Repair	80,000	-
CH 6	City Hall Furniture Replacements	20,000	-
CH 11	City Hall Replacement of Front Doors	-	45,000
PS 1	Police Station Front Parking Lot Improvements	25,000	-
PS 3	Police Station Roof Repair & Assessment	-	50,000
FSP 1	Fort Steilacoom Park Paint O&M Shop	25,000	-
FSP 5	Fort Steilacoom Park Material Bins Cover	30,000	-
CW 1	City Wide Parking Lot Improvement Program	7,500	-
Information Technology		\$ 328,000	\$ 279,000
503.0015	Replace Computers & Laptops	187,000	152,000
503.0075	Replace System Storage & Servers	-	-
503.0073	Replace Network Switches	96,000	120,000
503.0074	Replace PBX Phone System with Cloud Voice	45,000	-
503.0072	Update 2-Factor Authentication	-	7,000
Total		\$ 515,500	\$ 374,000

Next Steps

- November 9, 2026 - Review of 2027/2028 Biennial Budget
- November 16, 2026 – Adoption of 2027/2028 Biennial Budget



TO: City Council

FROM: Tiffany Speir, Planning Division Manager through *Doug Russell* Doug Russell, City Manager, and Jeff Rimack, PPW Director

DATE: November 2, 2026

SUBJECT: Public Hearing on 2027 Lakewood Comprehensive Plan, Zoning Map, and Development Regulation Amendment (27CPA) Cycle's Docket

ATTACHMENTS: Draft Amendment Language (**Attachment A**); LMC 18A.30.030 Preliminary Analysis of Draft 2027 Docket Items (**Attachment B**);

BACKGROUND

Lakewood has begun its 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.

Summary language of each docket item is included in **Attachment A**. The PPW Department's preliminary analysis of each item required under LMC 18A.30.030 is included in **Attachment B**. PPW recommends all items except for #2027-21, as explained in the Discussion section below.

DISCUSSION

The 23 original potential amendments for the 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment cycle (27CPA) docket included:

- 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.

Note: PPW has removed #2027-07 from the potential docket. SB 6027 relates to modifying certain funding and exemptions related to providing and maintaining affordable housing and related services. It would not result in changes to the or Comprehensive Plan, zoning map, or development code.

The Council is holding a public hearing on November 2 and is scheduled to take action to set the 27CPA docket on November 16. The Commission is not required to make a docket recommendation in City code, but it is provided as a supplement to the staff recommendation that is conducted per LMC 18A.30.030.

Staff-Requested Amendment for the 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment Cycle Docket

City staff is requesting that an amendment be added to the docket to address the issue. Lakewood 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*.

Wetland Category	Buffer width (in feet) based on habitat score		
	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		

Note: 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: 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 are included in the docket for further review and consideration as part of the legislative process in 2027.

The reasoning behind the Commission’s recommendation to remove these amendments follows:

2027-05 | 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 | 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 | 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.

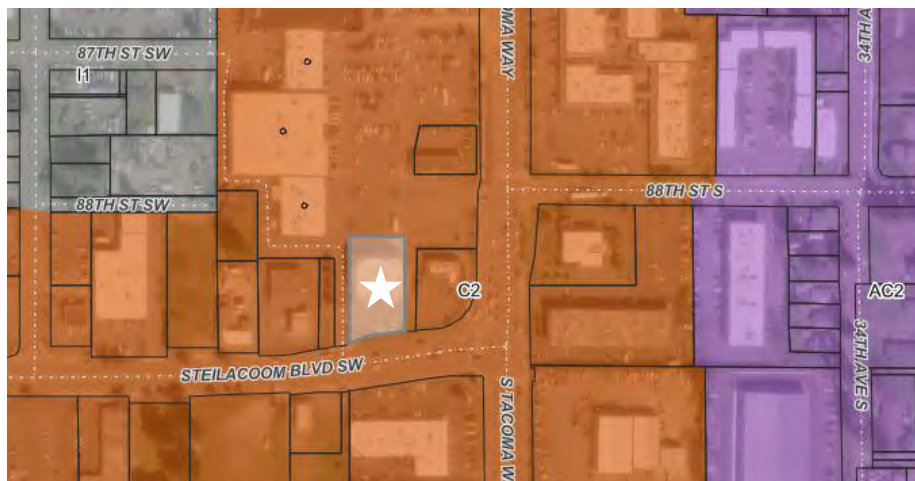
Reasoning: This rezone would reduce housing capacity in the City and go against Lakewood’s responsibility to plan for population and housing unit growth targets.

2027-21 | 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 the parcel to NC2 is counter to sound planning principles.



However, in 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 will be changed to allow residential uses in commercial areas:

Residential Land Uses <i>P = per SB 6026 (to be adopted in 27CPAs)</i>	Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Categorical Use Standards
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	-	-	-	LMC 18A.40.100
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	-	-	-	LMC 18A.40.196
Home occupation	P	P	P	P	P	P	P	P	-	-	-	
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	-	-	-	LMC 18A.40.197
Residential accessory building	P	P	P	P	P	P	P	P	-	-	-	
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	-	-	-	LMC 18A.40.199
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.40.100
Townhouse	P	P	P	P	P	P	P	P	-	-	-	LMC 18A.40.200
Stacked flats	P	P	P	P	P	P	P	P	-	-	-	LMC 18A.40.100
Co-housing (dormitories, fraternities and sororities)	P	P	P	P	P	P	P	P	-	-	-	LMC 18A.40.100
Courtyard apartments	P	P	P	P	P	P	P	P	-	-	-	LMC 18A.40.100

**ATTACHMENT A
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.

The bill excludes certain areas from 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.

2027-05 | 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
PPW Recommendation: 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.

2027-08 | 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 SSHA³P. 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 three amendments per City Council Direction

Planning Commission Recommendation: Do not include in 2027 Docket
PPW Recommendation: 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:

- | | |
|--|--|
| <ul style="list-style-type: none"> • 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; | <ul style="list-style-type: none"> • 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:

- o include green spaces, urban and community forests. Give special consideration to achieving environmental justice in the element's goals and policies; and
 - o 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 | 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.)

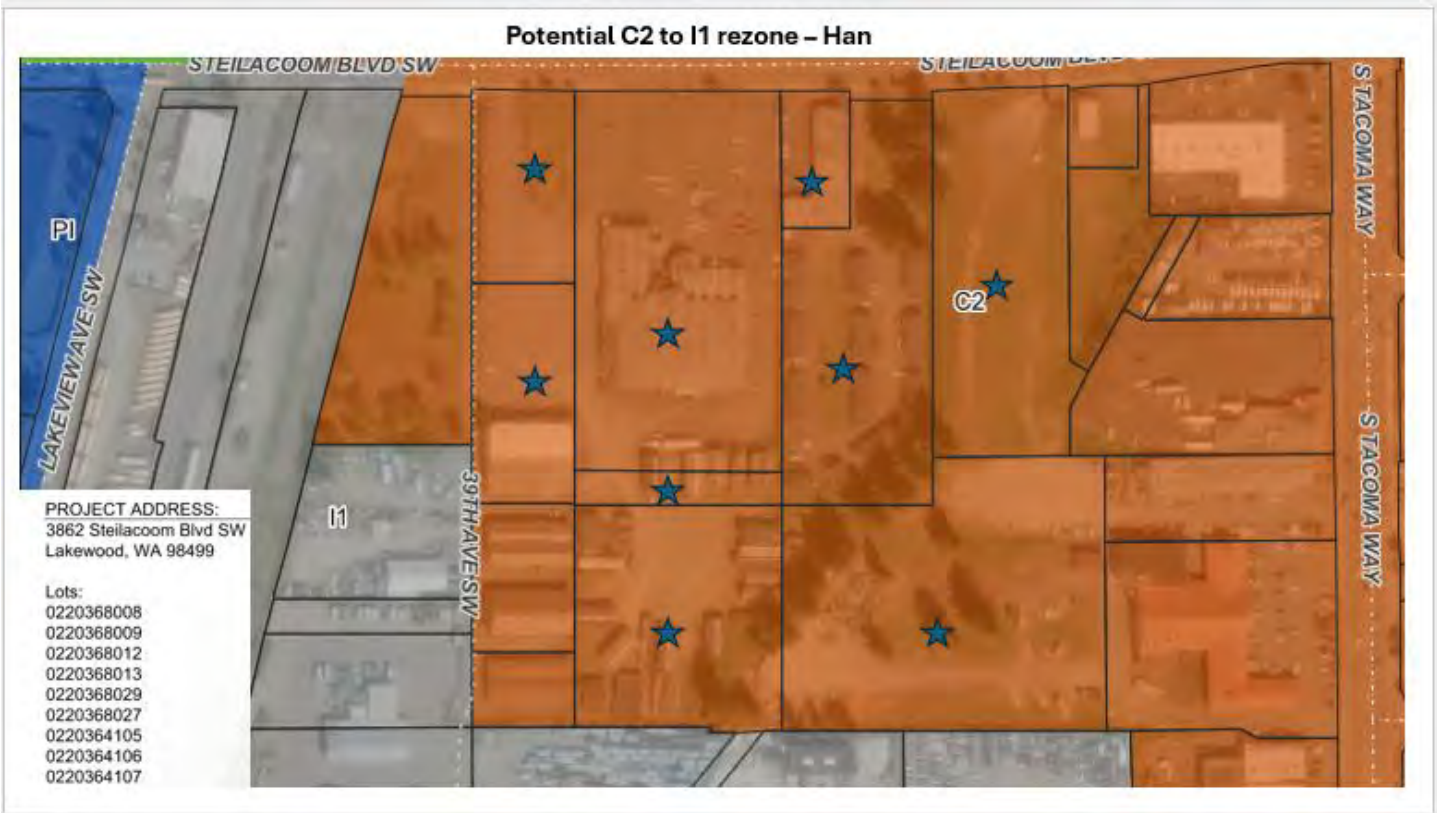
Current designation: Commercial Corridor (CC) / Current zoning: Commercial 2 (C-2)
Proposed designation: Industrial (I) / Proposed zoning: Industrial 1 (I-1)

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 | 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 | 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
PPW Recommendation: Include in 2027 Docket

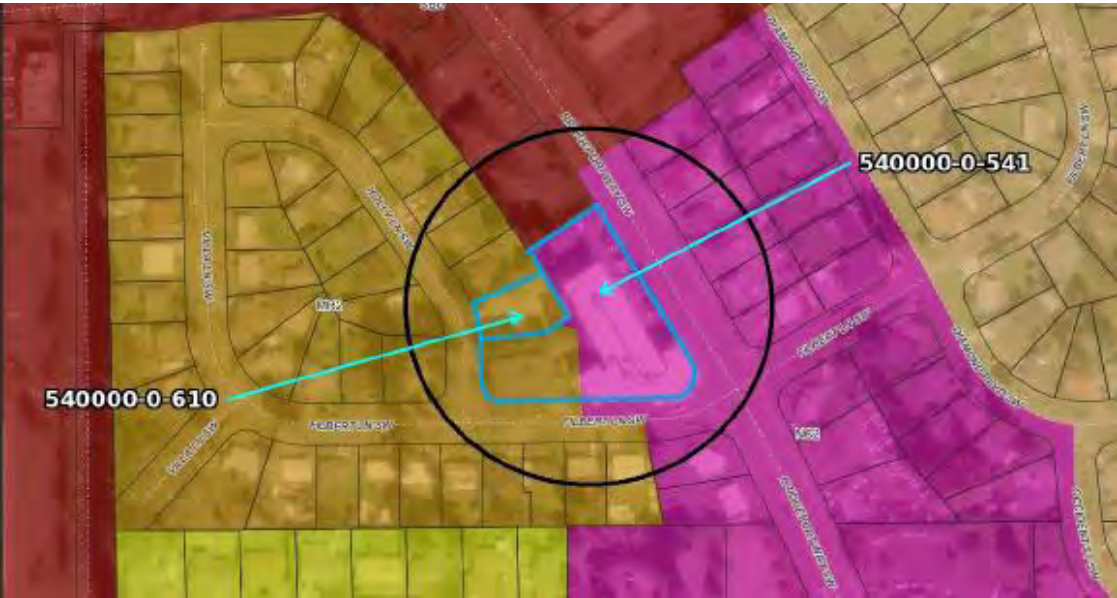
Current designation: Commercial (C) / Current zoning: Commercial 2 (C-2)
Proposed designation: Neighborhood Business District (NBD) / Proposed zoning: Neighborhood Commercial 2 (NC2)

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.





2027-22 | 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 | 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.

2027-24 | Amend LMC 14.162.080 to be consistent with WA State Department of Ecology's Wetland Guidance for Critical Areas Ordinance (CAO) Updates.

Compliance deadline: Not applicable

What State Law Requires: Not applicable

This amendment would change Lakewood's Category III wetland protection buffer at LMC 14.162.080 from 220 feet to 110 feet, consistent with WA State Department of Ecology's *Wetland Guidance for Critical Areas Ordinance (CAO) Updates*.

ATTACHMENT B

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
2027-08	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	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

	Natural Environment and Climate Change (NECC) Task Forces' recommendations	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) Current designation/zoning: Corridor Commercial (CC) / Commercial 2 (C-2). Proposed designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2.)	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 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 <i>Wetland Guidance for Critical Areas Ordinance (CAO) Updates</i> .	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

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. Three new private applications for Comprehensive Plan Zoning Map rezones were received; one private rezone application was also continued from the 2026 amendment cycle.

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 amendment list originally included:

- 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)

Note: PPW has removed #2027-07 from the potential docket. SB 6027 relates to modifying certain funding and exemptions related to providing and maintaining affordable housing and related services. It would not result in changes to the or Comprehensive Plan, zoning map, or development code.

27CPA #	Subject
2027-01	<p>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]</p> <p>Adoption: Ordinance due by June 30, 2029.</p> <p>What State Law Requires: Increased residential densities and building heights must be allowed near most forms of public transit.</p>
2027-02	<p>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</p> <p>Adoption: Ordinance due by June 2028.</p> <p>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.</p>

27CPAs

27CPA #	Subject
2027-03	<p>Review and update zoning and development regulations as needed per HB 2418: Concerning permit review processes</p> <p>Adoption: Ordinance due by June 30, 2027</p> <p>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:</p> <ul style="list-style-type: none"> ▪ 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	<p>Review and update zoning and development regulations as needed per SB 6026: Residential development in commercial and mixed-use zones.</p> <p>Adoption: Ordinance due by December 2027</p> <p>What State Law Requires: Allowing more residential development in areas zoned for commercial or mixed-use with certain exceptions</p>

27CPA #	Subject
2027-05	<p>Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities.</p> <p>Effective Date: June 11, 2026</p> <p>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.</p>
2027-06	<p>Consider adopting <u>optional</u> GMA Housing Element Compliance Review per SB 5148: Ensuring compliance with the housing element requirements of the growth management act. [From 26CPAs]</p> <p>Adoption: N/A (optional)</p> <p>What State Law Requires: N/A (optional)</p>

27CPAs

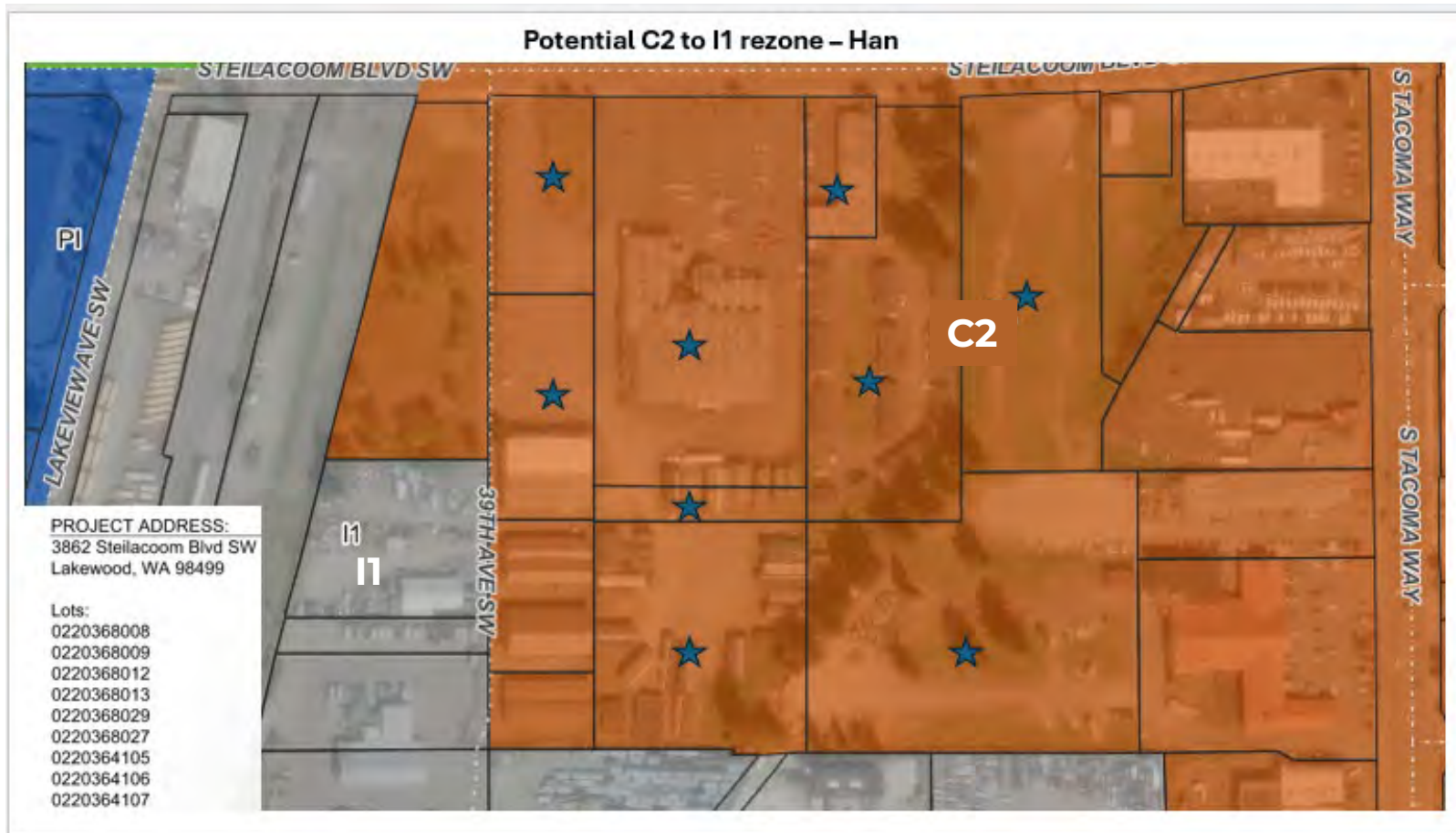
27CPA #	Subject
2027-08	Review and update zoning and development regulations re affordable housing on property owned by religious organizations as needed per 2SHB 1859: Expanding opportunities for affordable housing developments on properties owned by religious organizations. What State Law Requires: 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

27CPAs

27CPA #	Subject
2027-14	Review Comprehensive Plan Land Use Policy UD-2 for making three amendments per City Council Direction
2027-15	<p>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</p> <p>Adoption: Ordinance due by June 30, 2029</p> <p>What State Law Requires: See HB 1181, Improving the state's response to climate change by updating the state's planning framework</p>
2027-16	<p>Update Lakewood Municipal Code (LMC) to incorporate Natural Environment and Climate Change (NECC) Recommendations from NECC Task Forces</p> <p>Adoption: Ordinance due by June 30, 2029</p> <p>What State Law Requires: See HB 1181, Improving the state's response to climate change by updating the state's planning framework</p>
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

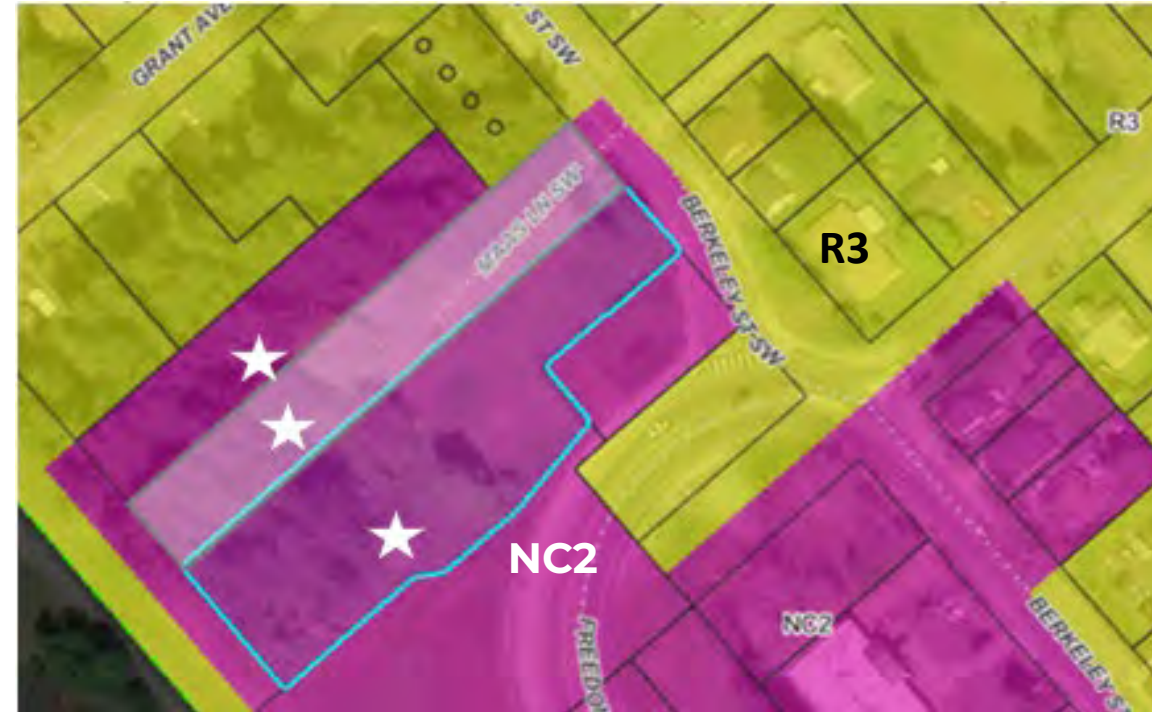
27CPAs – Rezone Applications

27CPA #	Subject
2027-18	<p>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.)</p> <p>Current designation: Commercial (C) / Current zoning: Commercial 2 (C-2)</p> <p>Proposed designation: Industrial (I) / Proposed zoning: Industrial 1 (I-1)</p>



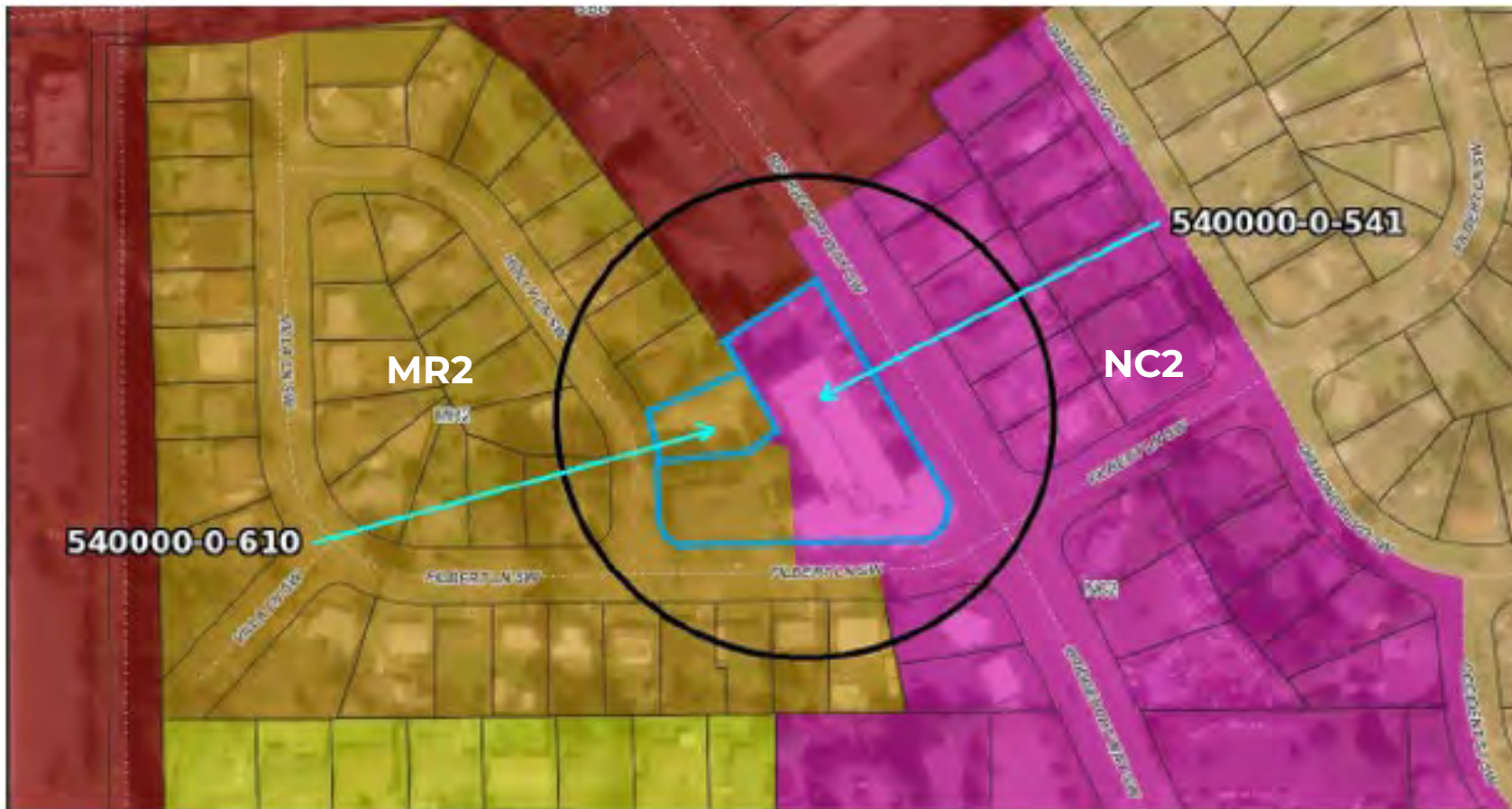
27CPAs – Rezone Applications

27CPA #	Subject
2027-19	<p>Private rezone – Redesignate/rezone parcels 2200000172, -173, -192 (Address: 15515 Maas Lane SW, Tillicum)</p> <p>Current designation: Neighborhood Business District (NBD) / Current zoning: Neighborhood Commercial 2 (NC2)</p> <p>Proposed designation: Commercial (C) / Proposed zoning: Commercial 2 (C2)</p>



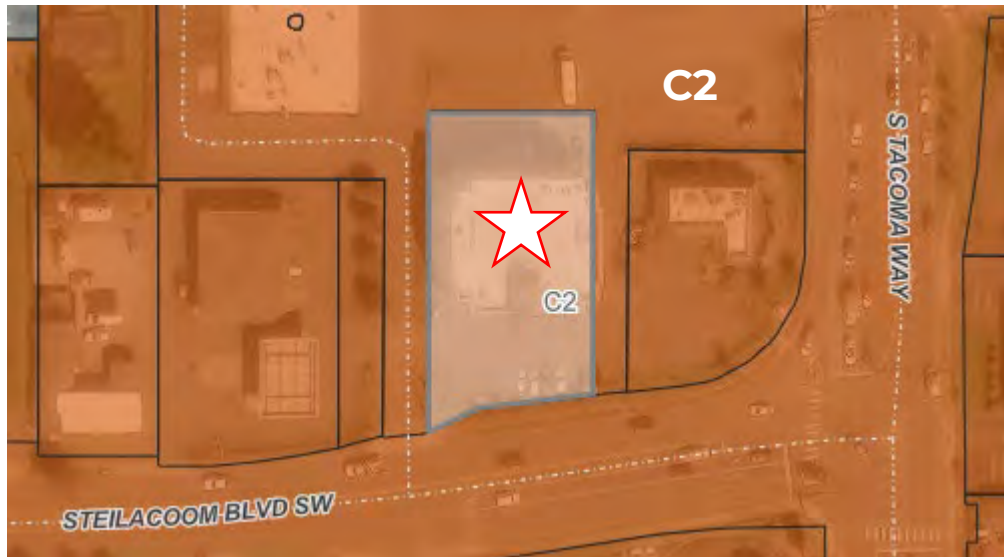
27CPAs – Rezone Applications

27CPA #	Subject
2027-20	<p>Private Rezone – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW)</p> <p>Current designation: Mixed Residential (MR) / Current zoning: Mixed Residential 2 (MR2)</p> <p>Proposed designation: Neighborhood Business District (NBD) / Proposed zoning: Neighborhood Commercial 2 (NC2)</p>



27CPAs – Rezone Applications

27CPA #	Subject
2027-21	<p>Private rezone - Redesignate/rezone parcel #0220364100 (Address: 3615 Steilacoom Boulevard SW) [From 26 CPAs #2026-21]</p> <p>Current designation: Corridor Commercial (CC) / Current zoning: Commercial 2 (C-2)</p> <p>Proposed designation: Neighborhood Business District (NBD) / Proposed zoning: Neighborhood Commercial 2 (NC2.)</p>



27CPAs

Staff-Requested Amendment for the 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment Cycle Docket

PPW is requesting that an amendment be added to the docket to address Lakewood's Category III wetland protection buffer at LMC 14.162.080 and change it to be consistent with WA State Department of Ecology's *Wetland Guidance for Critical Areas Ordinance (CAO) Updates*.

Wetland Category	Buffer width (in feet) based on habitat score		
	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		

Note: 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 Review of Potential Docket

Per City Code, the Planning Commission is not required to review the preliminary docket before it is approved by the City Council. In its courtesy review of potential docket items, the **Planning Commission recommended that 3 amendments not be included in the docket for further review:**

- **2026-05** Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities.
- **2026-14** Review Comprehensive Plan Land Use Policy UD-2 for amendment per City Council Direction
- **2026-20** Private Rezone of 10240 Bridgeport Way SW) from Commercial 2 (C-2) to Neighborhood Commercial 2 (NC2)

PPW recommends that these amendments be included in the docket for further review.

PROPOSED DOCKET ITEMS THAT THE PLANNING COMMISSION RECOMMENDED AGAINST

2027-05 | 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 | 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 | Private Rezone – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW)

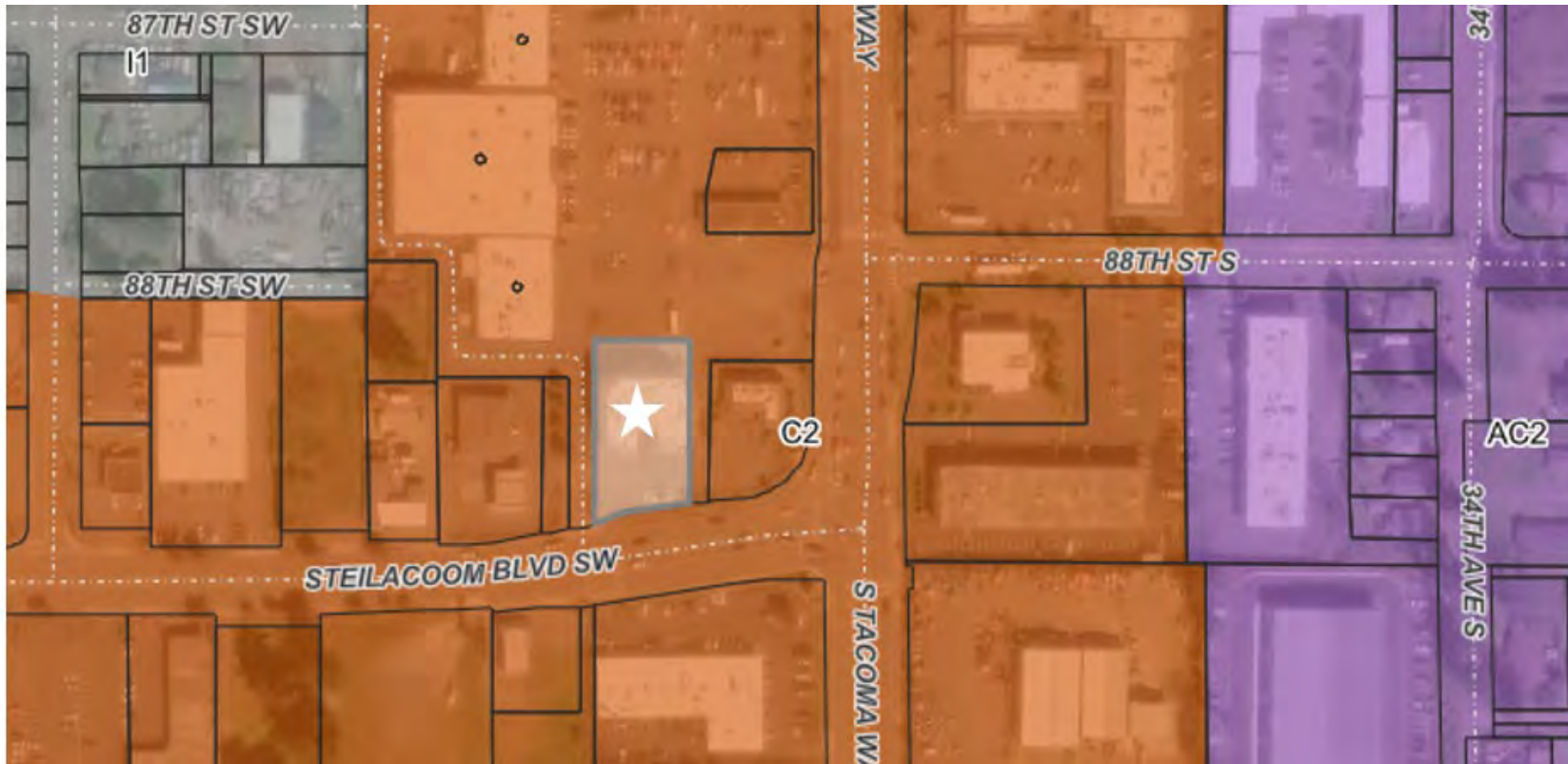
Planning Commission Recommendation: Do not include in the 2027 Docket. Reasoning: This rezone would reduce housing capacity in the City and go against Lakewood's responsibility to plan for population and housing unit growth targets.

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.

PROPOSED DOCKET ITEM THAT THE PPW RECOMMENDS AGAINST

2027-21 | 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 PPW RECOMMENDS 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.

Draft amendment #2027-04 will change municipal code to allow residential uses in commercial areas:

Residential Land Uses <u>P = per SB 6026 (to be adopted in 27CPAs)</u>												
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	P	-	-	LMC 18A.40.188
Accessory residential uses	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.100
Babysitting care	P	P	P	P	P	P	P	P	P	-	-	
Boarding house	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.189
Co-living housing	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.190
Cottage housing	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.191
Detached single-family	P	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	P	-	-	LMC 18A.40.193
Detached single-family on lots > 20,000 sq. ft.	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.100
Family day care	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.194
Foster care facility	P	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	P	-	-	
Five-family residential, attached or detached	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.100
Home agriculture	P	P	P	P	P	P	P	P	P	-	-	
Home occupation	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.196
Mixed use (residential)	P	P	P	P	P	P	P	P	P	-	-	
Mobile home parks	P	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	P	-	-	
Residential accessory building	P	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	P	-	-	LMC 18A.40.100
Short-term vacation rentals	P	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	P	-	-	
Specialized senior housing	P	P	P	P	P	P	P	P	P	-	-	
Three-family residential, attached or detached	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.100
Two-family residential, attached or detached	P	P	P	P	P	P	P	P	P	-	-	
Use of existing buildings for residential purposes (B)	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.199
Townhouse	P	P	P	P	P	P	P	P	P	-	-	
Stacked flats	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.100
Co-housing (dormitories, fraternities and sororities)	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.200
Courtyard apartments	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.40.100

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.

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.

Thank you!



<https://cityoflakewood.us/comprehensive-plan/>

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:	TITLE: Legacy Plan	TYPE OF ACTION:
November 2, 2026	Adoption of the 2026 Parks, Recreation, Open Space and Trails Legacy Plan	— ORDINANCE NO.
REVIEW:		<u>X</u> RESOLUTION NO. 2026-09
October 19, 2026		— MOTION NO.
	ATTACHMENTS:	
	Final 2026 Legacy Plan	— OTHER

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

RECOMMENDATION: For City Council to adopt the 2026 Legacy Plan, that serves as the City's Park, Recreation, Open Space & Trails Plan and is utilized to guide work plan, budget and grant application submittals for the Parks, Recreation & Community Services Department.

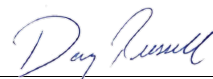
DISCUSSION: City staff worked with the community and BERK consultants to draft, refine and finalize the 2026 update to the 2020 Legacy Plan. The Legacy Plan is structured to meet the conditions and requirements established by the State Recreation & Conservation Office to be eligible to apply for grants related to conservation, water access, park and trail improvements. Community outreach and demographic analysis occurred from mid-2025 through March 2026. A demand and needs assessment led to capital program and strategic management recommendations that were released in the draft Legacy Plan on August 14, 2026 for public, Park & Recreation Advisory Board, stakeholder and City Council review. A Council study session was held on September 14, 2026 to review the draft plan and a summary of changes being made to the plan based on the comment period was shared on October 19, 2026. All proposed technical and substantive changes have been made to the plan, and the final Legacy Plan has been posted on the City website since October 26, 2026.

ALTERNATIVE(S): Council may not adopt the Legacy Plan as presented; additional time and scope could be added to the project with additional resources to make changes. The current Legacy Plan has expired, and application cannot be made for future grants until a newly adopted plan is presented as a term of eligibility.

FISCAL IMPACT: The fiscal impact of adopting the Legacy Plan is the authorized consultant contract. The fiscal impact of implementing the Legacy Plan is subject to the operations work plan and capital improvement plan projects authorized in the 2027-2028 biennial budget.

Roxanne Miles

Prepared by



City Manager Review

RESOLUTION NO. 2026-09

A RESOLUTION of the City Council of the City of Lakewood, Washington, adopting the 2026 Parks, Recreation, Open Space and Trails Legacy Plan.

WHEREAS, the City of Lakewood has been working for over a year on the 2026 Lakewood Parks, Recreation, Open Space and Trails Legacy Plan (the “Plan”), a 20-year strategic plan that will help the City develop a healthy and sustainable parks and recreation system in Lakewood; and

WHEREAS, drafts of the Plan were provided to the City Council on September 14, 2026 and October 19, 2026, and

WHEREAS, the City has engaged in comprehensive, multi-pronged public outreach with personnel, general public, stakeholders and partners to identify and discuss issues, concerns, service levels, values, goals, policies, and action strategies; and

WHEREAS, the result of this process is the Plan which is proper and appropriate to provide a vision for the City’s parks, a mission statement to move towards that vision, clear goals, policies, and action strategies to bring clarity to this vision, and an assessment of the assets available to fulfill this vision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES as follows:

Section 1. That the 2026 Parks, Recreation, Open Space and Trails Legacy Plan is hereby adopted.

Section 2. This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 2nd day of November, 2026.

CITY OF LAKEWOOD

Paul Bocch, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Ann Wachter, City Attorney

[Return to Agenda](#)

LAKEWOOD LEGACY PLAN 2026



The People of Lakewood

Thank you to the people of Lakewood for enjoying our parks and providing honest feedback. The City values your input and strives to improve our parks, recreation, open space, and trails every day!

City Council

Paul Bocchi, Mayor

Patti Belle, Deputy Mayor

Ellen Talbo, Councilmember

Mike Brandstetter, Councilmember

Philip Lindhold, Councilmember

Ryan Pearson, Councilmember

J. Trestin Lauricella, Councilmember

City Staff

Doug Russell, City Manager

Roxanne Miles, Director of Parks, Recreation, and Community Services

Ted Thelin, Associate Parks Planner

Stacey Reding, Parks Development Project Manager

Scott Williams, Park and Facility Maintenance Superintendent

Jay Anderson, Maintenance Supervisor for Parks

Troy Schlepp, GIS Analyst

Parks, Recreation, and Community Services (PRCS) Staff

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Parks and Recreation Advisory Board

J. Alan Billingsley

Jason Gerwen

Vito Icobazzi

Anessa McClendon

Nancy Read

Janet Spingath

Sheldon Thiel

We Acknowledge

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 recognizes that we are on the lands of the Nisqually People. We 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.



Mount Rainier seen from Flett Creek

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Appendices

Appendix A: Ordinance Adopting the 2026 Legacy Plan Update

Appendix B: 2025-2026 Legacy Plan Community Engagement Survey

Appendix C: 2026 Legacy Plan Draft Feedback Survey

Appendix D: Goals and Policies

Appendix D: PACA Scoring Criteria

Appendix E: PACA Quality Scorecard

Appendix F: Parks & Recreation Advisory Board Recommendation for Adoption

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 (Employee)
GHG	Greenhouse Gas
GIS	Geographic Information Systems
GMA	Washington State Growth Management Act
HOA	Homeowners 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 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.
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)	Metrics that provide 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. 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.
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 lies on was originally known as 'The Prairie'. The prairie was an expanse of land about 20 miles square. It was 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.

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 cooperating with the Nisqually Indian Tribe on a partnership project. The project will 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. The new homes were 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. It was built on the shore of American Lake between 1909 and 1911. Thornewood, otherwise known as the Thorne Mansion, was once considered among 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 located at Lakewold Gardens on Gravelly Lake Drive.

Camp Lewis was built on land donated to the federal government by the citizens of Pierce County in 1917. McChord Air Force Base was developed from the Tacoma Airfield in 1938. This military establishment grew into Joint Base Lewis-McChord (JBLM) which currently employs ~70,000 people.

Lakewood began to form an identity during the 1930s and 1940s. Business development took off as the Great Depression lifted. Norton Clapp started construction of the Lakewood Colonial Center in 1937. 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 was incorporated in 1996 as the second largest city in Pierce County. 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 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. The government 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 community needs. It sets a planning foundation for parks capital improvement, recreation programming and parks maintenance. 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 plans are 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.

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 Washington State 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 become more diverse and older, on average. 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 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):

- 1 **Goals and Objectives - Chapter 1**
- 2 **Inventory - Chapters 2, 3, 4, 5**
- 3 **Public Involvement - Chapter 6**
- 4 **Demand and Need Analysis - Chapter 6**
- 5 **Capital Improvement Program - Chapter 7**
- 6 **Adoption - Preface**

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 the City's Comprehensive Plan, and the City's Non-Motorized Transportation Plan. The Legacy Plan details the next 6-20 years of operations and capital improvements at Lakewood's parks, facilities, open space, natural areas, and trails.

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



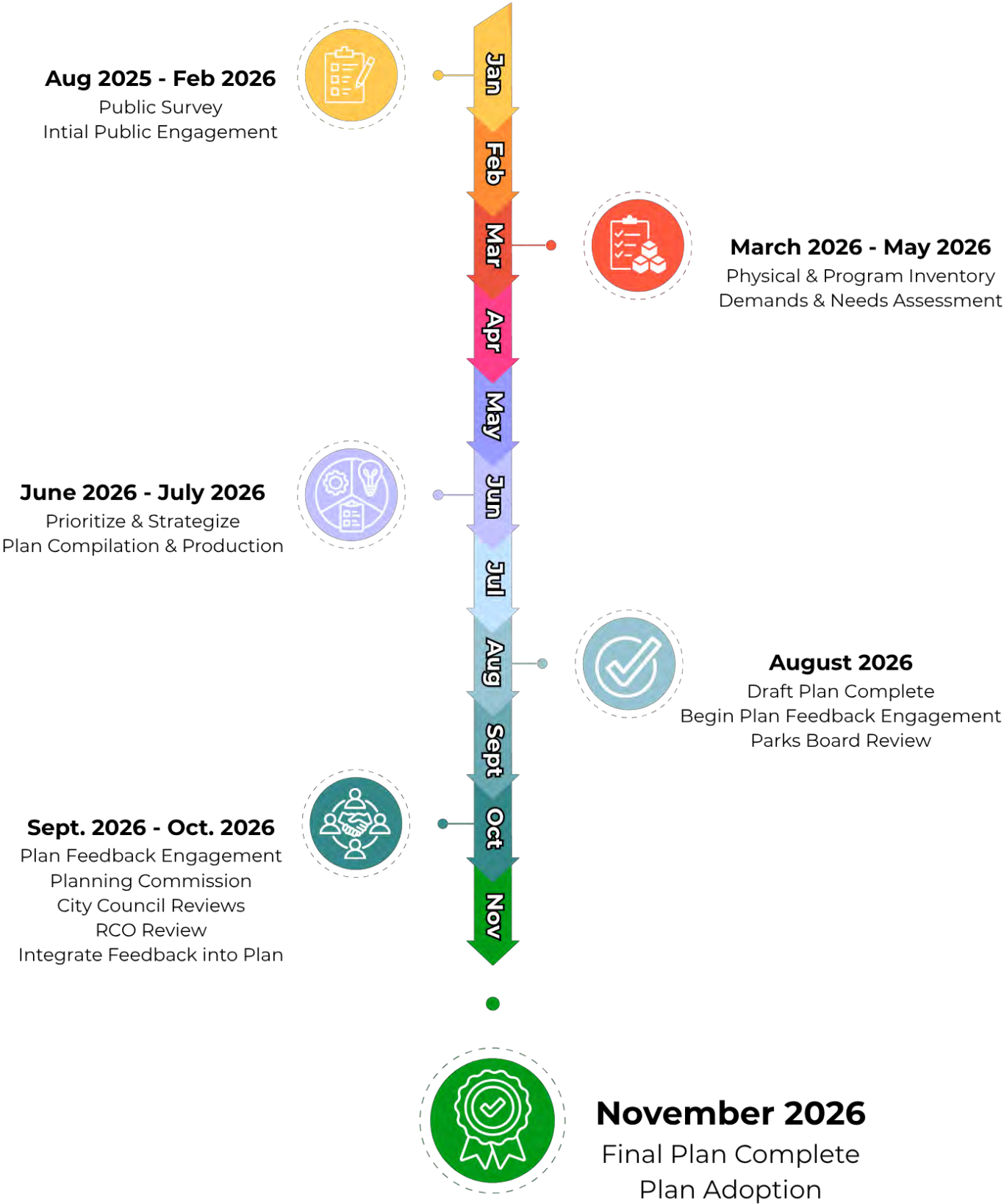
Source: City of Lakewood, 2026.

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. The City will update the PROST+ chapters of the Comprehensive Plan in 2030 to match the 2026 Legacy Plan update.

Timeline



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 Parks and Recreation Advisory Board provided a letter of recommendation to adopt the 2026 Lakewood Parks Legacy Plan on October 1st, 2026. The PRAB letter of recommendation can be found in Appendix G.

The resolution for adoption was presented on XXX, 2026. Appendix will have full resolution.



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.

1.2 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 the 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.

1.3 City Council Strategic Goals

The PRCS department advances goals established by the Lakewood City Council. The department also advances goals set by 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.



1.4 Comprehensive Plan Goals

The Comprehensive Plan has five key Parks 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 gets its name from the many beautiful lakes and trees within its borders. Lakewood is a City 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 a Border with:	
North	City of Tacoma
South & East	Joint Base Lewis-McChord (JBLM)
West	Town of Steilacoom

Interstate 5 (I-5) is the largest north-south transportation corridor in the state. The interstate 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 I-5. 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. There is 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. The military and associated industries are one of the largest pools of employment in the state. A steady supply of temporary and semi-permanent employees drives a high percentage of rental properties in Lakewood. Rental rates are also driven by low-income populations that are reliant on affordable housing 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 Household Income (2024) \$74,720
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 Age 37.4
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.

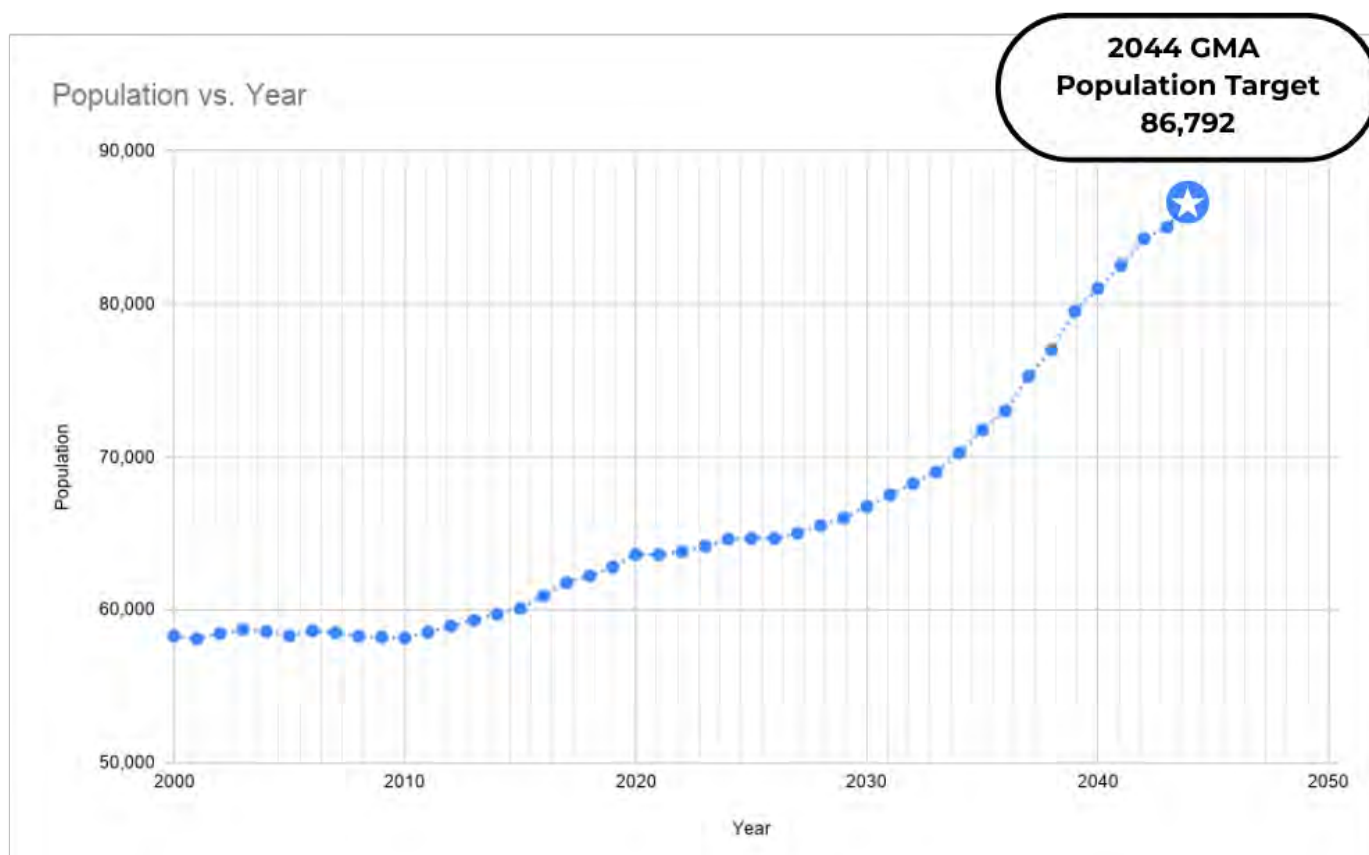
Exhibit 2-3: Population Density Map



Current and Projected Lakewood Population

The Washington State Growth Management Act (GMA) requires the City of Lakewood to “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



City of Lakewood Staff at the Fort Steilacoom Park Pavilion

Exhibit 2-5: Department Snapshot

Total City Park Sites: 17	Total Park Acres 427.86	PRCS FTEs 17.5
Sites in Development: 1 - Park 1 - Street End	Acres of Park Land per 1000 residents 6.6	PRCS Operating Budget (2026) \$3,117,791
Undeveloped Sites 1 - Park 1 - Natural Area	Residents per Park 3,809.41	PRCS Operating Budget per capita \$48.21
State / County Park Sites 3	Number of Playgrounds 11	Park Capital Projects (2027-2032) \$24,747,291*

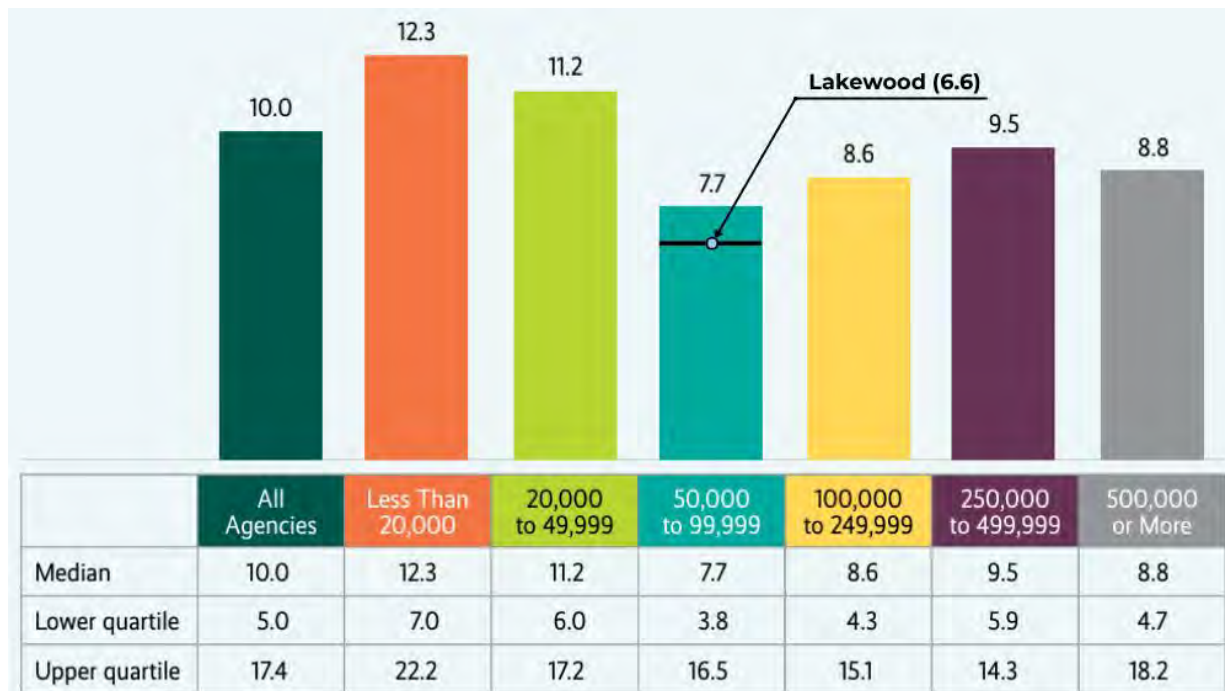
* See Appendix E: 2020-2025 CIP Funding by Source.

Source: City of Lakewood, 2026; BERK, 2026.

Parklands

Lakewood has 427.86 acres of parkland. This is 6.6 acres of parkland per 1,000 residents. Lakewood is nearly on par with other jurisdictions of similar size in this metric. 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 2-6: Acres of Parkland Per 1,000 Residents (median shown)



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. In order to keep the City's current ratio of 6.6 acres of parkland per 1,000 residents, it must add 145.5 acres of parkland by 2044*.

*Lakewood does not use acres of parkland per 1,000 residents as a metric to determine whether to purchase new parklands. This metric is simply noting the expected amount of parkland expansion compared to population growth. This expectation is based on Lakewood's nation-wide peer jurisdictions.

See Chapter 6: *Demands and Needs Analysis* for a detailed analysis of the city's current parks inventory level of service and service gap areas.

PCRS Operating Budget

The Lakewood PRCS department's operating budget for 2026 is \$3,117,791 or \$48.21 per resident, per year. This is about 60% less funding than the national median city with population size and total area of parkland comparable to Lakewood.

Exhibit 2-7: Operating Expenditures (median shown)



Source: NRPA 2026 Agency Performance Review, 2026.

Exhibit 2-8: PRCS Operating Budget

Recreation Programs	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
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	\$138,151	\$188,968	\$273,966	\$238,124	\$224,187	\$262,654
Recovery Ratio	62%	63%	56%	59%	58%	51%

Senior Services	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
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	\$72,573	\$78,435	\$113,309	\$108,947	\$96,383	\$139,253
Recovery Ratio	53%	55%	45%	47%	49%	38%

Parks Facilities	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
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	\$250,064	\$319,396	\$441,493	\$538,402	\$684,339	\$655,472
Recovery Ratio	50%	47%	40%	39%	35%	37%

Fort Steilacoom	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
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	\$386,452	\$318,019	\$423,551	\$325,274	\$412,732	\$465,812
Recovery Ratio	46%	49%	40%	50%	47%	44%

Subtotal Direct Cost	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
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	\$840,240	\$904,818	\$1,252,319	\$1,210,747	\$1,417,641	\$1,523,190
Recovery Ratio	51%	52%	45%	48%	44%	42%

Administration (indirect)	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
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	\$265,519	\$300,807	\$290,426	\$242,674	\$321,378	\$340,901
Recovery Ratio	37%	36%	31%	32%	30%	30%

Total Direct & Indirect Costs	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
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	\$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 Averages	
5-Year Average General Fund Subsidy (2021-2025)	\$1,410,714
5-Year Average Recovery Ratio	46%

Source: City of Lakewood Financial Report, 2026.

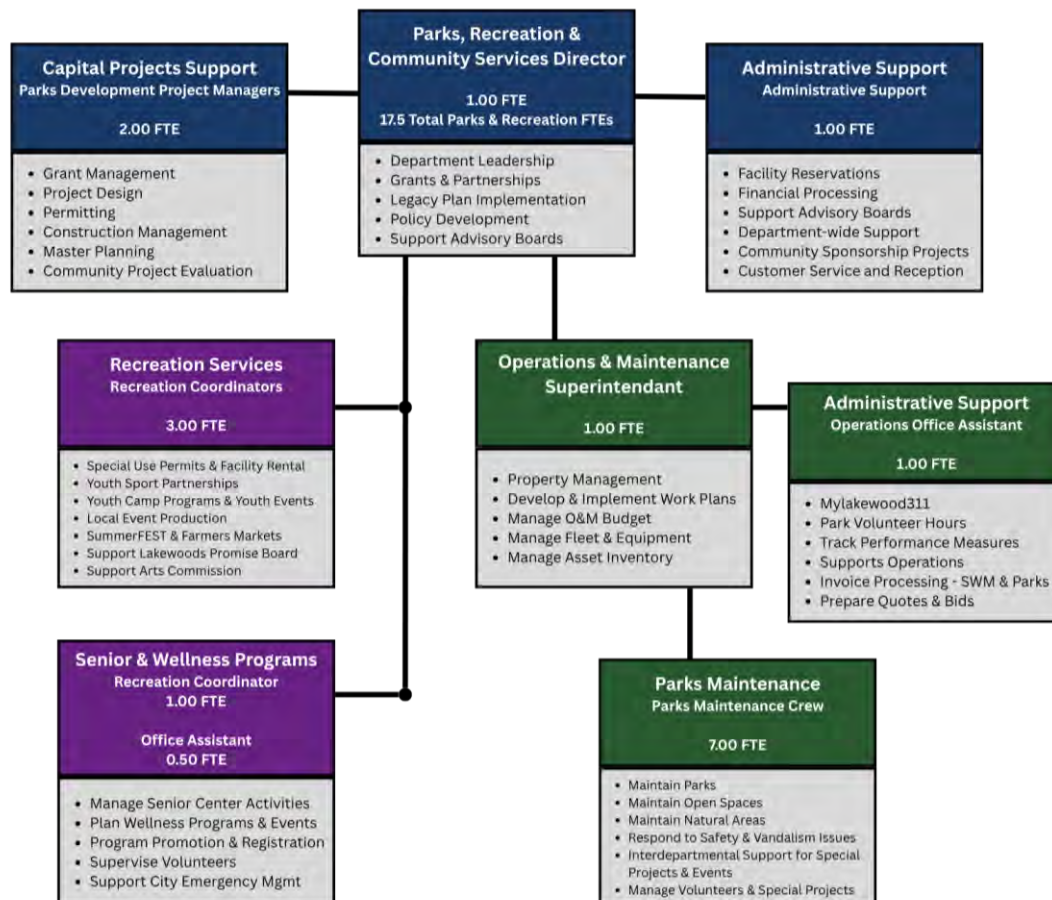
Parks & Recreation Staff

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 28.5 FTEs. The department has 18 operations and maintenance staff. 10 of those staff only perform street and facilities maintenance. Only 7 of the department's operations & maintenance FTEs are assigned to care for the department's parks, open spaces, and natural areas. The Human Services coordinator currently resides in the PRCS department but is not categorized as Parks & Recreation staff for purposes of analysis.

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 & Recreation employees in the PRCS department is 17.5 FTEs.

Exhibit 2-9: PRCS Organization Chart



Source: City of Lakewood, 2026.

Operations & Maintenance

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.

Role	Number of FTEs
Operations & Maintenance Superintendent	1 FTE
Fort Steilacoom Regional Park	3 FTEs
All other City parks	3 FTEs
Total	7 FTEs

Capital Development

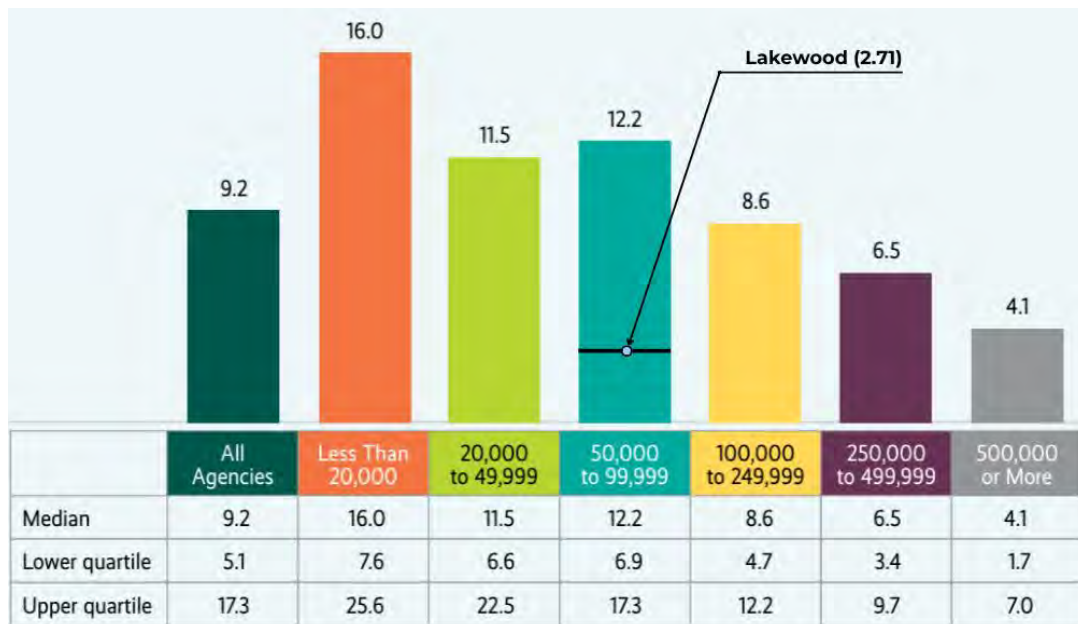
The Capital Development team of 2 FTEs facilitates planning, grants, design, permitting and construction of capital projects. Both Capital Development positions are currently term-limited and are typically renewed with the City's biennial budget.

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 2-10: Parks & Recreation Staffing: FTE per 10,000 Residents (median shown)

Source: NRPA 2026 Agency Performance Review, 2026.

Parks, Recreation, and Community Services in Lakewood 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. Exhibit 2-11 compares Lakewood's staff levels to peer jurisdictions.

Exhibit 2-11: 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 2-12 reflects the NRPA median staffing levels across nationwide parks and recreation departments.

Exhibit 2-12: 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 *Parks Capital Facility Program*. 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 additional Capital Development and Administrative staff to complete. The facility will also require a significant increase in Recreation Program Coordinators and Operations & Maintenance staff.

Advisory Boards

The PRCS department works with several advisory groups. These advisory groups are appointed by City Council. They lend perspective to guide the provision of park, recreation, and community services. These boards collect community input, build collaboration with partners, and help the City to prioritize spending.

Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board (PRAB) provides policy recommendations to the City Council and PRCS personnel. The board consists of six members appointed by the mayor and confirmed by the City Council.

PRAB responsibilities

- Represent the community and the City of Lakewood as requested by the City Council to address issues related to parks and recreation
- Facilitate cooperation and coordination with City staff, community groups and other entities, agencies and organizations on parks and recreation issues
- Recommend ways and means of obtaining private, local, county, state or federal funds for the promotion of parks and recreation programs and capital projects
- Advise the City Council on acquisition of parks and recreation facilities and properties
- Recommend strategies to the City Council to enhance recreation facilities and programs in the City. These strategies may be in cooperation with any appropriate private, civic or public agency of the City, county, state or federal government

Community Service Advisory Board

The Community Services Advisory Board (CSAB) advises the City Council on matters related to Human Services. CSAB oversees the allocation of Human Services and Opioid Settlement funding. The board consists of nine members appointed by the mayor and confirmed by the City Council.

CSAB responsibilities

- 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

Lakewood Arts Commission

The Lakewood Arts Commission advises the City for the enrichment of the community and promotion of its cultural vitality through art. The board consists of 13 members appointed by the mayor and confirmed by the City Council.

Arts Commission responsibilities

- Promote the visual, performing and literary arts
- Encourage the creative contribution of local artists
- Make recommendations for Public Art to the City Council
- Support community-building events
- Foster the City's cultural heritage

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.

Youth Council responsibilities

- Coordinate & assist with city events and programs
- Present ideas, issues, and needs of local youth to City Council
- Plan and produce 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 board consists of nine members, appointed by the mayor and confirmed by the City Council.

Lakewood's Promise responsibilities

- 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



3. Parks and Open Space

The City owns and operates 427.86 acres across 17 developed and undeveloped parks and open space sites. 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. Several parks have large natural areas that are undeveloped. Examples include the Oak Savannah prairie and conifer forests at Fort Steilacoom Park. Wards Lake Park has a 6.34-acre freshwater pond, wetland, and wetland buffers totaling 17.7 acres.

13 Developed Parks
2 Parks in Development
1 Undeveloped Park
1 Undeveloped Open Space

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.

3.1 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 are smaller, with more restrictive uses like Lake Louise and Gravelly Lake. Waughop Lake and Wards Lake are beautiful natural areas with walking paths. The paths allow people to appreciate and enjoy waterfront and shoreline habitat viewsheds and wildlife.

Protected Garry Oak trees (Oregon white oaks) are native to Lakewood and are highly valued by the local community. Garry Oaks live in the oak prairie savannah biome. Only about 3% of the original oak prairie savannah remains statewide. Preserving and providing access to this ecosystem is a main priority for park development.



Waughop Lake at Fort Steilacoom Park

Exhibit 3-1: Parks & Natural Features Map

Watersheds

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%
Waghup 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.

Waterbodies

Lakewood must be attentive to environmental and ecological care of these watersheds and lakes. The City must take careful consideration of urban impacts on watersheds. Stewardship of these bodies of water benefits water quality, wildlife, habitat, and recreational experiences.

Public water access in Lakewood is constrained by environmental conditions and residential development along shorelines. Public access to Lakewood’s lakes is described in Exhibit 3-3.

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



Boater on American Lake

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. 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.

The City produced an analysis and report of its street ends 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.

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.

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 matrix update of the 2023 Lakewood Street Ends Report

Exhibit 3-5: Updated Street Ends Matrix Summary (2024)

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

Source: City of Lakewood: 2024 matrix update of the 2023 Street Ends Report

3.2 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. The City completed a tree canopy inventory and a heat island map based on recommendations made in that report in 2024. Lakewood’s Tree Assessment Report was released in 2025. This report is the basis for creating an urban forestry program in Lakewood.

The City of Lakewood kicked off its 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	Directive
1	Develop 10-year and 3-5-year implementation and work plans
2	Draft new climate resiliency and greenhouse gas (GHG) sub-elements for the Comprehensive Plan
3	Create an Urban Forest Management Plan
4	Develop heat mitigation strategies



Garry Oaks (Oregon White Oaks) at Fort Steilacoom Park

Exhibit 3-6: Urban Tree Canopy LiDAR

Source: 2024 City of Lakewood Urban Forest Assessment Report

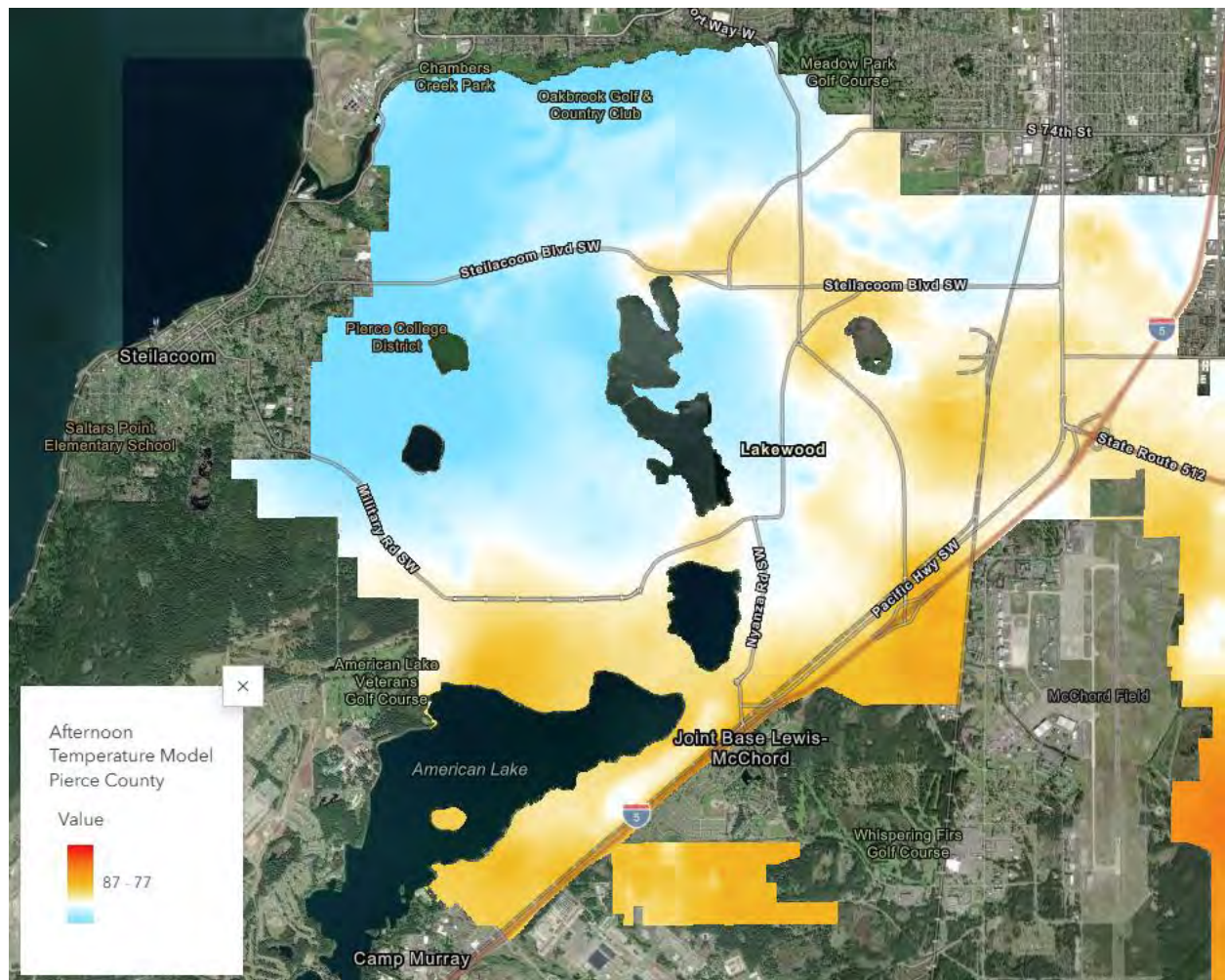
There are several areas in Lakewood that lack tree canopy. The LiDAR Map in Exhibit 3-6 shows many non-green areas, indicating an absence of trees. Some of these areas are industrial. Some are near housing with many canopy gaps on the east side of the City. This information is relevant to the PRCS department as managers of public lands. By extension, the department takes on the responsibility of street trees, facility trees, and park trees. Publicly owned properties are prime areas for the inclusion of more trees. Acquiring more parkland within gap areas may help the City achieve its tree canopy goals.

Urban Heat Mitigation

Lakewood collaborated with the Tacoma-Pierce County Health Department (TPCHD) and Pierce County in the CAPA Heat Watch program in 2024. Local Lakewood volunteers collected temperature data across the city on one of the hottest days of the year.

Exhibit 3-7 shows the difference in afternoon temperature across the city. Compare Exhibit 3-6 and Exhibit 3-7 to see how tree canopy affects urban temperatures.

Exhibit 3-7: Afternoon Temperature



Source: Pierce County Heat Watch Afternoon Temperatures Map. Aug 4, 2024

3.3 Art and History

Park Art & Infrastructure Beautification

Lakewood incorporates Crime Prevention Through Environmental Design (CPTED) principles into its parks. CPTED principles include maintenance and image. This means that beautiful places are less likely to be treated poorly by visitors. Lakewood discourages littering and vandalism by keeping parks well maintained and beautiful. Part of beautification is uplifting park infrastructure that is generally seen as an eyesore – like restrooms or trash enclosures.

The City's recent renovation to Wards Lake Park included a Portland Loo restroom. The Portland Loo is designed to be durable and accessible. The design also discourages vandalism and other illegal behaviors. The Portland Loo at Wards Lake Park takes this design one step further by wrapping the enclosure in art. The art represents local flora and fauna.

Portland Loo Art



Portland Loo at Wards Lake Park; Artist: Craig Cudiff

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!



Leap of Faith
Katie Dean



Tribal Quilt
Rosa Cruz

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.

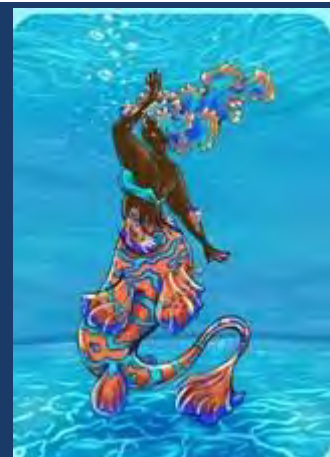


Crown Jewel
Chardé Brown



*Polar Bear Illustration with
Rainbow Blanket*

Young Cho



*Mandarin Fish Inspired
Mermaid*

Kristen Monk

Colonial Plaza Gateway Arc

The City installed a public art piece at Colonial Plaza in 2023. The Gateway Arc marks the entrance to Lakewood's Motor Avenue festival street. The arch is etched with phrases, quotes, and stories from residents and community groups.



Artist: John Fleming

City Entrance Gateways

The City stated installing city entrance gateways in 2015. The gateways mark the entrance points to the city of Lakewood. The gateway project is part of the City's overall beautification efforts.

There are 14 entrances to Lakewood. 13 entrance gateways are complete. The remaining gateway on 84th St. will be completed in 2027-2028.



Bridgeport Way Entrance Gateway

History

Nisqually Interpretive Trail

The Nisqually Tribal Council and the Lakewood City Council agreed to install four landmarks at Fort Steilacoom Park along a historic interpretive trail. The trail and its landmarks commemorate the native history of the land. It includes a monument sign that tells the tragic story of Chief Leschi. Visitors are invited to enjoy the natural beauty of Fort Steilacoom Park while learning about the history of the area.



Nisqually Interpretive Trail Kiosk

Colonial Center & the Lakewood Historical Society

The Lakewood Colonial Center was constructed in 1937. It was one of the first suburban shopping centers in the country. The original Colonial Center included a theater, a grocery store, a dental office, a pharmacy, and several retail shops. The current site is an urban plaza and festival street (Colonial Plaza & Motor Avenue) that includes a historical marker.

The Lakewood Historical Society currently resides in the Colonial Center. The society identifies, preserves, and perpetuates Lakewood's history. It provides educational programs, preservation, and exhibits that celebrate the sites and people of Lakewood.

Tensler log

The Tensler log is a massive 586-year Douglas fir round. This tree round sat in front of the Lakewood branch of the Pierce County Library System for nearly 60 years. It is affectionately called "The Big One" by the community.

The Lakewood branch building was closed due to structural issues in 2022. To preserve the Tensler log, Lakewood moved it to a new home in the city. The Big One is now on display at Fort Steilacoom Park in a custom enclosure.



Tensler Log at Fort Steilacoom Park

3.4 Park Classifications

The City uses a classification system to differentiate the purpose, amenities, and level of service of the sites in its park system. Smaller sites are designed for local, walkable access. Larger sites support more specific, 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 many visitors from near and far. Regional 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 located in University Place and is managed by Pierce County.

Parks of this size require a high level of park infrastructure and maintenance 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.



Fort Steilacoom Park Playground

Signature Community Parks

Signature Community Parks are large city parks that have some city-wide appeal. These parks have 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 neighborhood park service radius. Signature parks can also provide public access to historically significant places or natural features.



Wards Lake Park

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 sports complexes and amphitheatres are avoided at parks of this size.

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.



Oakbrook Park

Pocket Parks

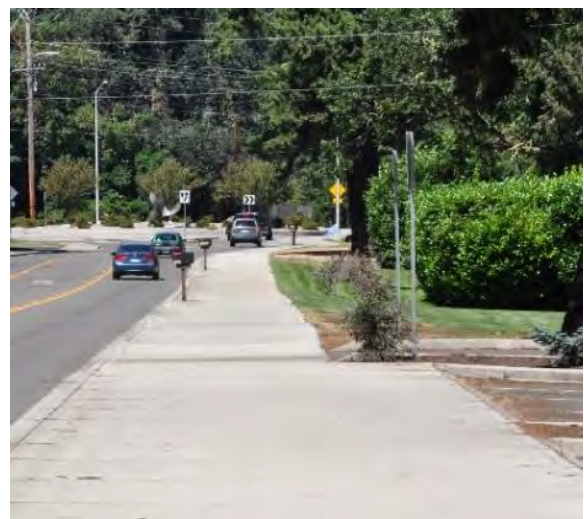


Primley Park

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) is the result of grassroots 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. They can include widened boulevards, rest areas, landscaped promenades, artwork, water features, bicycle facilities, exercise stations, restrooms, and other amenities that support walking, rolling, and biking.



Gravelly Lake Loop

Urban Plazas

Urban plazas primarily include hardscapes to support programmed events or gatherings. This is different to parks, which typically consist of natural or developed green 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.



Colonial Plaza & Motor Ave.

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 will build and leverage relationships with community partners, public institutions, government entities, and other organizations to meet the park and recreation needs of the community. See 8.2 *Park Access and Development* for more information on shared use spaces.

Natural Areas (Open Space)



Waughop Lake

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. Natural areas can include lakes, creeks, forests, grasslands, habitats, and other ecological features. Development in these areas is generally less intense in effort to preserve and protect habitat. Common developments include walking paths, hiking paths, rest areas, and historic, educational, 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.

3.5 Parks and Open Space Inventory

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 Urban 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 Urban Nodal	Westlake Ave Street End	Westlake Ave @ Lake Steilacoom	0.35	Currently in development
Small Urban Nodal	Lake City Blvd Street End	Lake City Blvd @ American Lake	0.33	Maintenance Only. Not counted for analysis.
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 Urban 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

*City maintains an additional 49 acres adjacent to Fort Steilacoom Park

Source: City of Lakewood, 2026.

Exhibit 3-9: State & County Parks in Lakewood by Type

Park Type	Park	Address	Acres	2026 PACA Quality Score
Regional & Natural Area	Chambers Creek Canyon Area	6320 Grandview Dr W	200+	1.25 (trailheads)
Natural Area	South Puget Sound Wildlife Area	81 st St SW & Phillips Rd SW	72	Maintained by WDFW
Natural Area	Seeley Lake Park	9200 Lakewood Dr SW	48	Maintained by PC

Source: City of Lakewood, 2026.

Regional Parks

Fort Steilacoom Park



Fort Steilacoom Park

Address: 8714 84th Ave SW

Size: 343.04 acres (City owned), 49 acres (City maintained)

This 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 constructed 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 2019.

Areas within 10-minute walk

- | | | |
|-------------------|---------------|-----------------------|
| ▪ Lake City | ▪ Oakbrook | ▪ Pierce College |
| ▪ Steilacoom Lake | ▪ Lake Louise | ▪ Westlake Street End |

Improvements Since 2020

- Ballfields
- Restrooms
- Parking
- Nisqually Interpretive Trail

Parking

- 5 Parking lots
- 614 Parking spaces
- 31 Accessible parking spaces
- Additional grass parking for events/as necessary

Fort Steilacoom Park - Existing Amenities



150+ Acres of open space



12.3 miles of gravel & paved pathways



5 parking lots

Addnl. Grass event parking



Year-round Restrooms



Historic Significance



Historic Information



1 Pavilion / Theater



1 Large Playground



1 Picnic Shelter – 100 people

Water, Electricity, BBQs



4 Picnic Shelters – 25 people

Water, BBQs



Picnic tables & Benches



4 Full-sized Ballfields



4 Multiuse fields



2 Full-sized soccer fields



22 acre dog park



ADA accessibility



Water Access
(dock, no swimming)



Biking

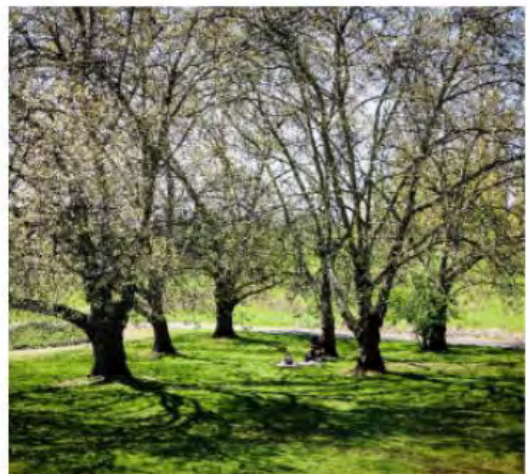


Viewsheds



Wildlife and habitat
observation

Fort Steilacoom Park



Fort Steilacoom Park

Future Potential Opportunities	Short Term Maintenance Needs
<ul style="list-style-type: none"> ▪ Master Plan update ▪ Trail/pathway improvements ▪ Additional benches & seating areas ▪ Security features ▪ Better wayfinding signage ▪ Restroom improvements ▪ Art Installation ▪ Interpretive signage ▪ Environmental signage ▪ Multipurpose hardcourts ▪ Multipurpose turf fields ▪ M&O shop improvements ▪ Discovery trail expansion ▪ Ballfield lights 	<ul style="list-style-type: none"> ▪ 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 ▪ Maintenance includes pierce college open space area <ul style="list-style-type: none"> ▪ maintain pathway ▪ Maintain gateway sign
Community Requests	Long Term Maintenance Needs
<ul style="list-style-type: none"> ▪ H-Barn restoration ▪ Cricket field or fields ▪ Public Batting cages ▪ Splash pad/Spray Park ▪ Dog park improvements 	<ul style="list-style-type: none"> ▪ Refresh natural areas ▪ Refresh trails & paths ▪ Resurface all parking areas ▪ Replace signage ▪ Playground replacement ▪ Turf Elements ▪ Restrooms

Signature Community Parks

Harry Todd Park



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 was 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.



Harry Todd Park

Areas within 10-minute walk	Improvements since 2020
<ul style="list-style-type: none"> Tillicum Woodbrook Camp Murray Boat Launch 	<ul style="list-style-type: none"> 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	 Restroom
 1 Playground	 Picnic tables & benches
 2 Ballfields 1 large, 1 small	 2 Basketball courts
 2 Picnic shelter – 25 people One has water, electricity	 Docks
 Water access w/ swimming	 Fishing



Harry Todd Park

Future Potential Opportunities	Short Term Maintenance Needs
<ul style="list-style-type: none">▪ Multipurpose turf field▪ Parking lot improvements▪ Security features▪ Replace fencing & gates▪ New backstop, dugouts, bleachers▪ Additional shelters	<ul style="list-style-type: none">▪ Better wayfinding signage▪ Increase ADA accessibility
Community Requests	Long Term Maintenance Needs
<ul style="list-style-type: none">▪ Skate park▪ Dog park	<ul style="list-style-type: none">▪ Replace picnic tables & benches▪ Refresh landscaping & bed material▪ Refresh natural areas▪ Replace existing shelters▪ Repair trails & pathways▪ Refresh baseball field



Wards Lake Park



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.



Wards Lake Park

Areas within 10-minute walk	Improvements since 2020
<ul style="list-style-type: none">International District	<ul style="list-style-type: none">Purchased 11 acres to expand the park2x new playground equipmentPump trackMountain bike courseDog parkWetland nonmotorized viewing bridgeWalking trails (paved & unpaved)



Future Potential Opportunities	
<ul style="list-style-type: none">Trails/WalkwaysBarbeques (BBQs)Young adult/adult playground or active featuresCovered active amenitiesRestroom improvements	<ul style="list-style-type: none">Ecological restorationDemolition of existing structuresMore security featuresBetter wayfinding signageStreet lightingStreet crossing improvements
Short Term Maintenance Needs	Long Term Maintenance Needs
<ul style="list-style-type: none">Lighting maintenanceWayfinding signage	<ul style="list-style-type: none">Natural area maintenanceTurf maintenance

Wards Lake Park

Existing Amenities			
	0.8 acres of open space		0.79 miles of pathway
	Parking lot		Restrooms
	Picnic shelter – 25 people		2 Playgrounds
	1 Skate park		1 Dog park
	1 Mountain bike course		1 Pump track
	2 Docks		Picnic tables & benches
	Fishing – catch & release only		Water access – no swimming
	Wildlife viewing		ADA accessibility



Community Parks

American Lake Park



American Lake Park

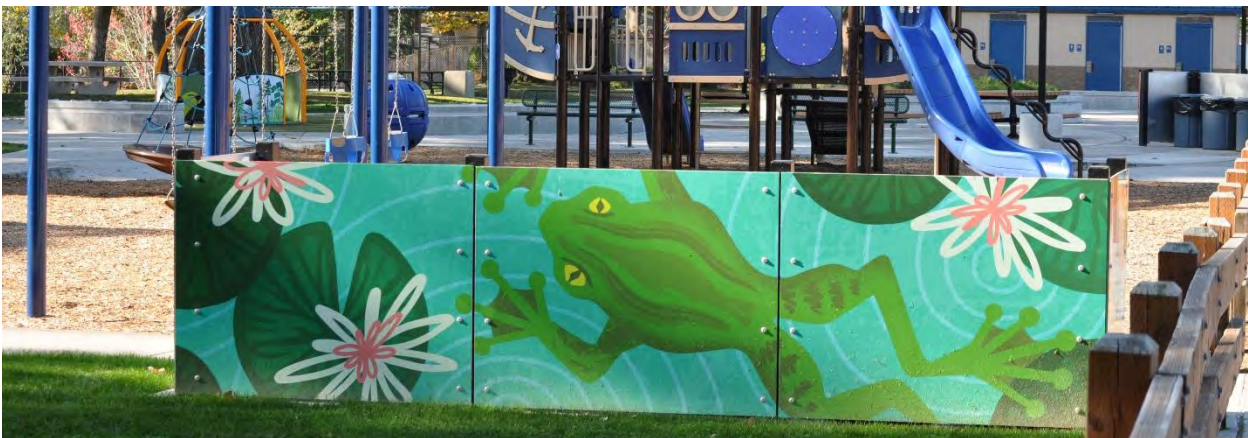
Address: 9222 Veterans Drive SW

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 walk	Improvements since 2020
<ul style="list-style-type: none">▪ Lake City	<ul style="list-style-type: none">▪ ADA access path to water▪ Restroom▪ Playground▪ Landscaping▪ Picnic Shelter▪ Beach & swimming improvements▪ Overflow parking



American Lake Park

Existing Amenities



0.4 Acres of open space



0.22 miles of paved pathway



Parking lot + 50 extended spaces for boat trailers



Restrooms



1 Playground



Picnic tables and benches



2 Picnic shelters
- 25 people each



Water access w/ swimming



3 Boat ramp lanes



Fishing



Future Potential Opportunities

- | | |
|---------------------------------|-----------------------------|
| ▪ Master Plan update | ▪ Additional benches |
| ▪ Expand park boundaries | ▪ Expanded parking |
| ▪ Additional shelters | ▪ Security features |
| ▪ Barbeques (BBQs) | ▪ Better wayfinding signage |
| ▪ Covered active park amenities | ▪ Shower facilities |
| ▪ Additional trails/pathways | ▪ Art installations |

Short Term Maintenance Needs

- Parking lot lighting

Long Term Maintenance Needs

- None at this time

Map Date: October 21, 2026

SACRAMENTO ST SW

EDGEWATER DR SW

FOSTER ST SW

WAVERLY DR SW

LAKE STEILACOOM

Edgewater Park

0 150 Feet

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

City of Lakewood

Edgewater Park

9102 EDGEWATER DR SW

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Edgewater Park (in development)

Address: 9102 Edgewater Dr SW

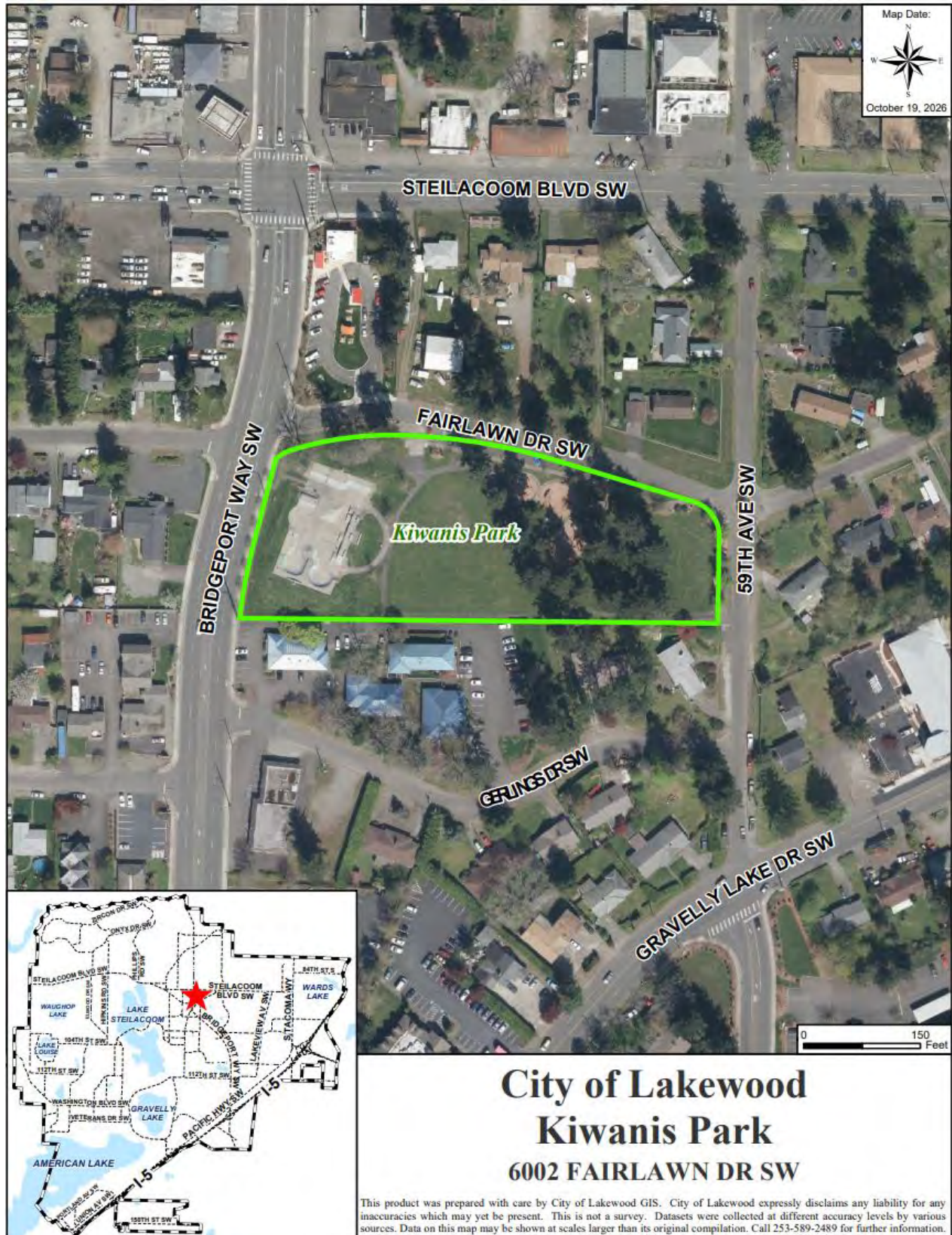
Size: 3.17 acres



This neighborhood park is located on Steilacoom Lake in central Lakewood. The site was part of the Pierce County Parks system prior to incorporation. This undeveloped site has the only public boat launch Steilacoom Lake. The City worked with WDFW to improve the boat launch in 2004. A park master plan was developed in 2020 to improve safety, public access, and add park amenities. Edgewater park is currently under development.

Areas within 10-minute walk		Improvements since 2020	
<ul style="list-style-type: none">▪ Colonial Plaza▪ Motor Avenue		<ul style="list-style-type: none">▪ None▪ Construction scheduled 2027-2028	
Existing Amenities			
	3.17 Acres of open space		1 Boat Launch
	Water access w/ swimming		Fishing

Kiwanis Park



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.

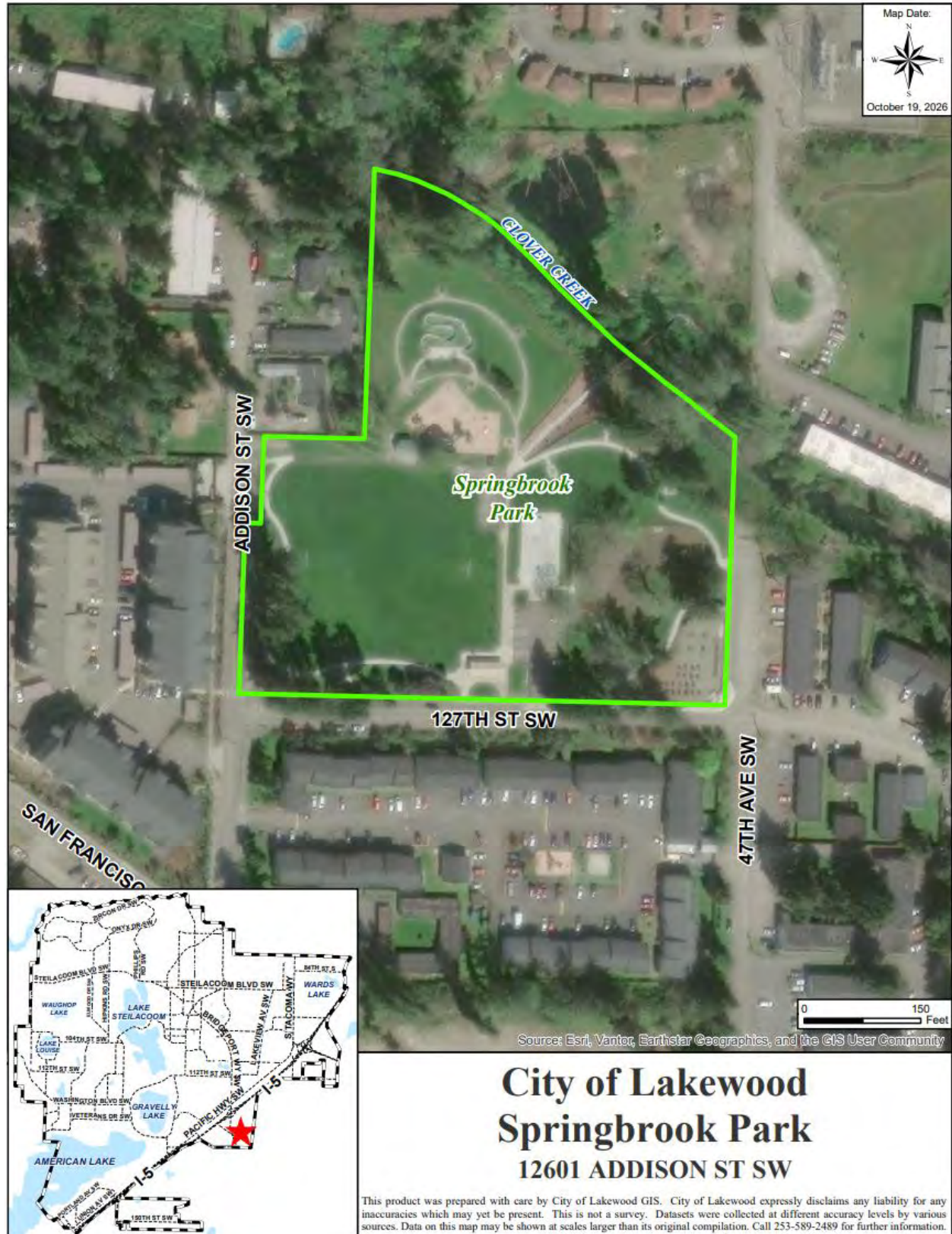
Areas within 10-minute walk	Improvements since 2020
<ul style="list-style-type: none">▪ Custer▪ Colonial Theater (Downtown)▪ Seely Lake Park▪ Old Settlers Cemetery	<ul style="list-style-type: none">▪ Park signage

Kiwanis Park

Existing Amenities	
 1.4 acres of open space	 0.46 miles of paved pathway
 On-street Parking	 Restroom
 1 Playground w/ swings	 Picnic tables & benches
 1 In-ground skate park	 ADA accessibility

Future Potential Opportunities	Short Term Maintenance Needs
<ul style="list-style-type: none"> Acquire neighboring parcels and expand park Picnic shelter Barbeques (BBQs) Water fountains More trees and landscaping Young adult/adult playground or active features Multipurpose hardcourt Parking improvements Security features Covered active amenities 	<ul style="list-style-type: none"> Refresh landscaping & bed materials Lighting maintenance Refresh restrooms
Community Requests	Long Term Maintenance Needs
<ul style="list-style-type: none"> Splash pad Dog park Art installation Expand/refresh trails & pathways 	<ul style="list-style-type: none"> Replace benches & picnic tables Resurface paved pathways Refresh skate park surface & features Replace signage Increased ADA accessibility

Springbrook Park



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 walk	Improvements since 2020
<ul style="list-style-type: none">Springbrook	<ul style="list-style-type: none">Full court basketballSoccer/multi-use fieldPump trackPark now expanded to the creekCommunity Garden

Springbrook Park

Existing Amenities



3.4 acres of open space



0.18 miles of paved pathway



Parking lot + on-street



1 Playground



2 Picnic shelter
50 people / 25 people



1 Dog park



1 Multiuse ballfield



Picnic tables & benches



2 Basketball hoops



Water access
No swimming



Water (potable)



ADA accessibility



Community Garden



Springbrook Park

Future Potential Opportunities	Short Term Maintenance Needs
<ul style="list-style-type: none">▪ Acquire parcels to expand park▪ Restrooms▪ Expand hard courts▪ Additional trees & landscaping▪ Security features▪ Covered active amenities▪ Trail expansion/improvements▪ Art installations	<ul style="list-style-type: none">▪ Lighting maintenance▪ Refresh landscaping & bed materials▪ Refresh natural areas▪ Refresh turf elements▪ Refresh multipurpose ballfield▪ Replace water fountain▪ Replace misting tower▪ Service irrigation system
Community Requests	Long Term Maintenance Needs
<ul style="list-style-type: none">▪ Restrooms▪ Splash park▪ Improved safety	<ul style="list-style-type: none">▪ Replace picnic tables & benches▪ Replace signage▪ Refresh picnic shelters



Neighborhood Parks

Active Park



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 was 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 walk	Improvements since 2020
<ul style="list-style-type: none">Towne CenterCity HallLakeview/Kendrick	<ul style="list-style-type: none">Interactive featuresSecurity featuresBetter wayfinding signage leading to the parkMonument sign

Active Park

Existing Amenities



1.7 Acres of open space



0.3 Miles of paved pathway



On-street parking



Restroom (portable)



1 Picnic shelter
- 25 people



1 Playground



1 Basketball court



Picnic tables & benches

Future Potential Opportunities

- Playground enhancements
- Expand park
- Expand parking
- Install barbeques
- Multipurpose Court
- Add trees & landscaping
- Art installations
- Active covered amenities

Short Term Maintenance Needs

- Repair parking area
- Turf maintenance
- Replace irrigation controller
- Street light maintenance
- Wayfinding signage
- Increase ADA compliance

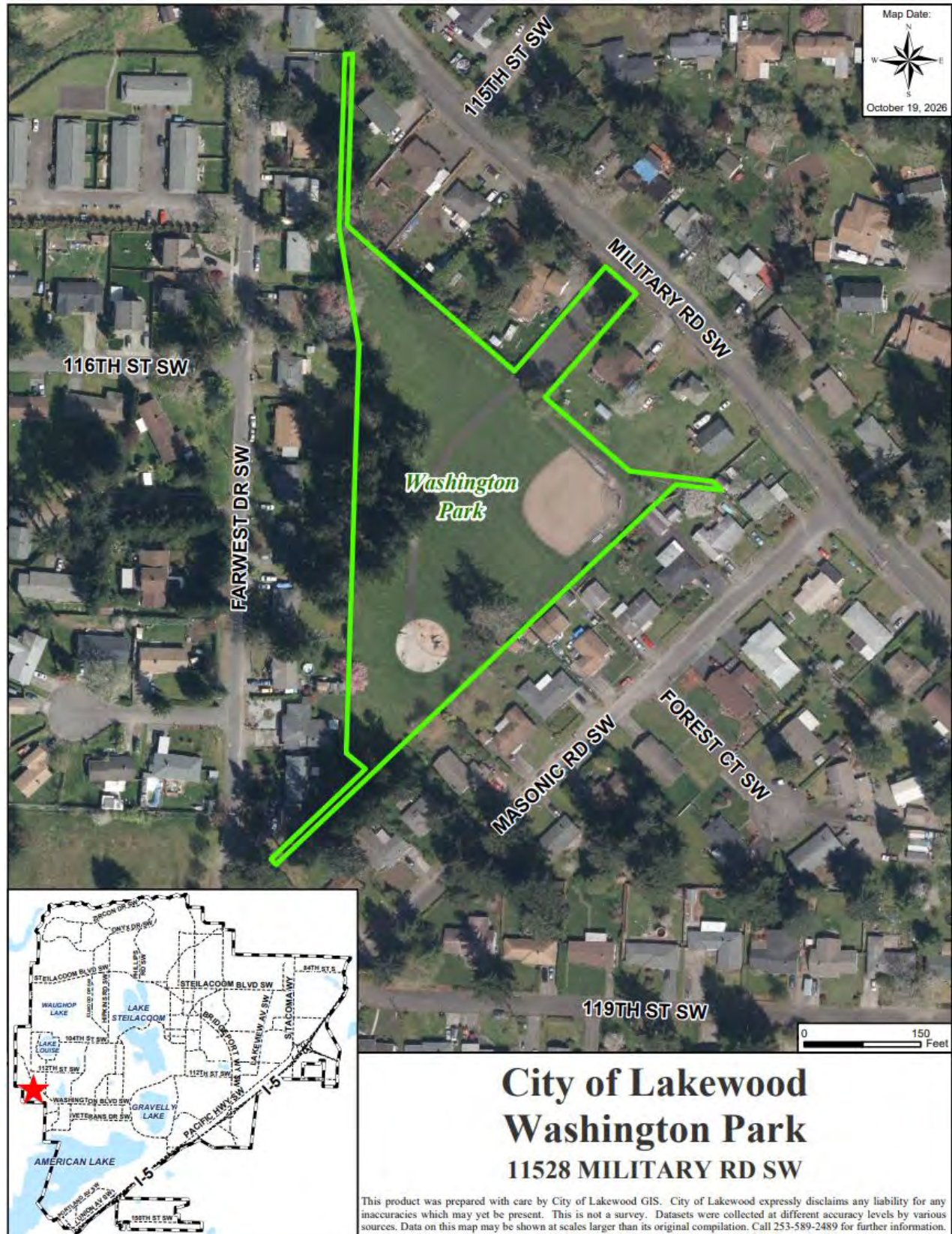
Community Requests

- Splash Pad
- Improved perimeter path
- Restroom

Long Term Maintenance Needs

- Repair paved pathway
- Replace benches & picnic tables
- Resurface basketball court
- Replace playground equipment

Washington Park



Washington Park

Address: 11528 Military Rd SW

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 walk	Improvements since 2020
<ul style="list-style-type: none">▪ Lake Louise▪ American Lake Park	<ul style="list-style-type: none">▪ None

Washington Park

Existing Amenities	
 2.4 Acres of open space	 0.16 miles of paved pathway
 Parking lot	 Picnic tables & benches
 1 Ballfield (multiuse)	 1 Playground
 1 Basketball hoop	

Future Potential Opportunities	
<ul style="list-style-type: none">▪ Expand parking▪ Full basketball court▪ Multipurpose hardcourt▪ Young adult/adult playground or active features▪ Ballfield backstop, dugouts, bleachers▪ Shelter▪ Barbeques (BBQs)	<ul style="list-style-type: none">▪ Covered active park amenities▪ Additional benches▪ Restrooms▪ Trail/walkway improvements▪ Security features▪ Swings▪ Better wayfinding signage
Short Term Maintenance Needs	Long Term Maintenance Needs
<ul style="list-style-type: none">▪ Better wayfinding signage▪ Replace street lighting	<ul style="list-style-type: none">▪ 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



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 walk		Improvements since 2020	
<ul style="list-style-type: none">▪ Oakbrook▪ Chambers Creek Canyon Trail▪ Fort Steilacoom Disc Golf Course		<ul style="list-style-type: none">▪ None	
Existing Amenities			
	1.0 Acre of open space		On-street parking
	1 Playground w/ swings		Picnic tables & benches
	Restroom (portable)		

Oakbrook Park

Future Potential Opportunities	Short Term Maintenance Needs
<ul style="list-style-type: none"> Expand park Drinking water fountains Additional trees & landscaping Art installations Security features Improved wayfinding signage 	<ul style="list-style-type: none"> Street lighting New shelter
Community Requests	Long Term Maintenance Needs
<ul style="list-style-type: none"> Circulation path Picnic shelter Barbeques (BBQs) ADA accessibility Parking improvements Permanent restrooms 	<ul style="list-style-type: none"> Repair paved pathway Repair parking area Replace benches & picnic tables Refresh landscaping & bed materials Better wayfinding signage Increased accessibility



Pocket Parks

Primley Park



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 walk		Improvements since 2020	
<ul style="list-style-type: none">Towne CenterCity HallSteilacoom Lake		<ul style="list-style-type: none">New playground	
Existing Amenities			
	0.10 Acre of open space		On-street parking
	1 Playground		Picnic tables & benches

Map Date:
October 19, 2026

GLENWOOD AVE SW

Ponders Park

PACIFIC HWY SW

INTERSTATE 5S

INTERSTATE 5N

0 150 Feet

City of Lakewood
Ponders Park
13002 PACIFIC HWY SW

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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. This parcel is owned by the City but is not currently a development priority.

Areas within 10-minute walk		Improvements since 2020	
<ul style="list-style-type: none">▪ Ponders Corner▪ Gravelly Lake Loop		<ul style="list-style-type: none">▪ None	
Existing Amenities			
 Picnic tables & benches		 Parking lot	

Nodal Urban Parks (Plazas)

Colonial Plaza (Motor Avenue Festival Street)



Colonial Plaza

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. The city added 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 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. 1.58 acres of open space adjacent to Colonial Plaza is now designated as an undeveloped ‘downtown park’ that remains unnamed.

Areas within 10-minute walk	Improvements since 2020
▪ Downtown	▪ Gateway Arc public art piece

Colonial Plaza

Existing Amenities



2.4 Acres of plaza space



ADA Accessibility



Parking lot
On-street parking



Bench seating

Future Potential Opportunities	Short Term Maintenance Needs
<ul style="list-style-type: none">Outdoor stagePublic ArtDrinking fountainsRestroom	<ul style="list-style-type: none">Irrigation repairRepair benchesRefresh landscaping & natural areasRefresh public artLighting maintenance
Community Requests	Long Term Maintenance Needs
<ul style="list-style-type: none">PagodaSplash parkRestrooms	<ul style="list-style-type: none">Resurface walking/plaza areasRefresh landscaping & natural areas



Westlake Ave Street End



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 residents public water access to Lake Steilacoom. This site is currently under development and is expected to be completed in 2026.

Areas within 10-minute walk		Improvements since 2020	
<ul style="list-style-type: none">Fort Steilacoom ParkEdgewater Park		<ul style="list-style-type: none">Site not developed yet	
Existing Amenities			
	Trail to waterfront		ADA Accessibility
	3 parking spaces		Picnic tables & benches

Lake City Blvd Street End



Lake City Blvd Street End

Address: Lake City Blvd. at American Lake

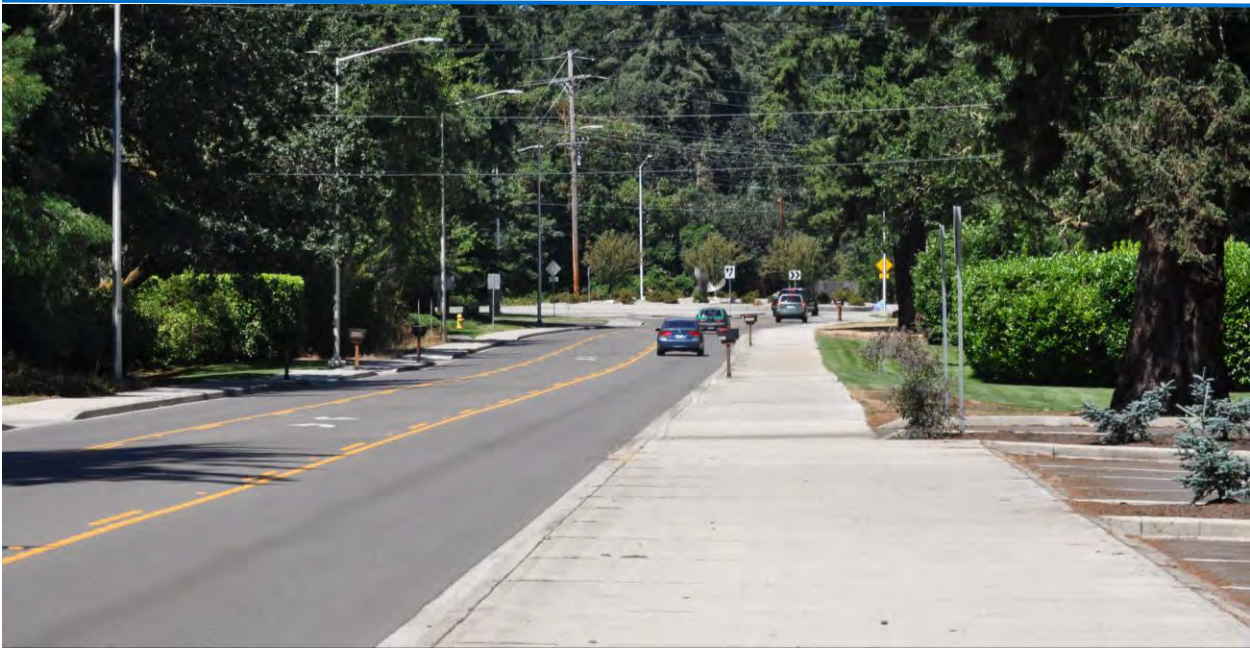
Size: 0.33 Acres



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. The City provides basic maintenance to this site.

Areas within 10-minute walk		Improvements since 2020	
<ul style="list-style-type: none">American Lake ParkLake City		<ul style="list-style-type: none">Site not developed yet	
Existing Amenities			
	Trail to waterfront		On-street parking

Gravelly Lake Loop



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.

Areas within 10-minute walk	Improvements since 2020
<ul style="list-style-type: none">▪ Lakewold Gardens▪ Towne Center▪ City Hall▪ American Lake Park	<ul style="list-style-type: none">▪ None
Existing Amenities	



3.0 mi shared use multi-modal path



Parking lot

Future Potential Opportunities	
<ul style="list-style-type: none">▪ Benches and tables▪ Pedestrian rest areas	<ul style="list-style-type: none">▪ Fitness stations▪ Playground/play equipment

I-5 Gravelly Thorne Connector



I-5 Gravelly Thorne Connector



Interstate 5 (I-5) runs through Lakewood. In the southern area of Lakewood, I-5 splits the Tillicum and Woodbrook neighborhoods of Lakewood from the main body of the City. The only current pedestrian and bicycle connection from these neighborhood into the main body of Lakewood is by travelling on I-5. The section of I-5 between the Thorne Lane and Gravelly Lake Drive exits legally allows bicycles to ride on the shoulder of the interstate.

The I-5 Gravelly Thorne Connector provides a pedestrian and emergency vehicle connection between the Tillicum and Woodbrook neighborhoods and the main body of Lakewood. This connection will provide residents with a much safer means of walking and biking in Lakewood.

Community Gardens

Lakewood Community Garden

Address: 5509 Arrowhead Rd SW



The Lakewood Community Garden is managed by a fantastic group of Master Gardeners. The Lakewood Kiwanis Club harvests the vegetables and donates them to local food banks.

Springbrook Community Garden

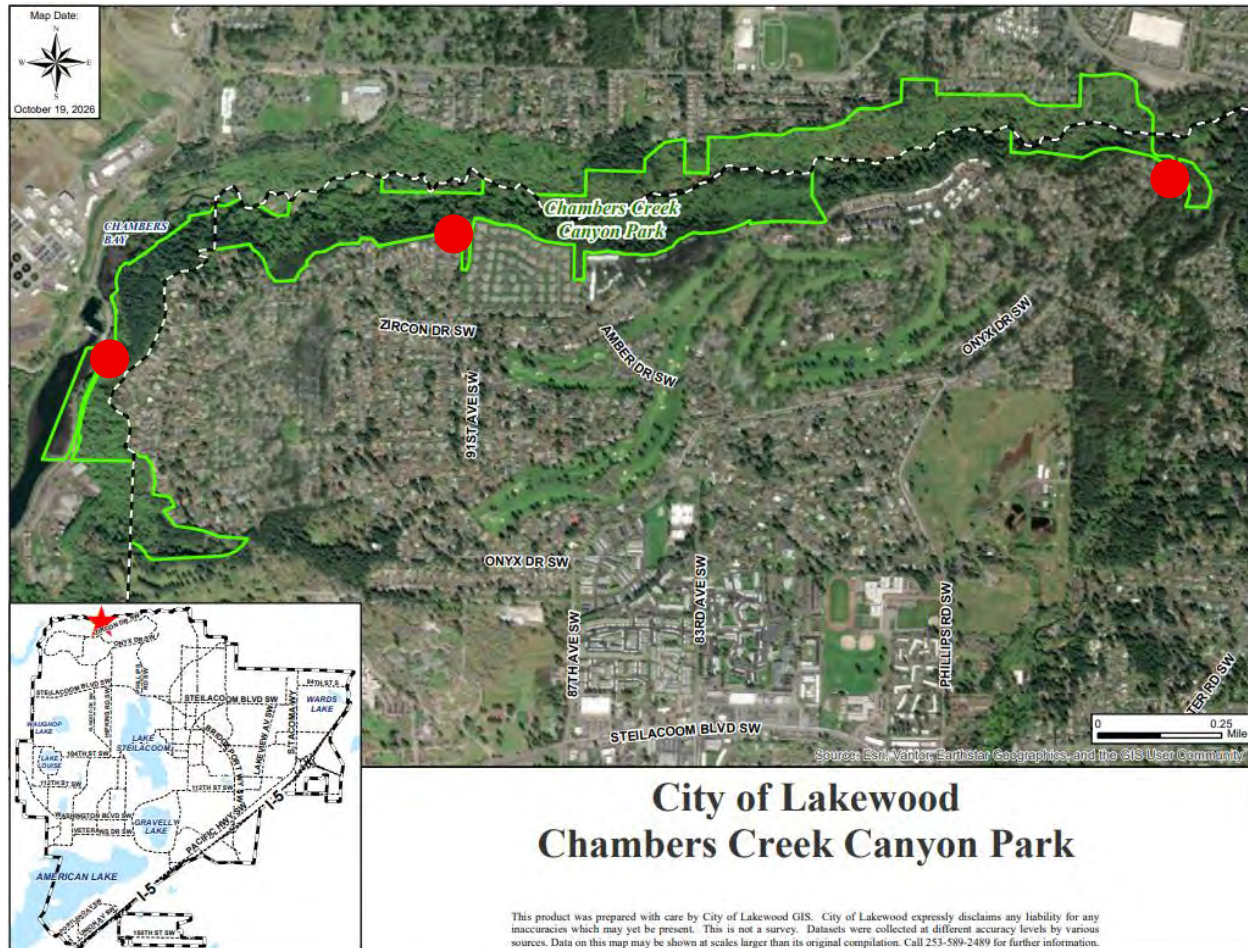
Address: 12601 Addison St SW



The Springbrook Community Garden is managed by volunteers from Springbrook Connections. All fruits and vegetables picked in this garden are given back to the Springbrook community.

Natural Areas

Chambers Creek Canyon Lakewood Trailheads



Areas within 10-minute walk

- Oakbrook Park
- Oakbrook Golf Club
- Fort Steilacoom Disc Golf Course

Improvements since 2020

- Trail bridge connecting Lakewood and University Place (2021)

Existing Amenities



Trailheads



On-street parking

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 moderate hiking difficulty due to elevation change and steep areas.

Future Potential Opportunities	
▪ Trailhead improvements	▪ Benches & picnic tables
▪ Non-motorized network connections	▪ Restrooms
▪ Pedestrian connections	▪ Parking

Blueberry Farm



Blueberry Farm

Address: 5427 Steilacoom Blvd SW

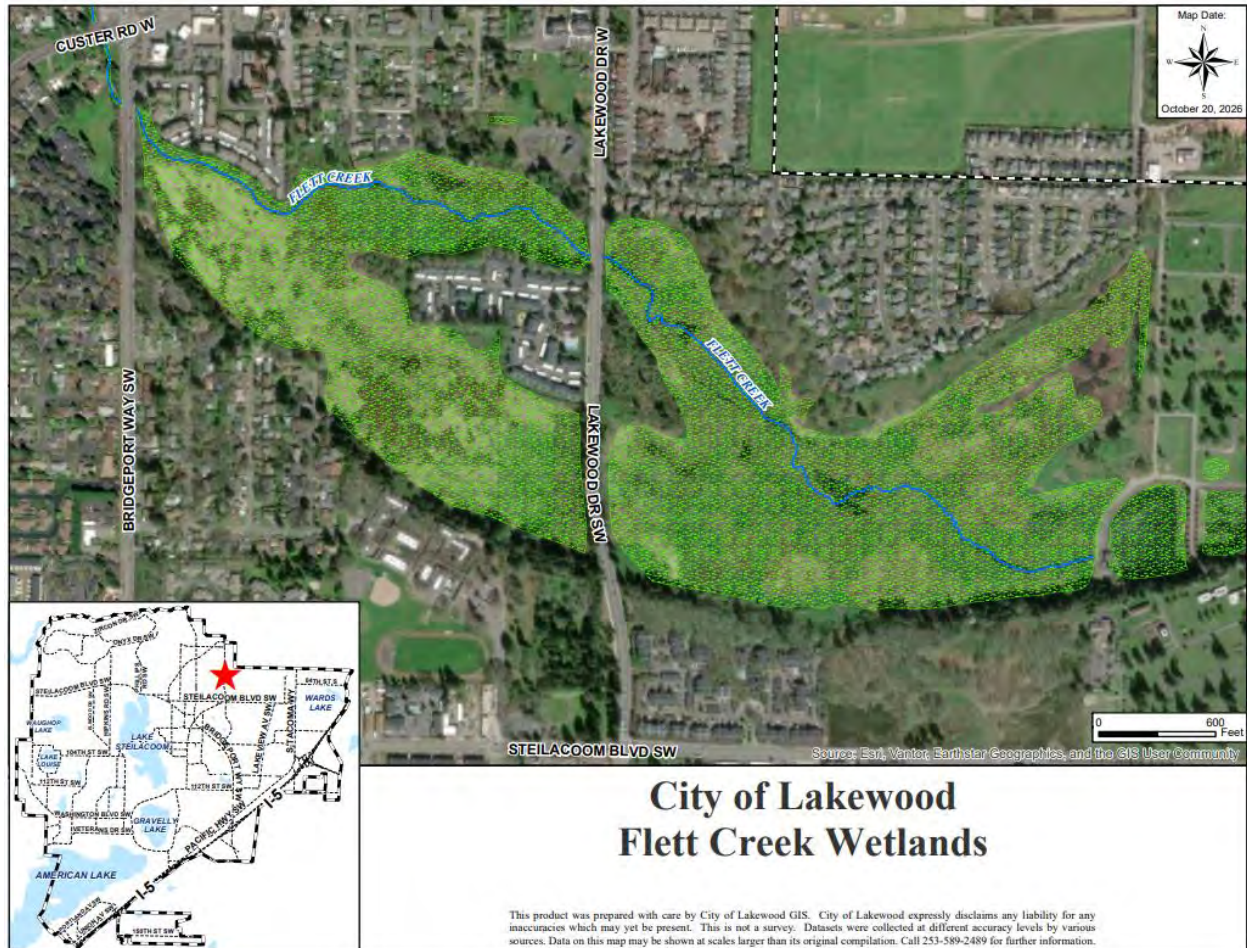
Size: 7.54 acres



The Blueberry Farm is located 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.

Future Potential Opportunities	
▪ Access from Lakewood Drive	▪ Adopt-a-park
▪ Parking	▪ U-pick farm
▪ Trails and pathways	▪ Expand park
▪ Remove invasive plants	

Flett Creek Natural Area



Flett Creek Natural Area

Size: 110 acres

Clover Park Technical College (CPTC) purchased 110 acres of the Flett Creek natural area in 1993. The land belonged to 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.



Seely Lake Park

Address: 9200 Lakewood Dr SW

Size: 46.82 Acres



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.

Future Potential Opportunities	
▪ Partnership with Pierce County	▪ Benches and picnic tables
▪ Transfer property to Lakewood	▪ Restrooms
▪ Clear invasives	▪ Picnic shelters
▪ Maintain trails	▪ Historic & interpretive signage

South Puget Sound Wildlife Area

Address: 81st St SW & Philips Rd SW

Size: 72 acres



The South Puget Sound Wildlife Area Unit is run by the Washington Department of Fish and Wildlife. It is home to the Urban Wildlife Interpretive Center and the Lakewood Fish Hatchery. A paved trail offers opportunities for walking in nature and is accessible for people 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. Access requires a Discover Pass or Vehicle Access Pass.

Future Potential Opportunities

- Trail connections
- Programming (nature walks)

Old Settlers Cemetery

Address: 8201 Washington Blvd SW



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.

Existing Amenities



Walking trails



Interpretive Kiosk

Other Public Recreation and Open Spaces

Chambers Creek Regional Park

Address: 6320 Grandview Dr. W, University Place, WA

Size: 930 acres



A small group of local citizens founded the Chambers Creek Foundation in 1999. They partnered with Pierce County to reclaim the 930-acre Chambers Creek Properties. In 1956, Pierce County began acquiring parcels that comprise the now regional park. The largest purchase, 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.

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.



Other Private Recreation and Open Spaces

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.

Existing Amenities



Parking Lot



Walking Paths

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.



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.

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.

Existing Amenities	
	Parking Lot
	Tennis Courts
	Pickleball Courts
	Racquetball Courts
	Swimming Pool
	Exercise Area

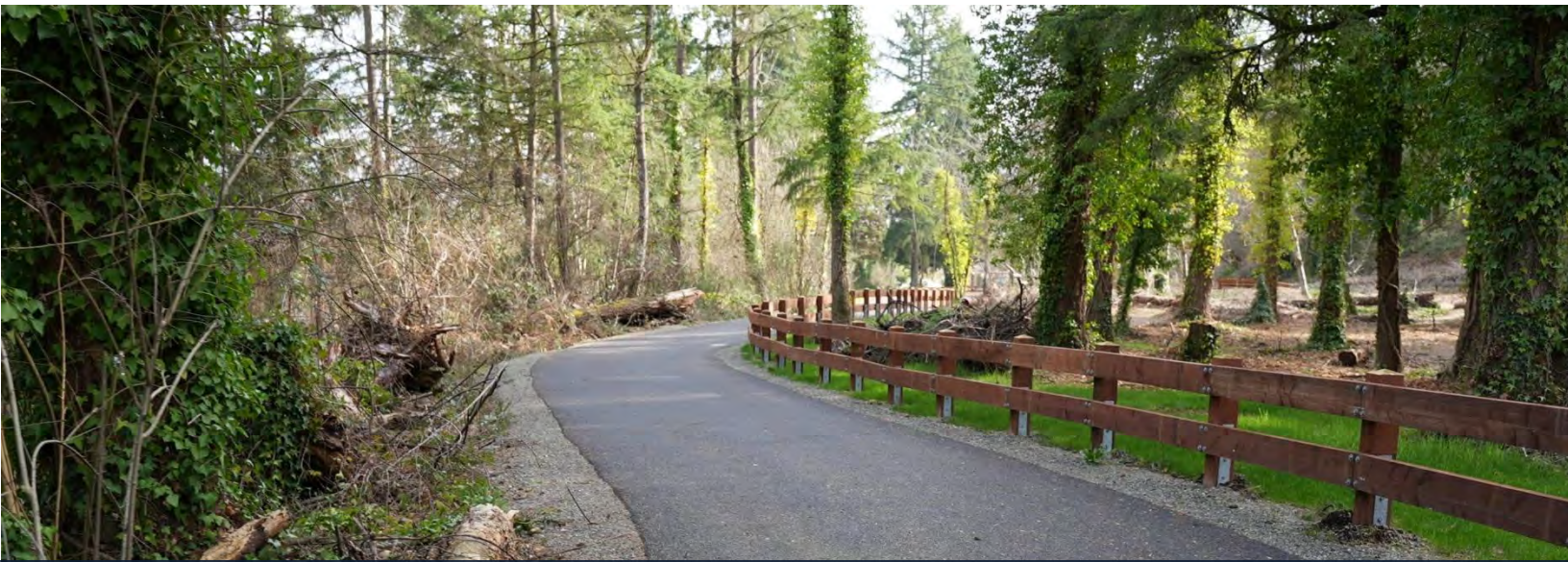
Fort Steilacoom Disc Golf Courses

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.





4. Trails

Trails is a new chapter in the 2026 Legacy Plan update. This chapter focuses on non-motorized trails within the city that encourage physical activity and create safe and equitable recreational opportunities. Commuter trails and paths are addressed in the Lakewood Non-Motorized Transportation Plan (NMTP) and the Pierce County Parks, Recreation, and Open Space (PROS) Plan.

Some trails are found in both the Legacy Plan and the Non-Motorized Transportation Plan. An example is the Gravelly Lake Loop. This is to ensure consistency across department. It aligns goals and ensures 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, or has park amenities along it. Trail Classifications

Exhibit 4-1 details the types of trails included in the Legacy Plan.

Exhibit 4-2 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.

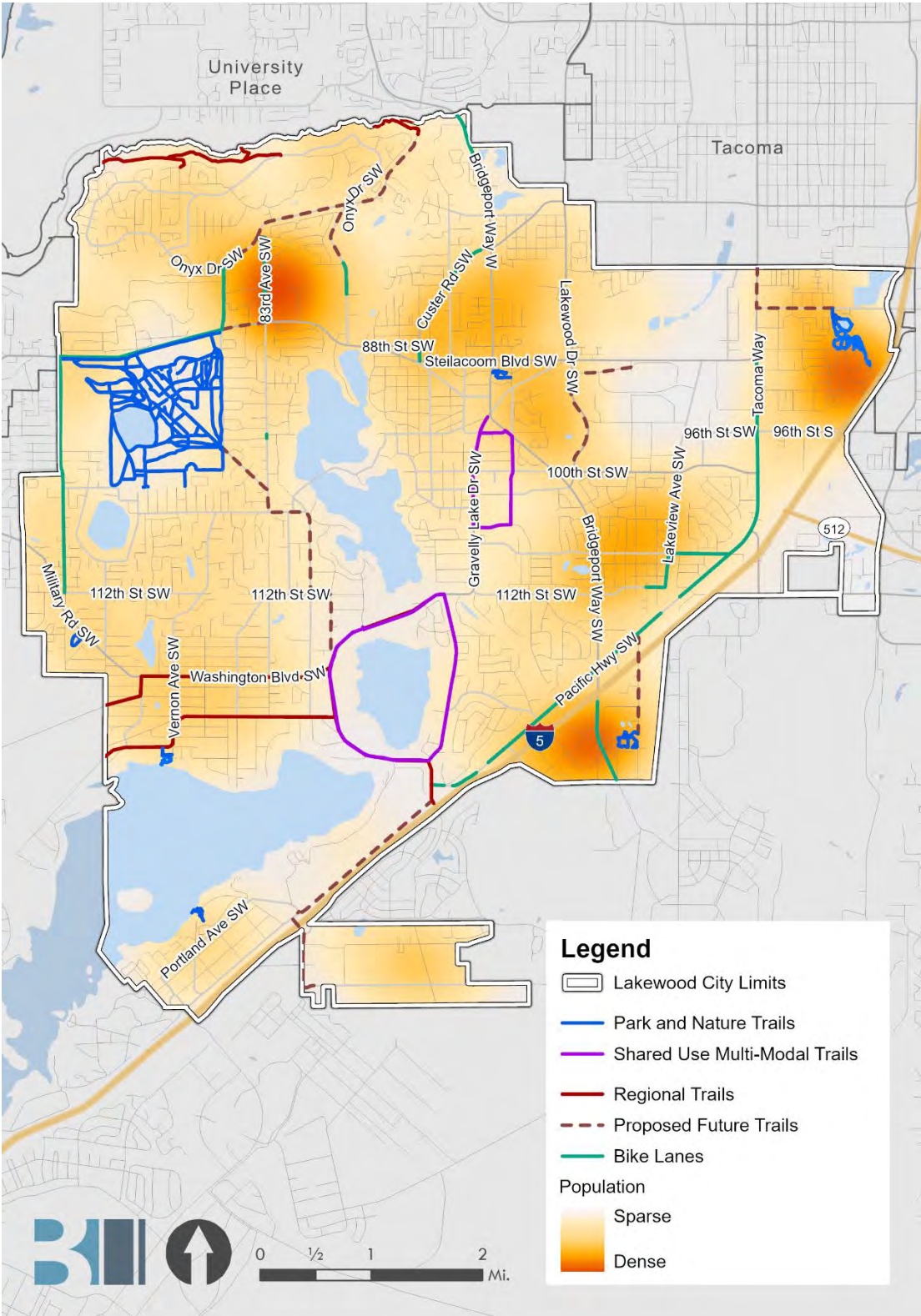
4.1 Trail Classifications

Exhibit 4-1: Trail Types Included in the Legacy Plan

Trail Type	Description
Park and Nature Trails	<ul style="list-style-type: none"> Internal to parks and undeveloped open space areas. Includes all trails within park boundaries, paved or unpaved, and trails in open space areas that are otherwise undeveloped. Trails can include amenities and additional elements to enhance the trails such as seating, wayfinding, and interpretive signage.
Shared Use Multi-Modal Trails	<ul style="list-style-type: none"> Urban, multi-modal routes that may or may not include additional passive or active amenities. Trails 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. <ul style="list-style-type: none"> When trails are part of the sidewalk network, they 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. 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	<ul style="list-style-type: none"> 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.

Source: City of Lakewood, 2026; HBB, 2026.

Exhibit 4-2: Existing and Proposed Trails and Population Density



Source: City of Lakewood, 2026; Pierce County, 2026; PSRC, 2024.

4.2 Existing Trails Inventory

Lakewood's trails inventory includes park trails, nature trails and, shared use multi-modal trails. 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 4-3: Park and Nature Trails Inventory

Park	Paved (mi)	Unpaved (mi)	Parking	Rest-rooms	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

Exhibit 4-4: State & County Park and Nature Trails Inventory

Park	Paved (mi)	Unpaved (mi)	Parking	Rest-rooms	ADA Accessible	Other Trail Amenities*
South Puget Sound Wildlife Area (WDFW)	.5	Unofficial network of bike trails	Yes	Yes	Partially	Benches, interpretive signage
Seeley Lake Park (Pierce County)		1	No	No	No	
Chambers Creek Regional Park (UP)	3.7	2.5*	Yes	Yes	Yes	Benches, signage

*Some of the Chambers Creek Canyon trails are in Lakewood.

Source: City of Lakewood, 2026.

Exhibit 4-5: 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.

4.3 Levels of Service

Lakewood measures its trails Level of Service (LOS) in terms of trail miles per capita. The City also analyzes physical gaps in trails service and the proximity of its residents to trails. The goal is for every resident to have reasonable access to a trail network that falls under the shared use multi-modal trail or park and nature trail categories defined in Trail Classifications



Walking path at Fort Steilacoom Park

Exhibit 4-1.

LOS	Description
Existing LOS	<ul style="list-style-type: none">existing miles of trails per capitaexisting proximity of trails to residences
Target LOS	<ul style="list-style-type: none">establishes ideal proposed miles of trails per capitaestablishes ideal proximity that any given resident will have to a trail or trail system

Existing Miles Per Capita

Lakewood has 17 distinct parks with a total of 427.86 acres of parkland. More than three quarters of the City's parkland is within Fort Steilacoom Park. Most of the remaining parks are relatively small and do not have trails. Only five (5) of Lakewood's City parks have trails that are classified as park and nature trails. Two (2) State- & County-managed parks in Lakewood are included in the park and nature trails analysis. These parks are Seely Lake Park and the Puget Sound Wildlife Area.

Park and nature trails within Lakewood include 5.75 miles of paved trails and 11.5 miles of unpaved trails. About 63% of these trails are within Fort Steilacoom Park. The other 37% of the trails are split between six (6) other 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.

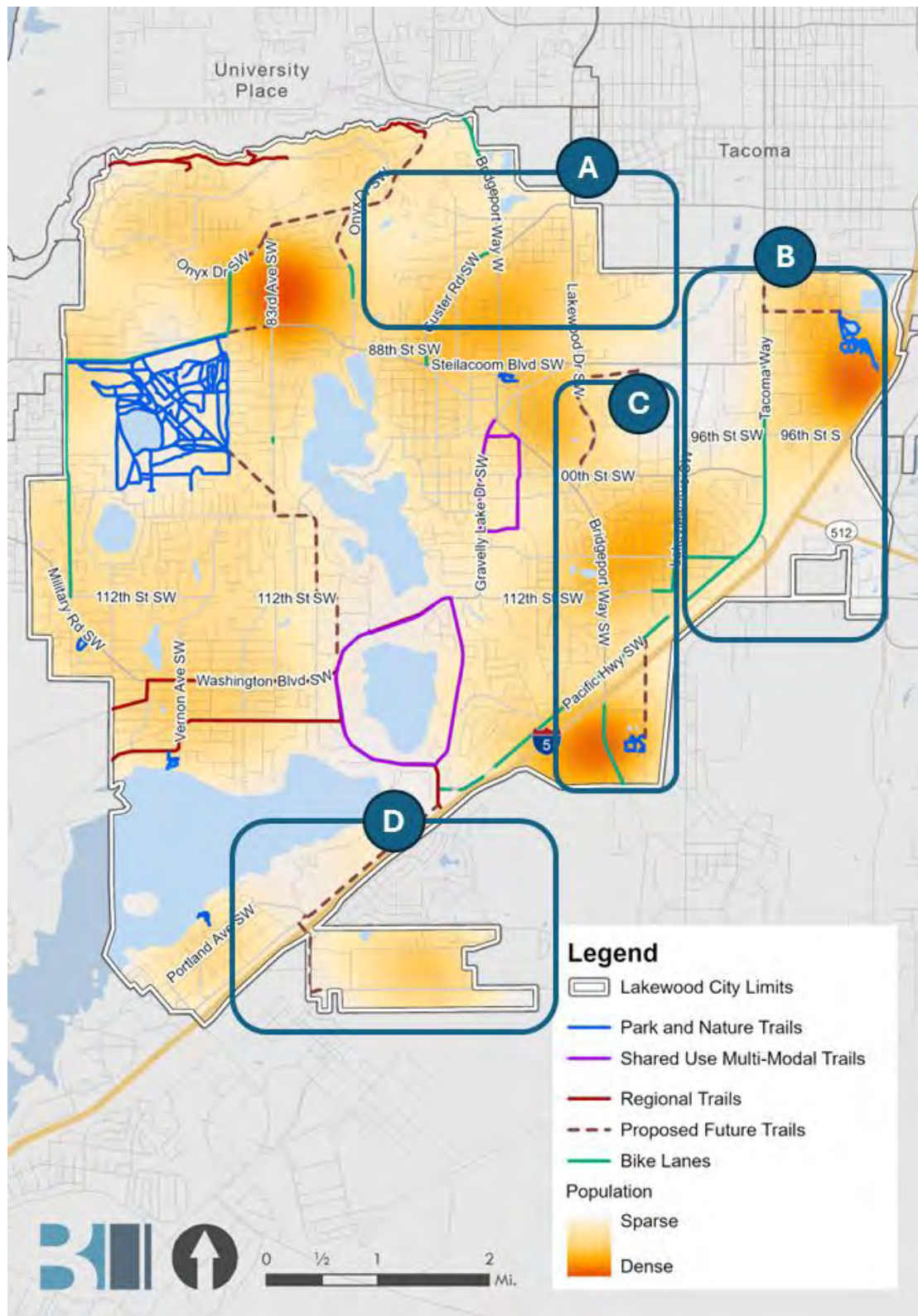
There are only two trails within the City that classify as shared use multi-modal trails. They are the Gravelly Loop and the planned Green Street Loop. These trails have **3** miles of paved multi-use trail, providing **0.05** miles of trail per 1,000 Lakewood residents.



Walking path at Fort Steilacoom Park

Existing Proximity and Connectivity

- Most trails are tightly concentrated in a few locations across the City, so gaps are present within residential areas. Parks are sparse and non-motorized transportation infrastructure is limited to sidewalks in these areas.
- Some populated areas have more access to trails than others, as seen in Exhibit 4-6. 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 4-6: Existing Trails, Proposed Trails, and Gaps

Source: City of Lakewood, 2026; Pierce County, 2026; PSRC, 2024.

Target Level of Service

The City's target level of service is to continue providing the existing ratio of trail-mileage-to-1,000-residents as the population grows. The City will respond to population growth by increasing the quantity of shared use multi-modal trails and by focusing on strategic placement of additional park and nature trails. New trails will optimize connectivity to resources, prioritize safe and accessible pedestrian activity throughout the community, and provide easier pedestrian-oriented access to all trail systems. Since park and nature trails are internal to existing parks and open spaces, the Legacy Plan provides strategies for optimizing the experience of those trails.

4.4 Proposed Improvements

Goals to increase Level of Service
Increase the quality of user experience within the existing systems
Develop new trail infrastructure that enhances and connects existing trails

Park and Nature Trails Improvement Guidelines

Park and nature trails offer safe, accessible, and equitable experiences for all residents. Exhibit 4-7 lists proposed improvements to increase the quality and improve the design of these public places. Improvements 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. They support a wide variety of activities such as cycling, walking, and bird watching.

Non-motorized Trails Improvement Guidelines

Improvements for non-motorized trails are detailed in the Lakewood Non-Motorized Trail Plan.

Regional Trails Improvement Guidelines

Improvements for regional trails are detailed in the Pierce County Parks, Recreation, & Open Space Plan.

Proposed Improvements by Trail Type

These proposed improvements can be implemented in a range of timelines. Some improvements can be included into the *Parks Capital Facility Program* in Chapter 7. Others have 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.

Park and Nature Trail Improvements

Exhibit 4-7: Proposed Improvements – Park and Nature Trails

Parks with Trail Systems	
Park	Proposed Improvements
Fort Steilacoom Park	<ul style="list-style-type: none">• Interpretive Signage• Wayfinding
Wards Lake Park	<ul style="list-style-type: none">• N/A
Kiwanis Park	<ul style="list-style-type: none">• Complete Circular Walking Park
Springbrook Park	<ul style="list-style-type: none">• N/A
Washington Park	<ul style="list-style-type: none">• N/A
Chambers Creek Canyon Trail*	<ul style="list-style-type: none">• Parking on Lakewood Side• Benches• Interpretive Signage

*Chambers Creek Canyon Trail is not counted as a Lakewood park for analysis



Running trail at Fort Steilacoom Park

Parks without Trail Systems	
Park	Proposed Improvements
Active Park	<ul style="list-style-type: none"> • Benches • Interpretive Signage • Wayfinding Signage
Harry Todd Park	<ul style="list-style-type: none"> • Walking Trail • Benches
Edgewater Park	Per existing Master Plan: <ul style="list-style-type: none"> • Walking Trail • Benches • Parking • Viewpoint • Pedestrian Lighting
Oakbrook Park	<ul style="list-style-type: none"> • Walking Trail • Benches
American Lake Park	Currently no trails. Low priority for trail improvement
Flett Creek Wetland	This site is a wetland and open space. It is not currently a City priority for development

Non-Lakewood Parks with Trail Systems	
Park	Proposed Improvements
South Puget Sound Wildlife Area (WDFW)	<ul style="list-style-type: none"> • Trail connecting this site to Philips Rd. Chambers Creek Canyon Trailhead
Chambers Creek Canyon Trails*	<ul style="list-style-type: none"> • Develop trailhead(s) on the City of Lakewood side for more direct access to the regional natural trail system. • This connects the 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 also creates a trail that highlights the Oak Savannah Prairie, woodland area, riparian zone, and the estuary at the mouth of the creek.
Seely Lake Park	<ul style="list-style-type: none"> • Benches • Interpretive Signage

*Chambers Creek Canyon Trail is not counted as a Lakewood park for analysis

Source: City of Lakewood, 2026; HBB, 2026.

Shared Use Multi-Modal Trail Loop Improvements

Lakewood has opportunities to develop new shared use multi-modal trail loops to connect existing community assets such as schools, parks, and public services. It is recommended to connect destinations to ensure equitable access to the trails and recreational opportunities. The tables below detail projects that will provide a more complete closed system connecting community assets and providing connections to destinations within the city.

Exhibit 4-8: Proposed Improvements - shared Use Multi-Modal Trails

Existing Shared Use Multi-Modal Trail Loops

Trail Name	Proposed Improvements
Green Street Loop	<ul style="list-style-type: none"> ▪ Interpretive signage or directional map at strategic “entrances” to the loop ▪ Potential future expansion
Gravelly Lake Loop	<ul style="list-style-type: none"> ▪ Interpretive signage or directional map at strategic “entrances” to the loop ▪ Buffer planting ▪ Pedestrian rest areas

Shared Use Multi-Modal Trail Loop Project Proposals

Trail Name	Proposed Improvements
North Community Loop	<ul style="list-style-type: none"> ▪ 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 Trails Connections

Trail Name	Proposed Improvements
Gravelly Lake Loop to Steilacoom Park Connection	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Connecting downtown to the Flett Creek Wetland via Seeley Lake and the Clover Park campus. Developing meandering nature trail system through 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	<ul style="list-style-type: none"> Springbrook Park and adjacent neighborhood to the south to the Station District. Connecting the Station District to downtown via 112th or Bridgeport Way SW to 108th St SW, completing existing bike lanes through the Lakeview neighborhood.
Wards Lake Connection	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.

4.5 Maintenance Strategies

Maintenance is an essential aspect of the overall trails plan to ensure sustainable, safe, and equitable trails. The City maintains its trails through inventoried, data-driven repairs, volunteer engagement, and partnerships with organizations like ForeverGreen Trails.

New trails must also be included in a maintenance strategy to ensure long-term return on investment. Section **Error! Reference source not found. Error! Reference source not found.** provides a more holistic view of management and maintenance approaches to 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 are listed in the table below.

Maintenance Strategy	Description
Trail Surfacing Management	Address the maintenance of surfaces and focus on sustainability of maintained, accessible trails.
Trailhead Access Management	Address parking, entry and access points for all trail types.
Trail Amenity Management	Address 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	Use 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.
Volunteer and Partner engagement	Leverage community groups, non-governmental organizations (NGOs), and volunteers for trail work parties and maintenance.
Long Term Goals	Maintain a cohesive approach throughout the City to benefit all areas of the community, creating user friendly, accessible, and safe spaces.

Exhibit 4-9: Trail Maintenance

Maintenance Type	Park Trails	Nature Trails	Shared Use Multi-Modal Trails
Surface	Park Staff	Park Maintenance	Streets Maintenance
Amenity	Park Staff	Park Staff	Streets Maintenance
Vegetation	Park Maintenance, Volunteers, Partners	Volunteers, Partners	Street ROW Staff, Volunteers, Partners
Inventory and data	Park Staff	Park Staff	Street Supervisor

Source: City of Lakewood, 2026; HBB, 2026.

4.6 Implementation Strategies

Implementing the proposed trail improvements requires a diverse set of strategies. Priorities must be adjusted as funding and opportunities allow. It is recommended that the City thoroughly review its plans that guide trails capital development. This is to ensure cohesiveness and connectivity between all types of non-motorized infrastructure.

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.

Trail Priority Criteria
▪ Access to existing trails and greater connectivity between systems
▪ 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 organizations, private partnerships, volunteerism

Potential Funding Policies

There are several ways in which shared recreational trail system improvements are funded in Lakewood. The City is recommended to continue actively pursuing 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.

The city has administered development of local improvement districts (LID) to fund sidewalk improvements 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. Whenever possible, these plans should include the desired shared use multi-modal trails for development.

Exhibit 4-10: Funding Opportunities

Funding Opportunities
RCO Grants
Levies / Bonds
Non-motorized Transportation funding through State & Federal Resources
Partnerships with Regional Agencies

Source: City of Lakewood, 2026; HBB, 2026.



5. Recreation Programming

This chapter 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.

5.1 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		●	●	●	

● Indicates that this program provides service to a priority population

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	<ul style="list-style-type: none"> Youth Seniors Underserved Accessible Multicultural General 	<ul style="list-style-type: none"> SummerFEST Farmer's Market Concerts in the Park 	Recreation Coordinator 2.0 FTE
Community Events	<ul style="list-style-type: none"> Youth Seniors Underserved Accessible Multicultural General 	<ul style="list-style-type: none"> Truck & Tractor Day Fiesta de la Familia Street Festival Holiday Parade 	Recreation Coordinator 2.0 FTE
Honorary Events	<ul style="list-style-type: none"> General 	<ul style="list-style-type: none"> MLK Beloved Community Anniversary celebrations 	Recreation Coordinator 2.0 FTE
Special Events	<ul style="list-style-type: none"> General 	<ul style="list-style-type: none"> Arts Commission Events Special Committee Events 	Recreation Coordinator 2.0 FTE
Special Functions	<ul style="list-style-type: none"> General 	<ul style="list-style-type: none"> 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 5-3: Programs and Audiences

Program Area	Audiences	Role	Resources
Facility Rental & Community Partnerships	<ul style="list-style-type: none"> Youth Underserved Multicultural General 	<ul style="list-style-type: none"> 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 	<p>Recreation Coordinator* 0.75 FTE</p> <p>Office Assistant 0.5 FTE</p>
Youth Programs	<ul style="list-style-type: none"> Youth Underserved Multicultural 	<ul style="list-style-type: none"> Facilitate Lakewood's Promise Day Camp Operations Youth Council Youth Summit Youth Partnered Events & Programs Lakewood's Choice 	<p>Recreation Coordinator* 0.25 FTE</p> <p>Human Services Coordinator 0.25 FTE</p>
Senior & Wellness Programs	<ul style="list-style-type: none"> Seniors Underserved Accessible Multicultural 	<ul style="list-style-type: none"> Wellness Programs for adults** and older adults Senior Center Programs 	<p>Recreation Coordinator 1.0 FTE</p> <p>Office Assistant 0.5 FTE</p>
Specialized Recreation	<ul style="list-style-type: none"> Senior Accessible 	<ul style="list-style-type: none"> Adventure Within Reach County partnership** 	Pierce County
Passive Programming	<ul style="list-style-type: none"> Youth Senior Underserved Accessible Multicultural 	<ul style="list-style-type: none"> Public Art in Parks Interpretative & Historic Signage Accessible Design Special Use Amenities Park Volunteerism 	<p>Capital Development 2.0 FTE</p> <p>Park Supervisor & Office Assistant 2.0 FTE</p>

* Recreation Coordinator time split

** Wellness programs and the Specialized Recreation Program are managed by one Recreation Coordinator.

Source: City of Lakewood, 2026.

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 5-4 is a list of providers that serve Lakewood's youth population.

Exhibit 5-4: Youth Program Providers

Provider	Ages	Time	Focus	City Relationship
*Boys & Girls Club	6-18	SY + Camp	<ul style="list-style-type: none"> Before & After School Child Care Summer Programs Theater Programs 	\$
Boy Scouts	5-10	SY + Camp	<ul style="list-style-type: none"> ENRICH: Troop meetings, events and community service 	N/A
Bricks 4 Kids	3-13	Summer	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Self-Directed Course Special Events 	Site
Center for Independence	14 +	Year Round	<ul style="list-style-type: none"> Activities for Youth with Disabilities (14+) 	N/A
Clover Park School District	K-12	Year Round	<ul style="list-style-type: none"> 3-A and 2-A PCL School Sports After-School Clubs & Activities 	Partner
Commencement Bay Rowing Club	13-18+	Year Round / Summer	<ul style="list-style-type: none"> Rowing Instruction Competitive Rowing (middle and high school students) 	Site
*Communities in Schools	5-18, K-12	SY, Summer	<ul style="list-style-type: none"> CISL staff provide wraparound services to students & families Leaders of Change Program 	
First Tee	Ages 5–18	Year Round	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Youth baseball leagues (PONY Baseball rules) Skills development, sportsmanship, teamwork, and positive coaching 	Site
Lakewood Lancers	Cheer: 4-13 Football: 4-13	July - November	<ul style="list-style-type: none"> SPORT: Youth Football and Cheerleading 	N/A – CPSD hosted
Lakewood Parks & Recreation	2 nd – 5 th grade camps	Summer	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> SPORT: Youth Soccer League played at local park and school facilities 	Site
Lakewood Playhouse - Home	Ages 3-18	Year Round	<ul style="list-style-type: none"> Spring, Summer, Fall education program 	N/A
Pierce College	Grades 1-5 Grades 9-12	Summer (STEM & Science Dome Camps)	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Youth Volleyball Introductory Camps Competitive Leagues 	N/A – CPSD hosted
Snapology	2-14	Summer	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Introductory Sports Golf, Soccer, Basketball, Flag Football, Volleyball, Lacrosse, Cheerleading, Tennis, Track & Field 	Site, Registration
Team WRK	11-18 6 th -12 th grade	SY Late Night After School	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Aquatics Late Night Program Teen Leadership After-School programs & camps Gymnastics Soccer 	\$
Youth Community Garden	Middle and High School	Year round	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 40 th Ave SW	All ages	Year-round	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 5-5 expresses these programs. Many are independent from the City, while the City is an active partner or funder (through Human Services) of others.

Exhibit 5-5: 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	<ul style="list-style-type: none"> Promised Leaders of Tomorrow Troubled youth services Graduation assistance 	\$
Clover Park School District	MS, HS	Year round	<ul style="list-style-type: none"> Leadership Programs 	Partner
Clover Park Technical College	18 – Adult	School and summer classes	<ul style="list-style-type: none"> Education Culinary Arts Youth Workforce Development 	Partner
Korean Women's Association	Adults / Seniors	Year Round	<ul style="list-style-type: none"> Workforce development Youth job assistance 	N/A
Lakewood Parks & Recreation	MS, HS	Year round	<ul style="list-style-type: none"> Youth Council Eagle Scout / Gold Scout Projects 	Site, Staff
*Oasis Youth Center	11 - 24	All year approximately 30 hours per week	<ul style="list-style-type: none"> LGBTQ+ Support (16-24) 	\$
Lakewood Pride	Ages 13-24	Year Round	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> GED preparation and Adult High School Diploma ESL and Basic Education for Adults 	Partner
*Safe Streets Campaign	High School	Year-round	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 5-6 details community service programs provided by community partners.

Exhibit 5-6: Community Service Providers

Provider	Ages	Time	Focus	City Relationship
Caring for Kids	K-12 support program	School-Year	<ul style="list-style-type: none"> Emergency Food Kits Backpacks School Supplies Winter Clothes Hygiene Products 	N/A
Clover Park School District	Pre-School and K-12	School-Year	<ul style="list-style-type: none"> Family Support Programming 	Partner
Food Distribution Center	All ages	Various locations and dates Operates year round	<ul style="list-style-type: none"> Food for Families 	N/A
*Lindquist Dental Clinic	Birth through age 20	Year-round clinical dental services; School-based outreach during academic year	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Food for Children (18 and under) Volunteer Opportunities 	\$
Lakewood & Tillicum Libraries	All ages	Year round	<ul style="list-style-type: none"> Toddler Learning Green Trike programming (Lakewood) 	N/A
Springbrook Connections	All ages	Year round	<ul style="list-style-type: none"> Neighborhood Programs & Events Community Garden Food Pantry Meal Programs 	Partner
*St. Leo Food Connection	All ages	Year round	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.

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.

Exhibit 5-7: Older Adult Programming

Provider	Program	Time	City Relationship	Program Description
Alzheimer's Association	Caregivers' Support Group	Year-round	Partner	Support group for adult children caring for family members with memory loss
AARP	AARP Safe Driving Course	Year-round	Partner	Driving safety courses for drivers age 50+
City of Lakewood	Dirty Gloves Garden Club	Yearly	Provider	Gardening group
City of Lakewood	Sumi Painting	Weekly from Sept-Oct	Provider	Asian ink painting classes
City of Lakewood	Mah Jongg	Weekly	Provider	Mah Jongg classes
City of Lakewood	Men's Coffee Hour	Weekly	Provider	Men's coffee and social hour
City of Lakewood	Coffee & Conversation	Every other week	Provider	General social hour
City of Lakewood	Just a Walk in the Park	Weekly	Provider	Walking in Fort Steilacoom Park
City of Lakewood	Knotty Knitters	Weekly	Provider	Knitting and crochet social hour
City of Lakewood	Brain Games	Every other week	Provider	Engaging and challenging brain games
City of Lakewood	Photography Club	Every other week	Provider	Photography club
City of Lakewood	Happy Bookers!	Monthly	Provider	Book Club
Harrison Insurance Group	Bingo	Twice per year	Partner	Bingo activity
Pierce County Aging & Disability Services	Aging and Disability Resources (ADR)		\$	Local planning, coordination, and administration of Federal and State funds
Pierce County Health Care Providers		Year-round	\$	Promotes high standards of service, care, and well-being
Statewide Health Insurance Benefits Advisors (SHIBA)	Benefits Advice	Twice per week	Partner	Health insurance benefits advice

Source: City of Lakewood, 2026.

5.5 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 5-8 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 5-8: 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 5-9: 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 5-9 shows the status of performance measures at the end of 2025, as well as the prior six years.

PRCS Financial Report

Exhibit 5-10: Lakewood Financial Report – PRCS Department

Administration	Historic Average	2025	2024	2023	2022	2021
Cost Recovery – 45% Target	45%	42%	46%	43%	49%	49%

Recreation	Historic Average	2025	2024	2023	2022	2021
\$ 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	Historic Average	2025	2024	2023	2022	2021
# 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	Historic Average	2025	2024	2023	2022	2021
# 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 Park	Historic Average	2025	2024	2023	2022	2021
# of Special Use Permits for Park Use	234	363	340	321	315	313
# of Returning Customers	82	220	209	162	142	111

Property Management	Historic Average	2025	2024	2023	2022	2021
# of Unscheduled System Failures	25	0	9	12	19	26
# of Service Requests	457	435	439	312	237	547

Source: City of Lakewood, 2026.

5.6 Volunteer programs

The Parks, Recreation, and Community Services Department encourages and supports volunteerism. Volunteer groups from the community pick up trash, destroy invasive species, and collaborate with the city to complete smaller local projects.

The Older Adult/Senior Center Program trains, develops and supports a cadre of seniors who volunteer within the program.



Volunteers at Kiwanis Park

The Youth Council trains, develops and supports youth volunteerism as an opportunity for meaningful service that builds marketable skills. The department regularly works with Eagle Scouts to complete their service projects.

The PRCS department also hosts Parks Appreciation Day and Making A Difference Day. These events host the community to 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. Some groups are dedicated to the eradication of invasives. All volunteerism on park lands requires an agreement that is renewed annually.



Volunteers & Staff at Fort Steilacoom Park

Service projects are often developed and delivered by local Service Organizations who want to improve, beautify and help maintain public properties. The City is always open to working with local people and groups who want to improve their parks.



6. Demands and Needs Analysis

The Demands and Needs Analysis evaluates Lakewood's inventory and existing conditions to identify gaps in service and future opportunities using information from a variety of sources.

Demand and Needs Analysis

Review of **recreation trends** nationally, at the state and regional level, and locally

Summary of **community engagement findings** from current and previous planning efforts

Benchmarking comparisons with peer cities in the region and nationally

Service gap analysis of existing access to parks and recreation

An evaluation of the **levels of service** that the City aims to achieve

6.1 Recreation Trends

National Trends

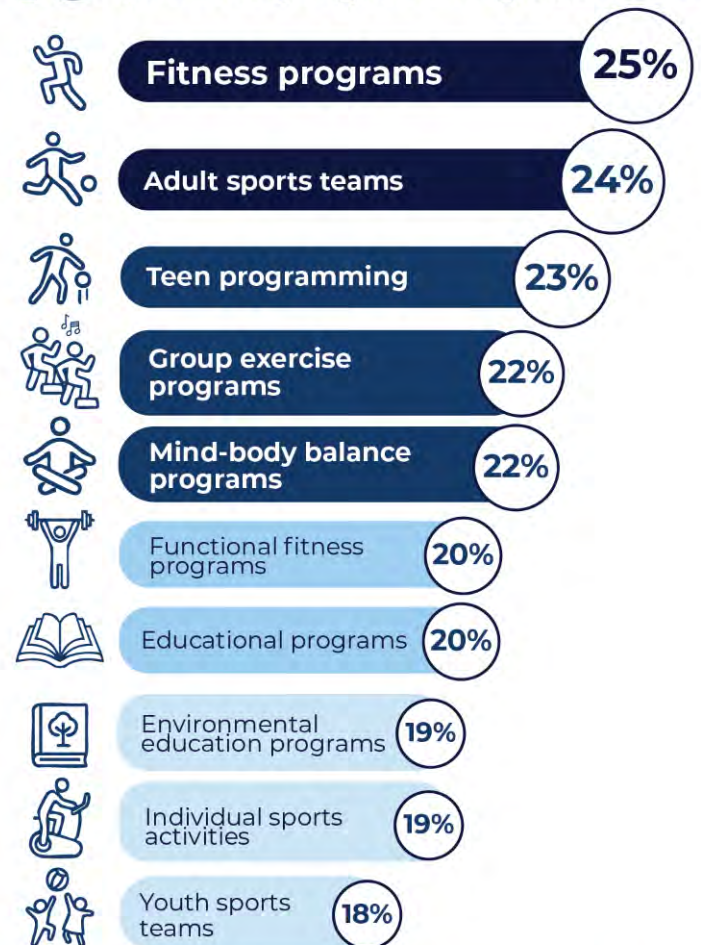
Recreation Management Magazine regularly publishes a survey report highlighting national trends in parks and recreation. The 2025 survey had more than 1,400 responses nationally, mostly from government agencies.

Exhibit 6-1: Recreation Management Magazine Survey Results (2025)

10 most commonly planned facilities:



10 most commonly planned programming additions:



HIGHLIGHTS

Spaces & programs for staying active, play, gathering, and learning, and support facilities like restrooms

FUNDING AND MAINTENANCE

Urban park agencies had a significant increase in operating expenses from 2023 to 2024: a 46% increase on average. NRPA's annual Agency Performance Review found that the typical park and recreation agency serving a population of 50,000 to 99,999 had an average of \$744,000 of deferred maintenance projects in 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. The SCORP identifies recreation priorities through surveys of residents and providers. The Recreation Experience Survey received 6,171 responses (Washington State Recreation and Conservation Office, 2023). 903 of the responses came from the Southwest Region. This region includes Pierce County and the City of Lakewood. The survey results are summarized below:

- **Walking and trails are key priorities.** Walking is one of the most popular activities in the Southwest region and the most desired access opportunity statewide. Parks and recreation providers statewide reported the top two demands from their communities are expanding and connecting community trail systems.
- **Leisure activities are among the top activities in the Southwest region.** This includes community gardening, attending farmers markets, hanging out, picnicking, and BBQing. "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 in a natural setting' was among the top ten activities in the Southwest region. Swimming areas, beaches, pools, or splash pads were among the top desired access opportunities statewide.
- **Connecting to nature is a common desire.** Wildlife viewing, 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, fishing, wildlife viewing, and bird watching. Parks and recreation providers highlighted high demand for 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 reported visiting dog parks.
- **Activities celebrating local traditions and history are increasingly popular and in demand.** Many respondents statewide expressed interest in more opportunities to enjoy historic sites, community events, outdoor concerts, art walks, and movies.

- The largest 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 largest 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. Key strategies to encourage park use include ‘making it easier for people to get to parks’ (i.e., proximity and accessibility) and ‘providing more information’ about parks and programs.

Statewide Comprehensive Outdoor Recreation Plan (SCORP)

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 is a top issue among respondents. Renovating aging infrastructure was a top priority for the next five years.
- **Funding is an ongoing challenge.** Competing demands for limited funds is the top challenge cited. This is followed by ‘not enough staff’, then by ‘limited ability to raise local funds for projects’. Many respondents said their main funding issues are the need for a dedicated funding source, insufficient resources to fund the agency/organization’s needs, and meeting match requirements for grants. RCO grants were cited as the most important type of funding for organizations.
- **Infrastructure keeping pace with growth is a concern.** Many respondents reported that a top issue for their park and recreation facilities is capacity keeping up with a 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.** The top two activity priorities cited among respondents are expanding community trail systems and connecting regional trails systems.
- **Partnerships with other organizations is a key strategy.** This is a topic that many respondents indicated is important.

Exhibit 6-2: SCORP Survey Results**Survey Themes**

- Walking and trails
- Leisure activities *(like farmer's markets, hanging out, and picnics and cookouts).*
- Swimming
- Connecting to nature
- Dog parks
- Community events

**Biggest Barriers**

- Parks are too busy
- Residents don't have enough time
- Environmental factors *(wildfire, flood, poor snow, and weather)*

**Biggest Motivators**

- More opportunities near home
- Better facilities near home
- More parking
- Better neighborhood access *(sidewalks, bike lanes)*
- More information

**Provider Challenges***

- Maintenance and renovating aging infrastructure
- Funding issues and unmet financial needs for maintenance
- Keeping up with growth is a concern

*The SCORP also included a recreation provider survey, which received 83 responses from across the state.



Source: BERK, 2026

Local Trends

Other plans in Lakewood and the surrounding region provide insights into recreation trends. Exhibit 6-3 shows that programming, youth physical activity, youth 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

2026 Pierce County PROS Plan

- Desire for more park amenities through investments in existing parks and acquiring new park lands
- Need for increasing access to greenspace, connecting communities with trails, focusing investment in gap areas, and preserving and sustaining existing assets
- Interest in more community events, volunteer opportunities, year-round sports programming, and fitness programs for all ages, youth and child programs, and better program affordability, inclusivity, and information



2025 City of Lakewood Consolidated Plan

- Need for expanded and modernized parks and community centers to meet recreation and cultural needs
- Emphasis on energy-efficient infrastructure and resilient designs
- Key priorities include multimodal pathways on Gravelly Lake Drive
- Youth support and programming is critical for supporting Lakewood's youth



2023 Healthy Youth Survey

- Only 20-27% of Pierce County youth reported being physically active 60 minutes per day, 7 days a week (similar to statewide averages)
- Youth rates of depression were between 31% and 38% for grades 8, 10, and 12, higher than the statewide averages

2026 Clover Park School District Community Healthy Assessment

- Student food insecurity, mental health challenges, and limited access to healthcare resources were top concerns



Source: BERK, 2026

Trends Summary

The trends analysis found that play, 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. This includes proximity to parks, filling gap areas, better walking & biking access, more parking, more family programs, and more accessible programs.

Agencies are also experiencing challenges keeping pace with growth in terms of facility capacity and maintenance. Maintenance is a common challenge, including care of both existing and new facilities that require on-going care to support decades of use. Funding remains a challenge for many agencies in Washington state.

Exhibit 6-4: Trends Summary

Topic	National	State/Regional
Play and gathering	<ul style="list-style-type: none"> Playgrounds Park shelters Dog parks 	<ul style="list-style-type: none"> Leisure activities Dog parks Community events
Physical activity	<ul style="list-style-type: none"> Sports fields, courts, and fitness equipment Sports and fitness programs 	<ul style="list-style-type: none"> Trails and walking Fitness programs Low to moderate rates of youth physical activity
Water access	<ul style="list-style-type: none"> Splash play areas 	<ul style="list-style-type: none"> Swimming and beach/water play Splash pads
Mental health	<ul style="list-style-type: none"> Teen programming Mind-body balance programs 	<ul style="list-style-type: none"> Need to address youth depression, inactivity, and disengagement
Connecting to nature	<ul style="list-style-type: none"> Environmental education 	<ul style="list-style-type: none"> Nature-based activities Increasing access to greenspace
Education	<ul style="list-style-type: none"> Community centers Educational programs 	(Not a key topic in SCORP survey)
Support facilities	<ul style="list-style-type: none"> Restrooms Shelters 	(Not a key topic in SCORP survey)

Topic	National	State/Regional
Access	(Not reported on by NRPA or Recreation Management Magazine)	<ul style="list-style-type: none"> More facilities near home More parking Better walking and biking 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 pace with growth
Maintenance	<ul style="list-style-type: none"> Deferred maintenance 	<ul style="list-style-type: none"> Preserving and sustaining existing assets Maintenance and operations costs for new assets
Funding	<ul style="list-style-type: none"> Increasing operating costs 	<ul style="list-style-type: none"> 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 keeps track of its programming participation. This includes special events, facility rentals, older adult programming, and use of City facilities for public purposes.

Attendance at City Events has grown consistently since 2015. Annual event attendance grew by 336% from 2015 to 2019 (from 15,199 per year to 65,926 per year). The COVID-19 emergency caused a brief disruption to the growth pattern between 2020-2021. Attendance has grown steadily since 2021. The City now hosts a range of events that draw 125,000-150,000 attendees annually. Lakewood residents love City events as evidenced by steady attendance growth and positive community feedback.

Usership and performance tracking are objective tools used to quantify the desires of residents. The City sport fields and picnic shelters are used regularly, as shown in Exhibit 6-5:

Exhibit 6-5: Facility Rentals

Year	Sport Fields		Picnic Shelters	
	Rentals	Revenue	Rentals	Revenue
2021	26	\$15,465	343	\$43,215
2022	18	\$30,095	362	\$68,955
2023	22	\$21,145	366	\$50,175
2024	17	\$56,610	347	\$62,325
2025	25	\$85,970	309	\$61,610

Source: City of Lakewood, 2026.

6.2 Community Engagement Findings

2026 Legacy Plan Survey

The City conducted a community survey from August 2025 to February 2026. This survey was conducted to gather data about the public experience of Lakewood's park system. The survey included 23 questions, including five optional demographic questions. The survey received 532 responses.

The survey was publicized through community engagement at City events. Events included the American Lake Park improvement project ribbon cutting, presentations to neighborhood associations, and the Community Clean-Up event. The City also sent an ActiveNet email blast to recent users. The Legacy Plan update was promoted through the City's *Connections Magazine* and brought before advisory boards for feedback.

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. Almost a third of respondents did not complete the demographics questions, so a complete comparison is not available.

Most responses came from the core Lakewood zip codes 98498 (62%) and 98499 (28%). About 6% came from 98388. The remaining responses came from zip codes that overlap or are adjacent to the city.

Exhibit 6-6: Survey Demographics

Topic	Survey*	Citywide Demographics	Survey respondents compared to 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	

*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.

System Use

About three quarters of respondents are frequent park users who use the system at least a few times each month. About half of respondents visit Lakewood parks one or more times a week. About 2% of respondents reported visiting Lakewood parks fewer than a few times a year.

Respondents reported Fort Steilacoom Park as their 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).

Most 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%).

Access concerns:

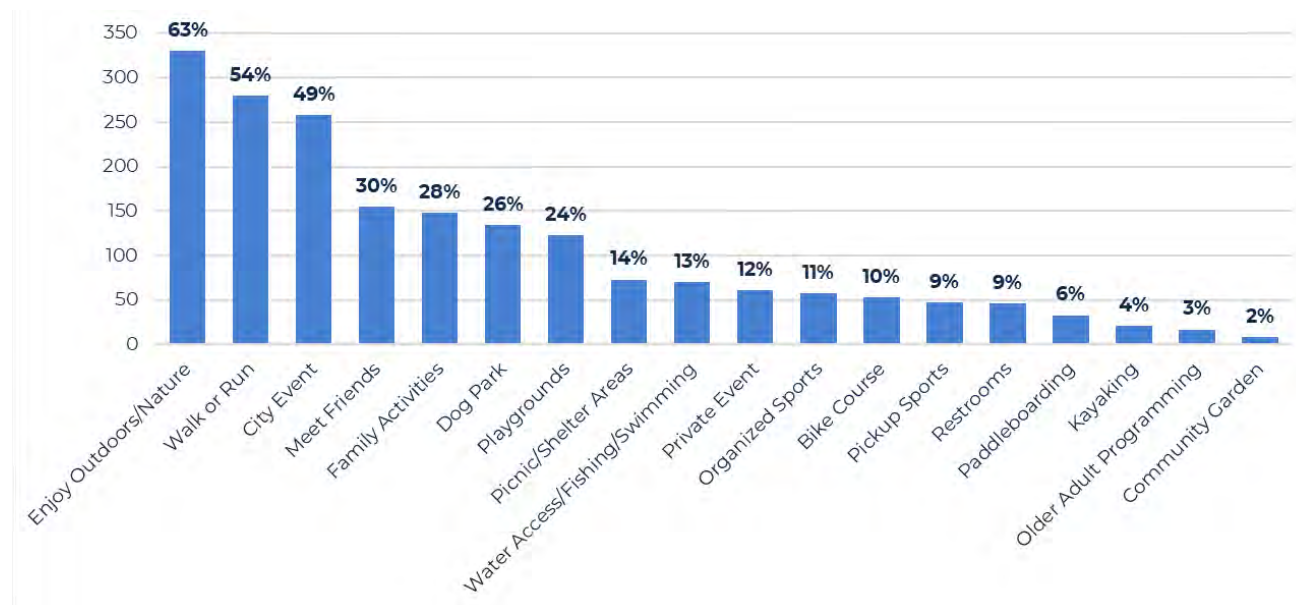
"Walkability down Bridgeport and to some of the parks is really bad. Very dangerous to walk, so prefer not to, no sidewalks and some streets bad to walk next to...."

"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."



Walking trail at Seely Lake Park

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 Exhibit 6-7, nature-viewing is 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 of respondents 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 natural area stewardship, restoration, or 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. Lakewood staff conduct community engagement at most of the City's larger events, such as SummerFEST, Fiesta de la Familia, and the Lakewood Street Festival.



Bird watchers at Wards Lake Park

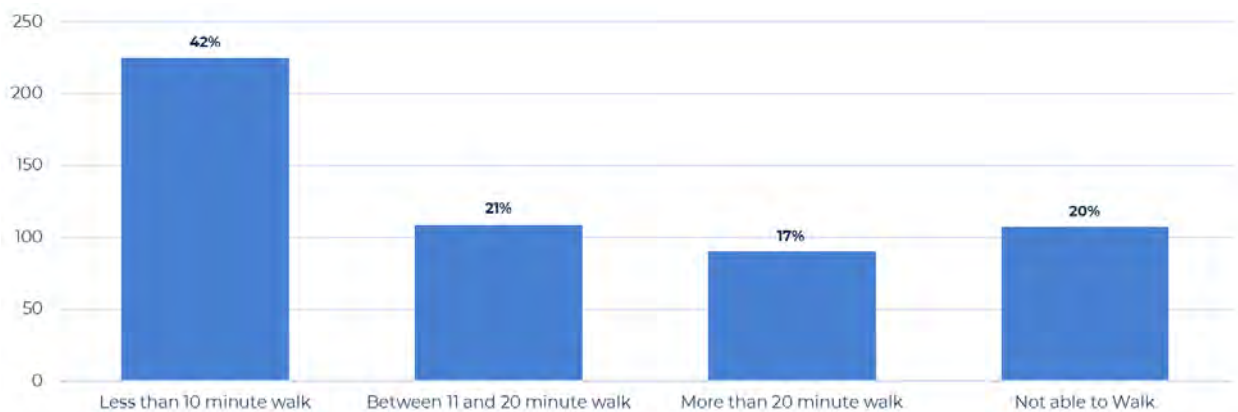
Access

Responses were mixed for amount of time it takes to walk to the closest park. 42% of respondents live less than a 10-minute walk away. 21% live between an 11- and 20-minute walk away. 17% live 20 minutes or more away. The remaining 20% cannot walk to their nearest park at all (Exhibit 6-8). Most respondents (67%) said they primarily drive to local parks. 26% reported walking, while others bike, take transit, or use other modes as seen in

Exhibit 6-9. This suggests that many respondents drive to parks rather than walk, even if they live nearby. This could be because they choose not to walk to nearby parks or they tend to visit parks further away from their home.

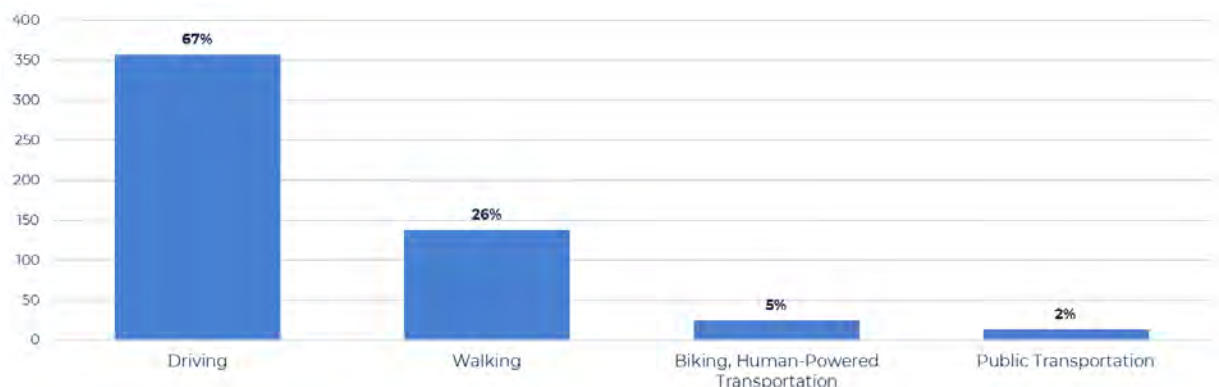
Many open-ended responses also mentioned lack of walkability, pedestrian safety, and accessibility as barriers to access.

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?

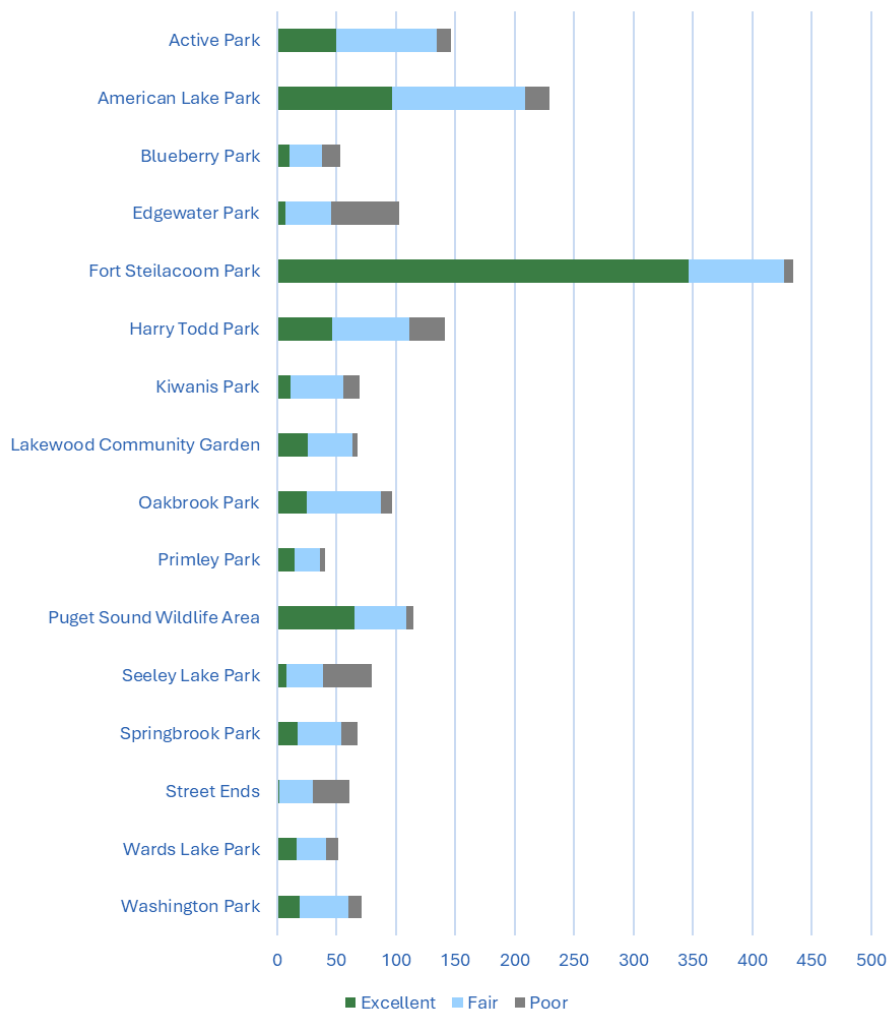


Source: City of Lakewood, 2026; BERK, 2026.

Quality

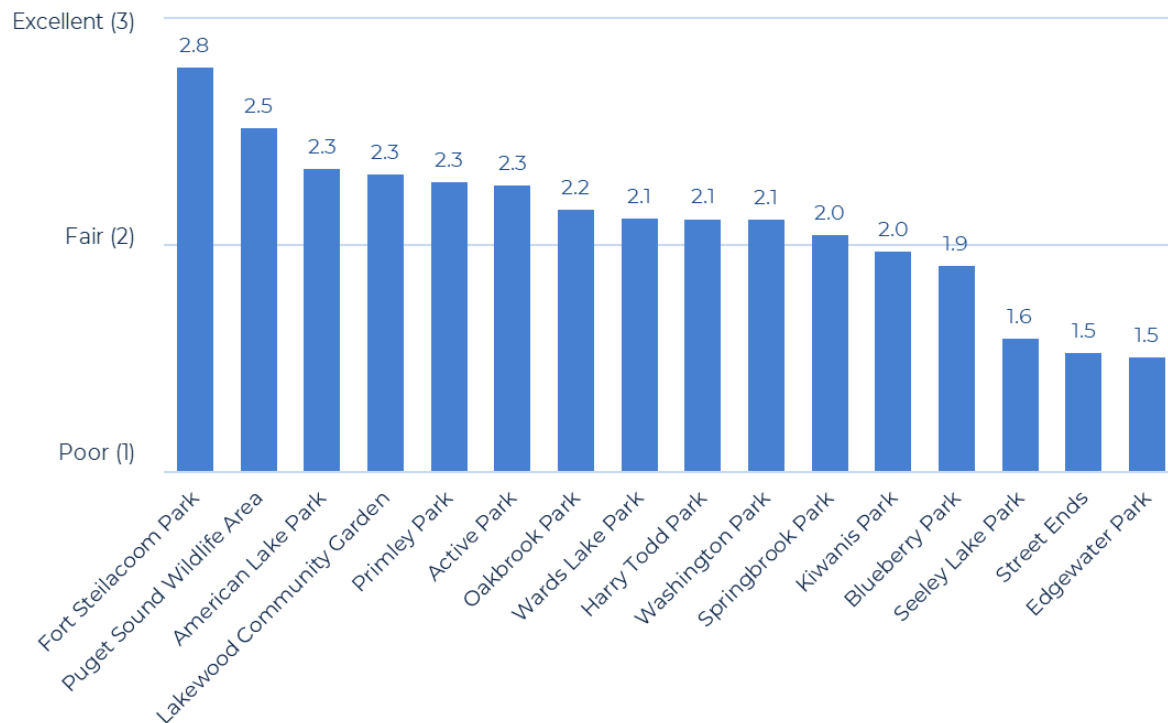
Respondents rated Fort Steilacoom Park as the highest quality Lakewood park, followed by the Puget Sound Wildlife Area (WDFW) and American Lake Park (Exhibit 6-10). Respondents were also more likely to have visited these parks in the past 12 months than other parks. The parks rated “Poor” by more respondents 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. Seely Lake Park is managed by Pierce County. It is important to note that many residents do not discern who owns or operates parklands in the City. Since the parks are located in Lakewood and are open and available for public use, people assume they are at least partially managed by the City of Lakewood.

Exhibit 6-10: How would you rate the City of Lakewood parks you visited in the last 12 months? (Response Categories)



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)

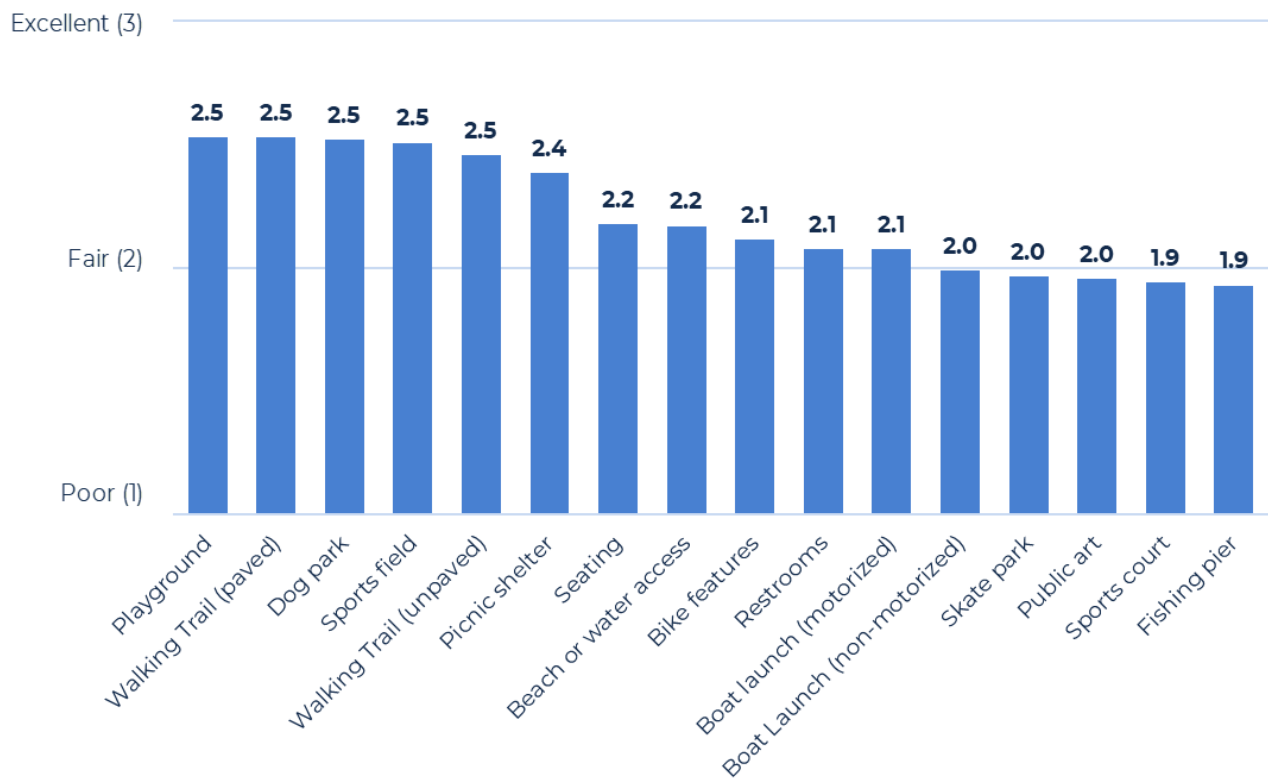


Source: City of Lakewood, 2026; BERK, 2026.

Respondents reported that playgrounds, walking trails (both paved and unpaved), dog parks, sports fields, picnic shelters, seating, and beach or water access are 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. This may be driven by the newly renovated American Lake Park, which was reported as the second most visited park in Lakewood behind Fort Steilacoom Park. Restrooms had both high volumes of 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 and are familiar with their condition. Other facilities with higher “Poor” responses included public art and sports courts. On average these categories ranked just below “Fair”.

Exhibit 6-12: How would you rate the quality of the following park elements in Lakewood today? (Average Scores)

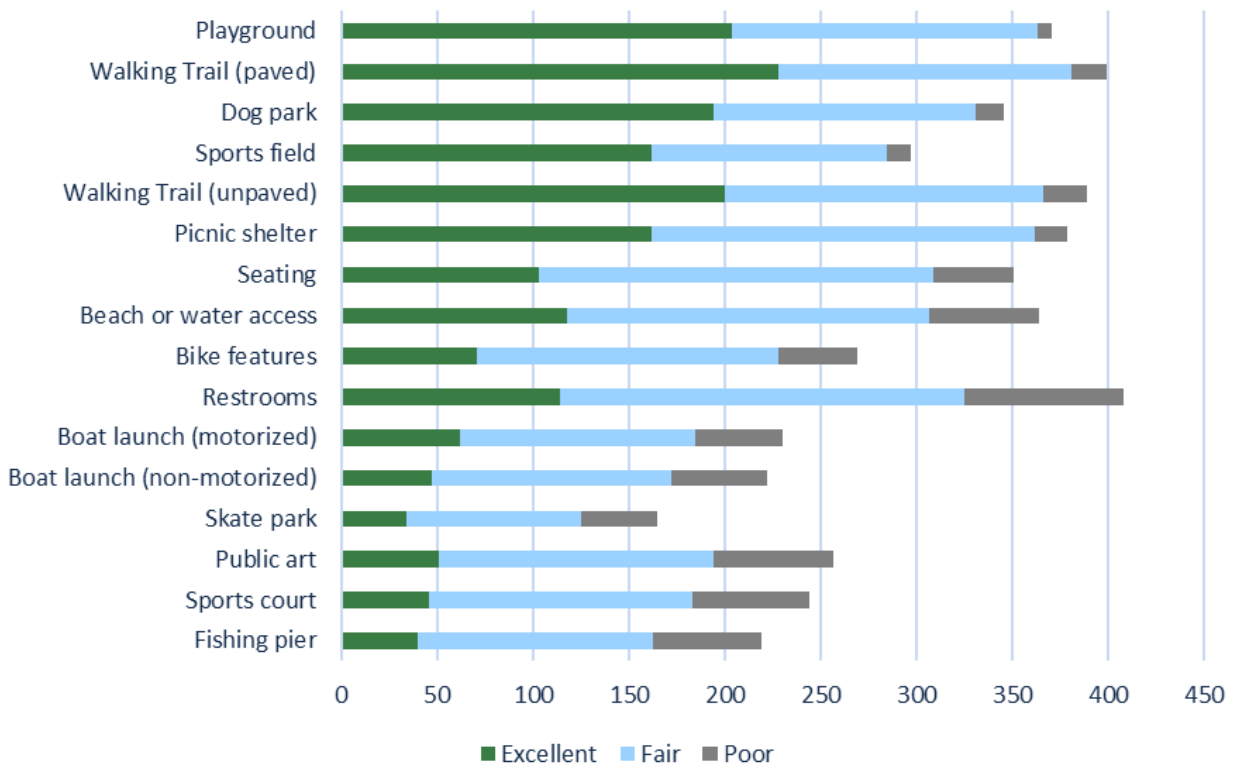


Source: City of Lakewood, 2026; BERK, 2026.



Playground at Kiwanis Park

Exhibit 6-13: How would you rate the quality of the following park elements in Lakewood today? (Response Categories)



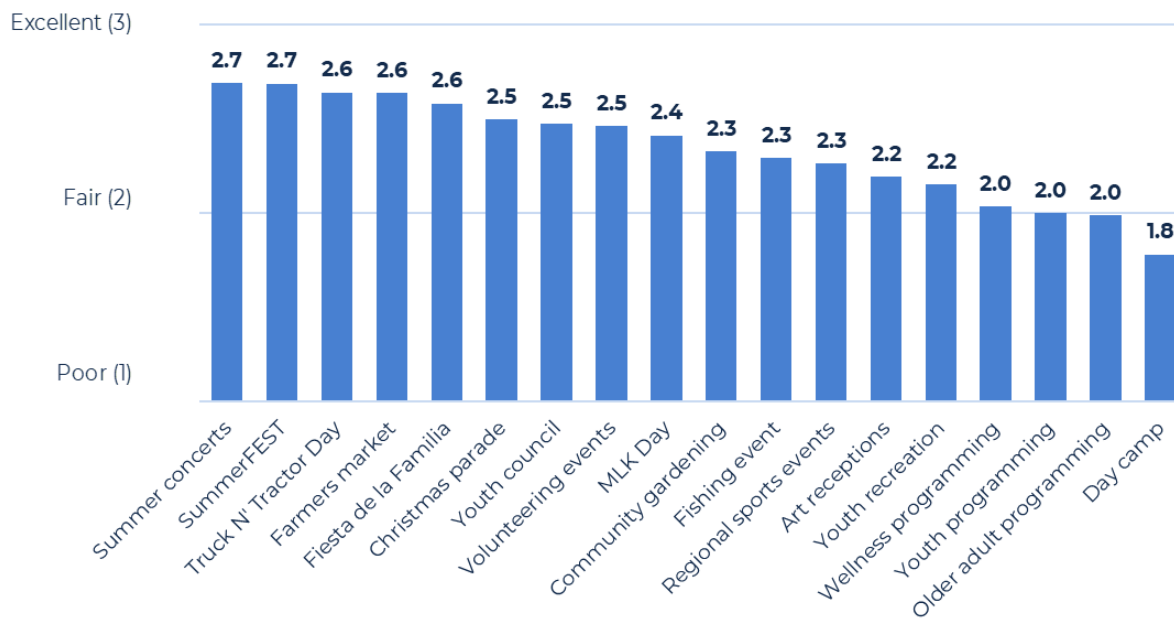
Source: City of Lakewood, 2026; BERK, 2026.

Most programs rated between “Fair” and “Excellent” on average, with many special events ranking highly. City events and programs, such as the farmer’s market, youth council, and volunteering events ranked highly. Summer concerts, SummerFEST, and the farmer’s market received the most responses.

Wellness programming, youth programming, and older adult programming ranked “Fair” on average. Day camps ranked slightly below “Fair” on average.

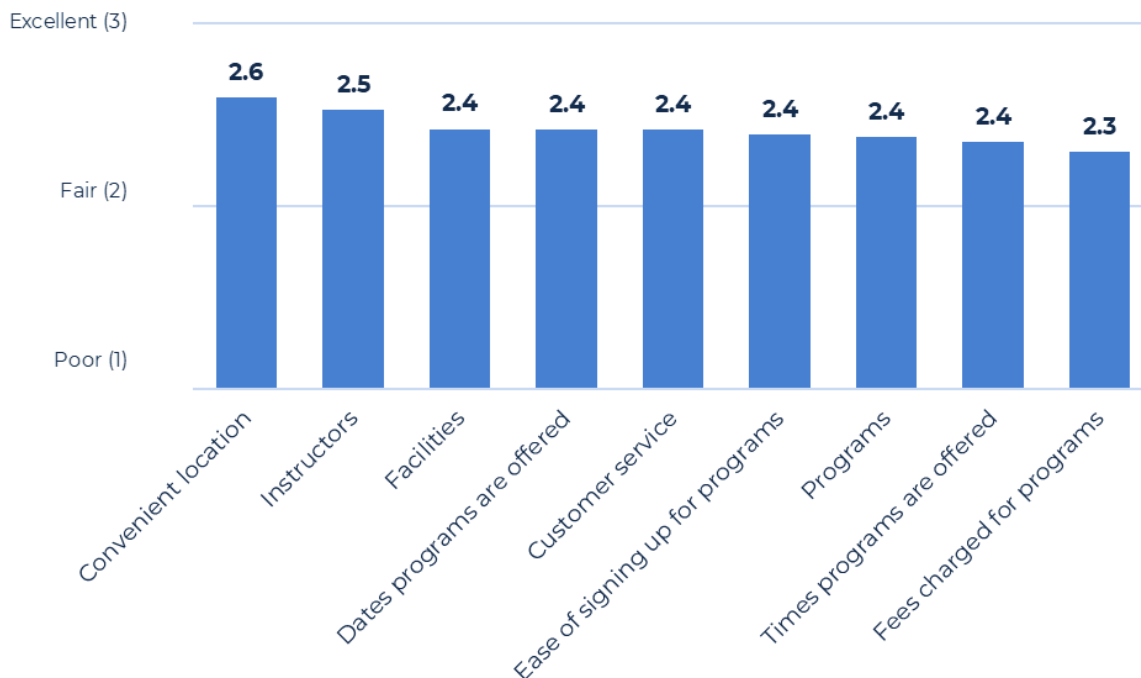
Respondents rated their experience with specific program attributes between neutral and satisfied. They cited reasons of convenient location and instructor quality. Program location and times offered had the most “Not satisfied” responses but still had many more “Satisfied” respondents than “Not satisfied”.

Exhibit 6-14: How would you rate the quality of the following recreation programs in Lakewood? (Average Scores)



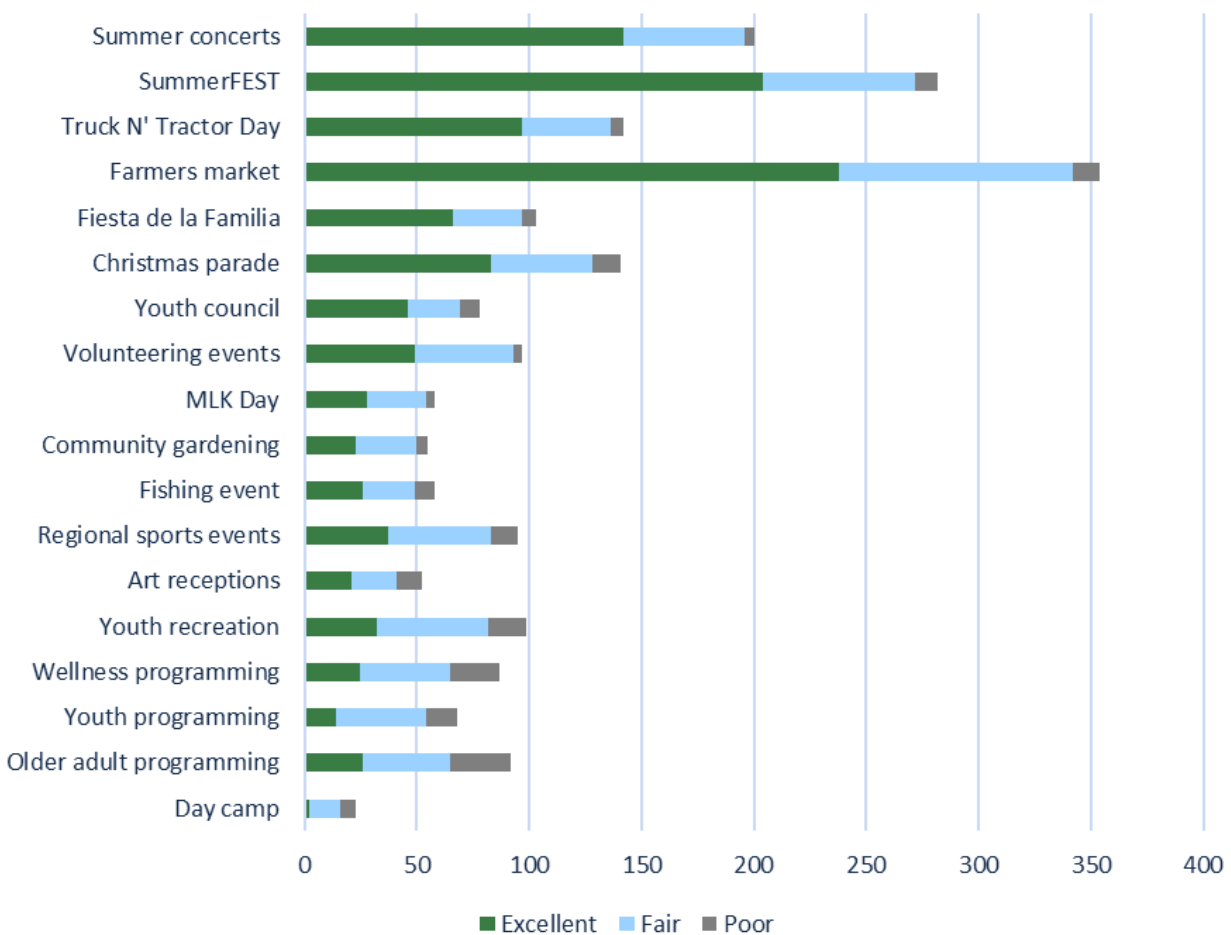
Source: City of Lakewood, 2026; BERK, 2026.

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.

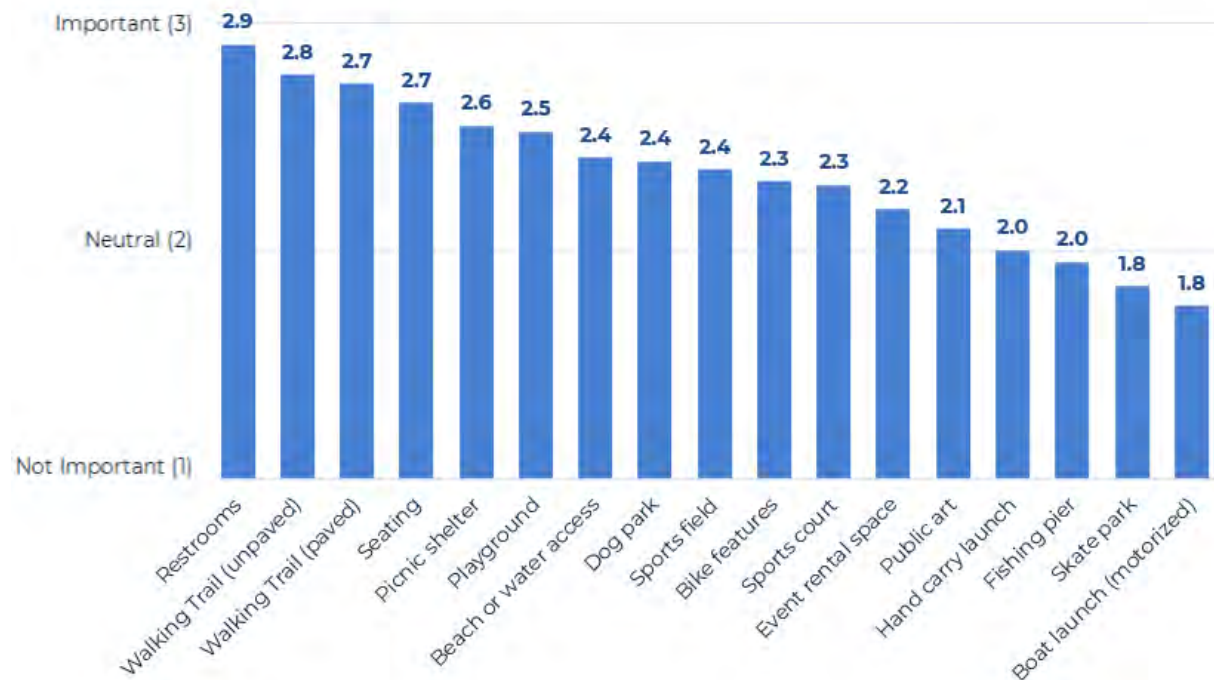


Farmers Market at Fort Steilacoom Park

Priorities

Respondents reported restrooms as the most important park element. Restrooms are followed by paved and unpaved walking trails, seating, picnic shelters, and playgrounds (Exhibit 6-17). All these elements are common to neighborhood parks with the exception of restrooms, which are more commonly located in larger parks.

Exhibit 6-17: How important are the following park elements to you? (Avg Scores)

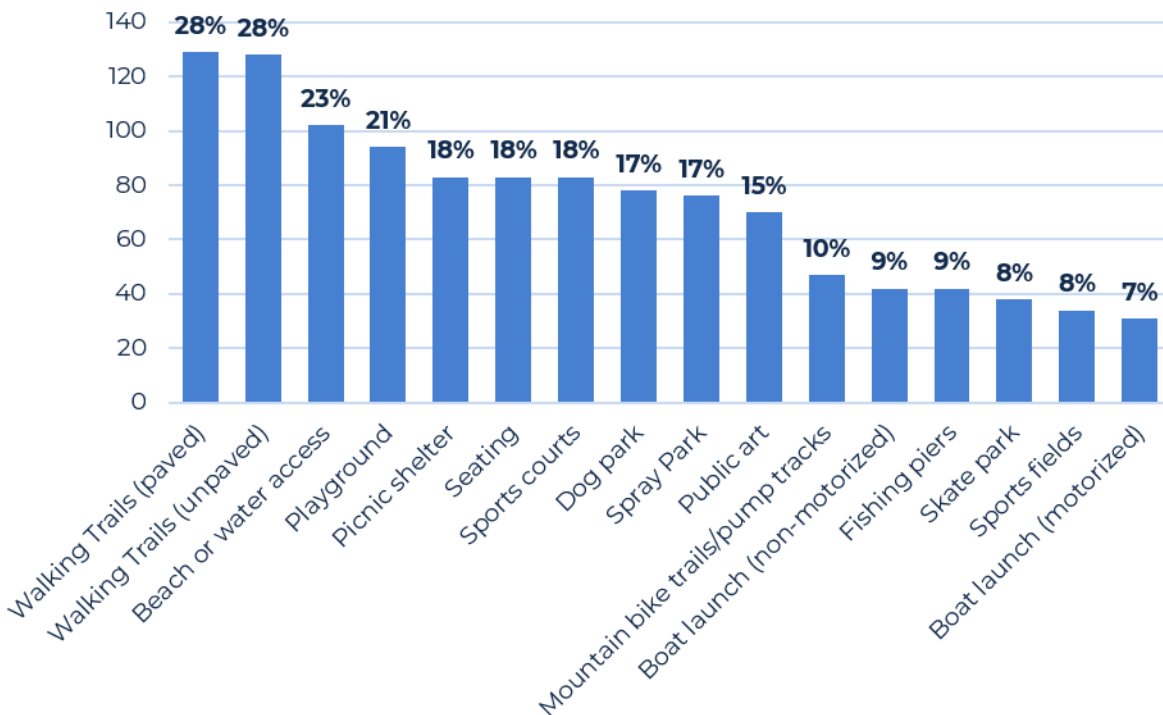


Source: City of Lakewood, 2026; BERK, 2026.

Respondents said the top three things the city should improve are walking trails (paved and unpaved), beach and water access, and playgrounds (Exhibit 6-18). 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, natural areas, safety, public access, transportation improvements, leash laws, pet waste, and specific facility types such as an indoor space.

The survey did not ask respondents about specific sports or new or unique amenities that may be of interest to the residents of Lakewood. Community interest groups such as sport clubs and neighborhood groups often bring member requests directly to the City for consideration.

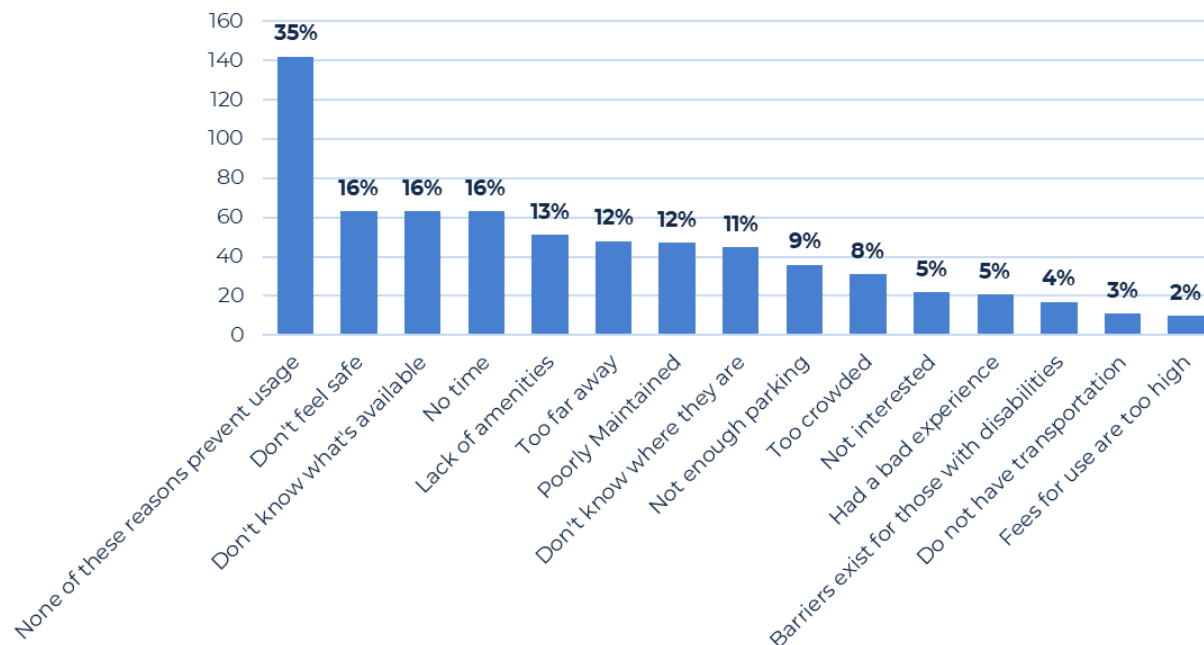
**Exhibit 6-18: What are the top 3 things the city should improve in the parks?
(select up to three)**



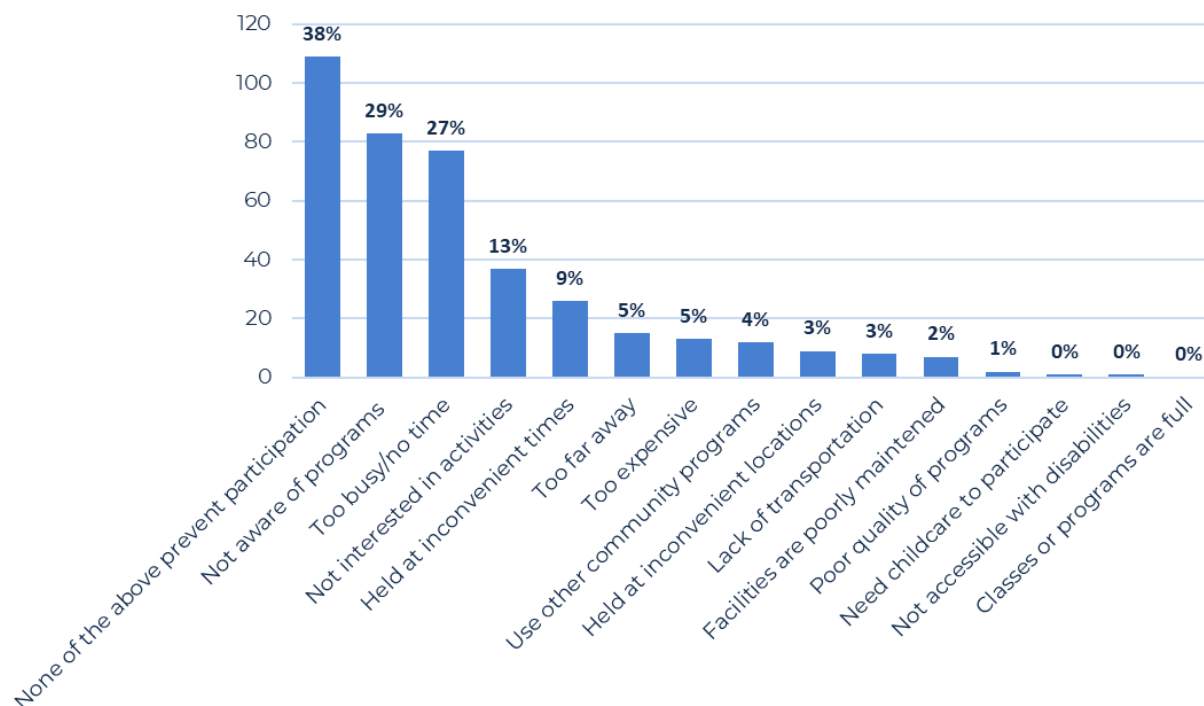
Source: City of Lakewood, 2026; BERK, 2026.

Programming

Respondents reported that lack of information about programming was a barrier to entry. 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 6-19: Why are you not using City of Lakewood Parks or Programs?

Source: City of Lakewood, 2026; BERK, 2026.

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.

Open-Ended Response Questions

The open-ended response 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. Some respondents want more public lake access and express interest in volunteering to support these. Other respondents are concerned about crime and the neighborhood impacts of unmonitored shoreline sites.

Respondents mentioned wanting improved youth sports leagues and facilities, senior programming, wellness and fitness classes, special events, and cultural and historical programming including Tribal representation.

Respondents were asked what types of playground equipment 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, dog parks, sports facilities, and recreation 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

Respondents reported their top barriers to using parks and programs were not feeling safe (16%), not having time (16%), and not knowing what's available (16%). 11% said they don't know where facilities are, a similar barrier related to information and awareness. Others cited a lack of amenities (13%), facilities too far away (12%), and poorly maintained facilities (12%) as barriers. 35% of respondents said that none of the potential barriers listed prevent them from using parks.

A much higher proportion of lower income households (under \$50,000 per year) reported barriers due to 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 on par with the general results. The main difference is the lack of transportation reported as a larger barrier. This was also more of a barrier for respondents over age 65.

Respondents reported feeling uncomfortable with other people in the park (including issues with visible homelessness), general lack of security, visibility, gun violence, off-leash dogs, e-bikes, 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 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"

Key Survey Findings

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 align with nature access.
- 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 **expanded and improved programming**, including more options for program timing.
- People **lack information** about what facilities and programs are available.
- Many community members **don't feel safe** in parks.
- There is **uneven access** to parks, especially safe walkable access.



Walking trail at Wards Lake Park

6.3 2026 Draft Legacy Plan Public Engagement

The initial draft of the 2026 Legacy Plan update was released for a 6-week period of public review and feedback ending September 30th, 2026. Staff promoted an on-line survey and presentations were made to advisory boards & community groups. The plan was vetted through the City's formal review process. Appendix B includes an example of the draft feedback survey.

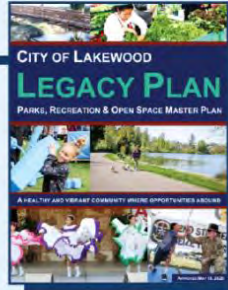
Source	Feedback integrated into the Legacy Plan
PRAB member	Add a trail connection from the Puget Sound Wildlife Area to the Chambers Creek Canyon Trail
Public	Add an Art & History section
Public	Prioritize maintenance of current inventory over new projects
Public	Neighborhood park maintenance & equipment replacement
Staff	Include "Proposed Trails" map to compare with LOS gaps
Staff	Move individual parks information back into inventory chapter from the appendix
Staff	Add street ends matrix & map to street ends section for more context on how street ends are chosen for development
Staff	Separate the 1.58 acre open space from Colonial Center / Motor Ave festival street. Count this space as an undeveloped "Downtown Park"

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

Lakewood Comprehensive Plan
WORKING VERSION | May 2024 DRAFT

- 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: the 2018 Lakewood Downtown Plan, the 2021 Lakewood Station District Subarea Plan, and the 2024 Tillicum-Woodbrook Subarea Plan. The Legacy Plan works alongside these plans to bring park and recreation improvements to these subareas.

Exhibit 6-22: Findings from Subarea Plans



2018 Lakewood Downtown Plan

- Access to outdoor recreation, including specific amenities such as a linear park, spray park, climbing walls, or a skating rink, and pedestrian friendly street design
 - Proposed focal central park and linear green street connection, as well as connections to adjacent parks including Active Park and Seeley Lake Park
- 



2021 Lakewood Station District Subarea Plan

- More green space or parks and better walkability in the area
 - Opportunities to create linear open spaces in existing rights of way, such as a linear park along Kendrick Street south of 11th Avenue SW, a plaza street in the alley near Occidental Street, and a linear park connecting Lakewood Station to the Springbrook Area along 47th Avenue
- 



2024 Tillicum-Woodbrook Subarea Plan

- Expanded public shoreline access to American Lake
 - Investment in a pedestrian and bicycle trail
 - Improved non-motorized connections to American Lake from Woodbrook
 - Increased youth activities and programs
 - New opportunities for public/semi-public green space
 - Support for community volunteer efforts to steward parks facilities
- 

Source: BERK, 2026.

6.4 Benchmarking

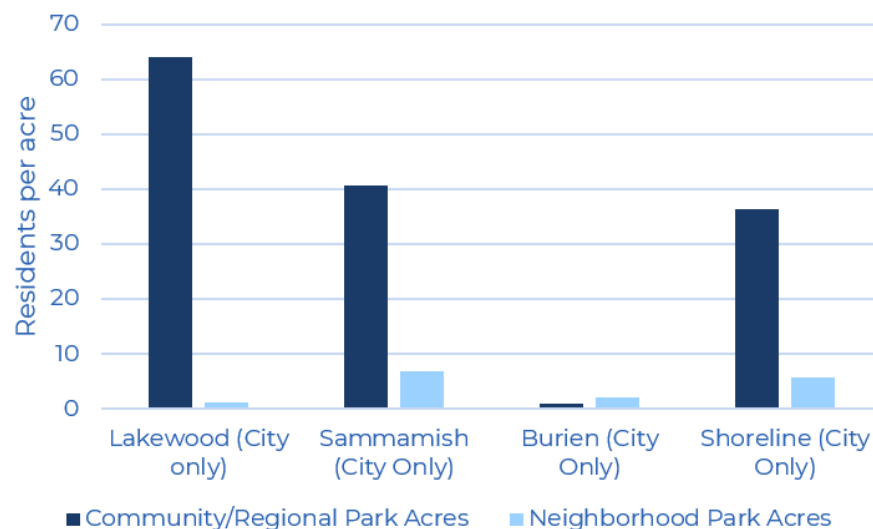
Benchmarking compares Lakewood's parks and recreation system to nearby peer cities. City Council directed staff to choose peer cities with similar sized populations and incorporation dates to Lakewood. The peer cities selected for benchmarking are Sammamish, Burien, and Shoreline. Each park system is unique and serves different communities, so direct comparison is not always possible. Benchmarking against peer cities provides context on the types of facilities and programs that may be appropriate for a city of Lakewood's size and age, considering its incorporation 30 years ago.

Park Acreage

Total park acreage is not used to determine the City's park levels of service (LOS). Even so, overall comparisons to peer communities can still be useful in understanding system needs.

Lakewood provides more acres of Community and Regional Parks and fewer acres of Neighborhood Parks per 10,000 residents (Exhibit 6-23) compared to Sammamish and Shoreline. 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

Core amenities include walking paths, benches, playgrounds, and picnic facilities. These are typically provided at multiple sites throughout the city. They serve a broad range of ages and needs, forming the core recreation infrastructure of a city. These amenities can be found in most types of parks. Neighborhood Parks are often limited to these core amenities.

Special use amenities

Special use amenities include piers, boat launches, skateparks, and dog parks. Special use amenities serve a specific purpose and are distributed across the park system. The number of these amenities built in a city are calculated on a per capita basis. They can be found in Community Parks, Signature Community Parks, and Regional Parks. Community Parks often host one or more of these diverse amenities.

Singular special use facilities

Singular special use facilities include community centers, sports complexes, theaters, and golf courses. These types of facilities become more common once a city reaches ~100,000 population. In smaller cities, these facilities tend to be provided by local service organizations or through a public-private partnership.

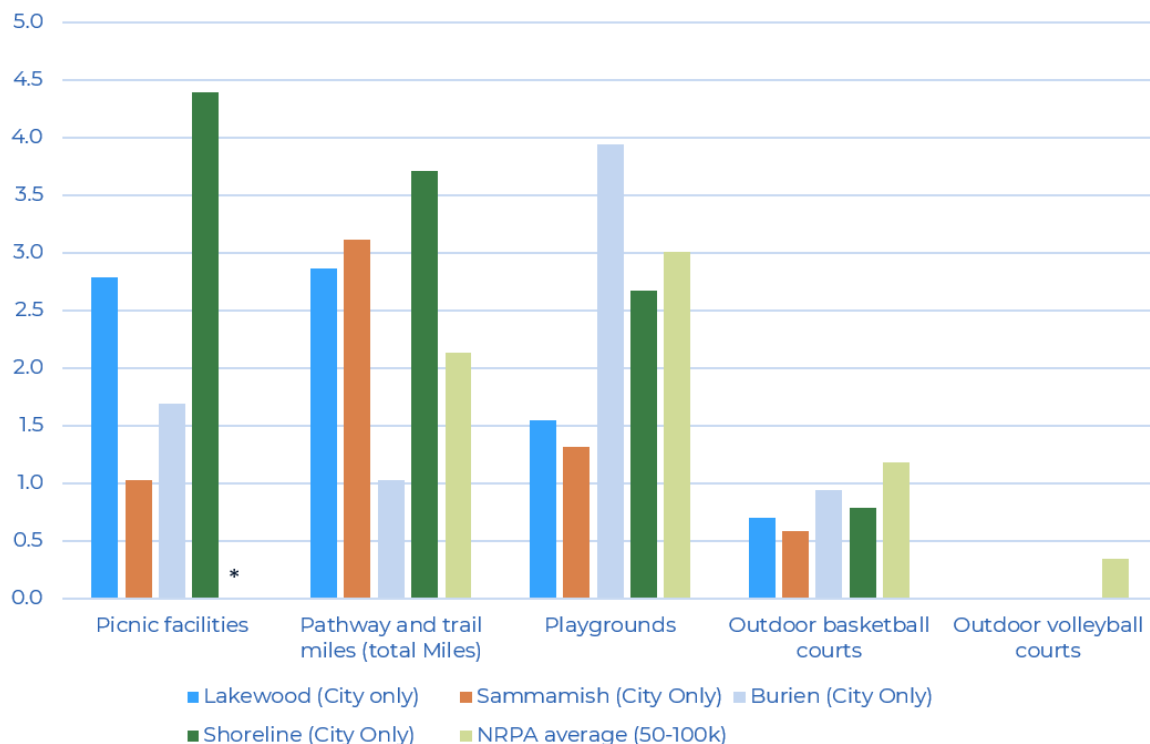


Historic barns and silos at Fort Steilacoom Park

Core Amenities

Core amenities are classic park amenities that provide a baseline park experience. These core amenities should be readily available to all residents at a neighborhood level. Core amenities include pathways, trails, benches, picnic facilities, playgrounds, sport courts, and play fields. Lakewood ranks slightly below peer cities 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, especially as population increases.

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.

Lakewood is fortunate to have many non-city service providers. These providers have facilities that help to fill gaps in service (

Exhibit **6-25**). Many schools provide playgrounds and sports facilities; however these may not be accessible to the 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

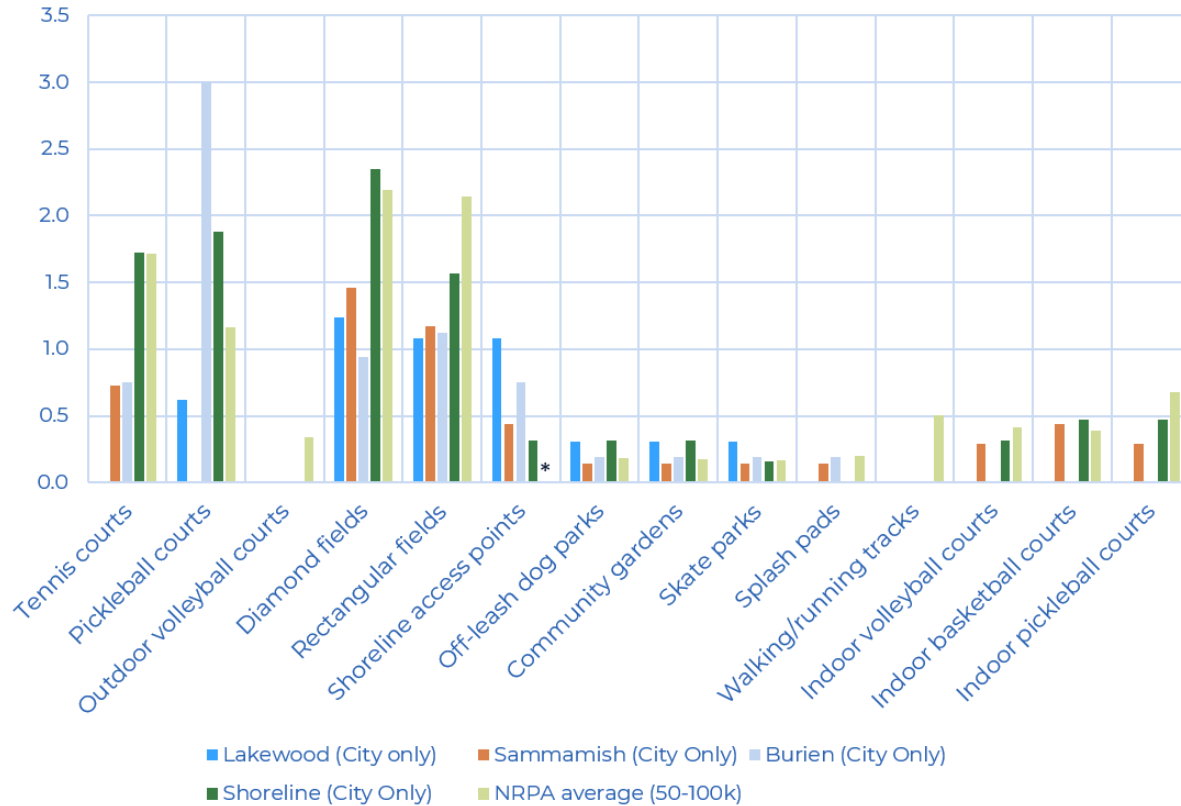
Source: BERK, 2026; City of Lakewood, 2026; City of Sammamish, 2024; City of Burien, 2024; City of Shoreline, 2024.

*Note: Military and membership organizations also have facilities, but they are not available for general public use.

Special Use Amenities and Citywide Experiences

Special use amenities are less common than core amenities. Special use amenities provide a more targeted experience to specific user groups. 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.

Lakewood has much fewer pickleball courts and slightly fewer rectangular fields per 10,000 residents compared to peer cities and the NRPA average. The City only provides some of the other amenities directly. These include 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 peer cities.

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.

Non-city providers in Lakewood provide some of these facilities (Exhibit 6-27). As an example, the Clover Park School District has a total of 33 sports fields in Lakewood. These facilities are not open to the public in the same way City parks and facilities are, though it is important to include them in analysis to avoid duplication of efforts and facilities.

Outdoor volleyball courts are the only listed amenity that is not provided in Lakewood by any provider. Peer cities also lack outdoor volleyball courts. 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

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 provide a specific service to a wide area. This includes facilities like community centers, senior centers, pools, and specialized sports facilities (Exhibit 6-28). The City of Lakewood provides similar facilities compared to its peers, except for the lack of a city-owned community center. Sammamish, Burien, and Shoreline all have community centers. Some peer cities provide a city-owned nature center, golf course, swimming pool, aquatic center, or racquet club. Lakewood does not directly provide any of these singular facilities.

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.

Exhibit 6-28: Special Use Singular Facilities – Benchmarking, Other Providers

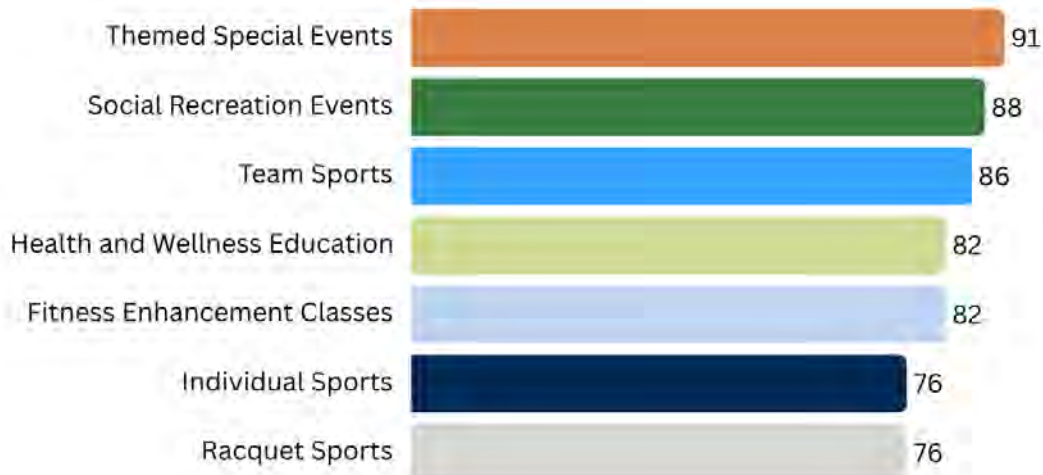
Facility Type	Lakewood (City Only)	Lakewood (Non-City Providers)*	Sammamish (City Only)	Burien (City Only)	Shoreline (City Only)
Community center		●	●	●	●
Senior center [^]	●				●
Teen center		●			
Nature center		●	●		●
Swimming pool or aquatic center		●	●		
Outdoor performance space, amphitheater	●				
Sports complex	●				
Racquetball, handball, squash courts		●			●
Golf course		●			
Disc golf course		●			
Stadium		●			
Indoor sport arena					
Ice rink		**			
*Note: Military and membership organizations also have facilities but they are not available for general public use.					
**Pierce County provides an ice rink slightly outside of city boundaries.					
[^] Note: 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.					

● Indicates that this provider provides this amenity

Source: BERK, 2026; City of Lakewood, 2026; City of Sammamish, 2024; City of Burien, 2024; City of Shoreline, 2024.

Programs

Based on the NRPA's 2025 Agency Performance Review, more than three quarters of agencies (regardless of size), offer the following programs:



Source: National Recreation and Parks Association, 2025

Lakewood provides programs and events in all these categories through its special events team, social programming team, and facility rentals team. The exception is racquet sports which are provided by local private providers that offer indoor courts. Lakewood partners with Pierce County for its programs for persons with disabilities, which is housed at Lakewood City Hall and at other City facilities.

Peer cities typically provide programs focused on children, older adults, and people with disabilities. These programs include summer camp (72%), older adult programs (67%), and teen programs (54%). Lakewood provides all three of these programs.

Most youth programs in Lakewood are supported through collaboration, use of city facilities, and contract funding. Peer agencies provide programs for people with disabilities (47%), after-school programs (46%), and science, technology, engineering, and STEM programs (43%). Lakewood provides after school programs through a state Health Care Authority Grant. It supports the YMCA and Boys and Girls Club to provide teen programs. Providers offer day camps focusing on sports and STEM in addition to a city-sponsored summer day camp program.

6.5 Gap Analysis

Gaps in Access to Parks and Open Space

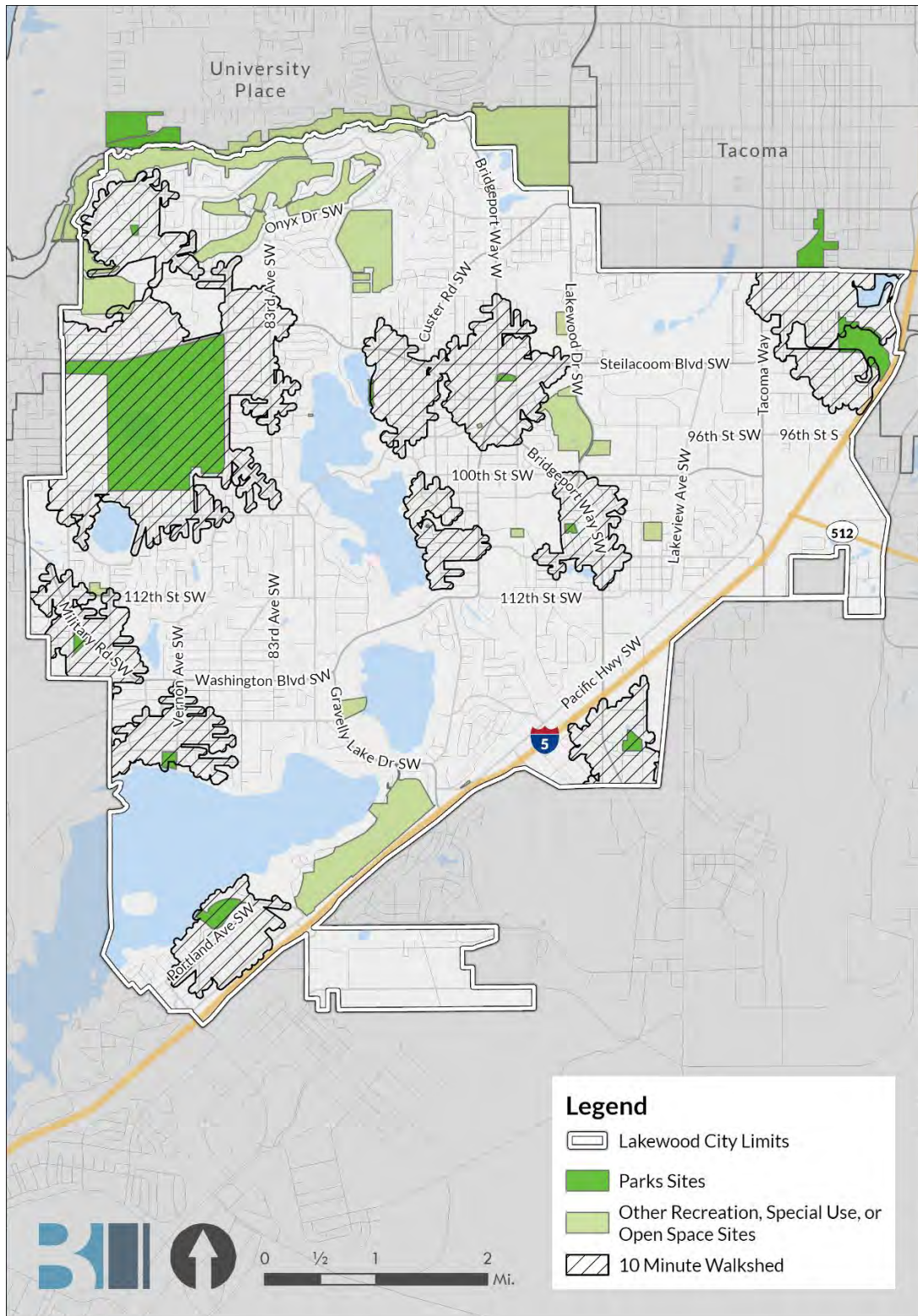
10-Minute Walk Access

Lakewood aims to provide park and open space access within a 10-minute walk of every residence (Exhibit 6-29). Every resident should have a neighborhood level park experience within walking distance of their home. The neighborhood level park experience should be suitable for a range of ages and include access to nature and open space.

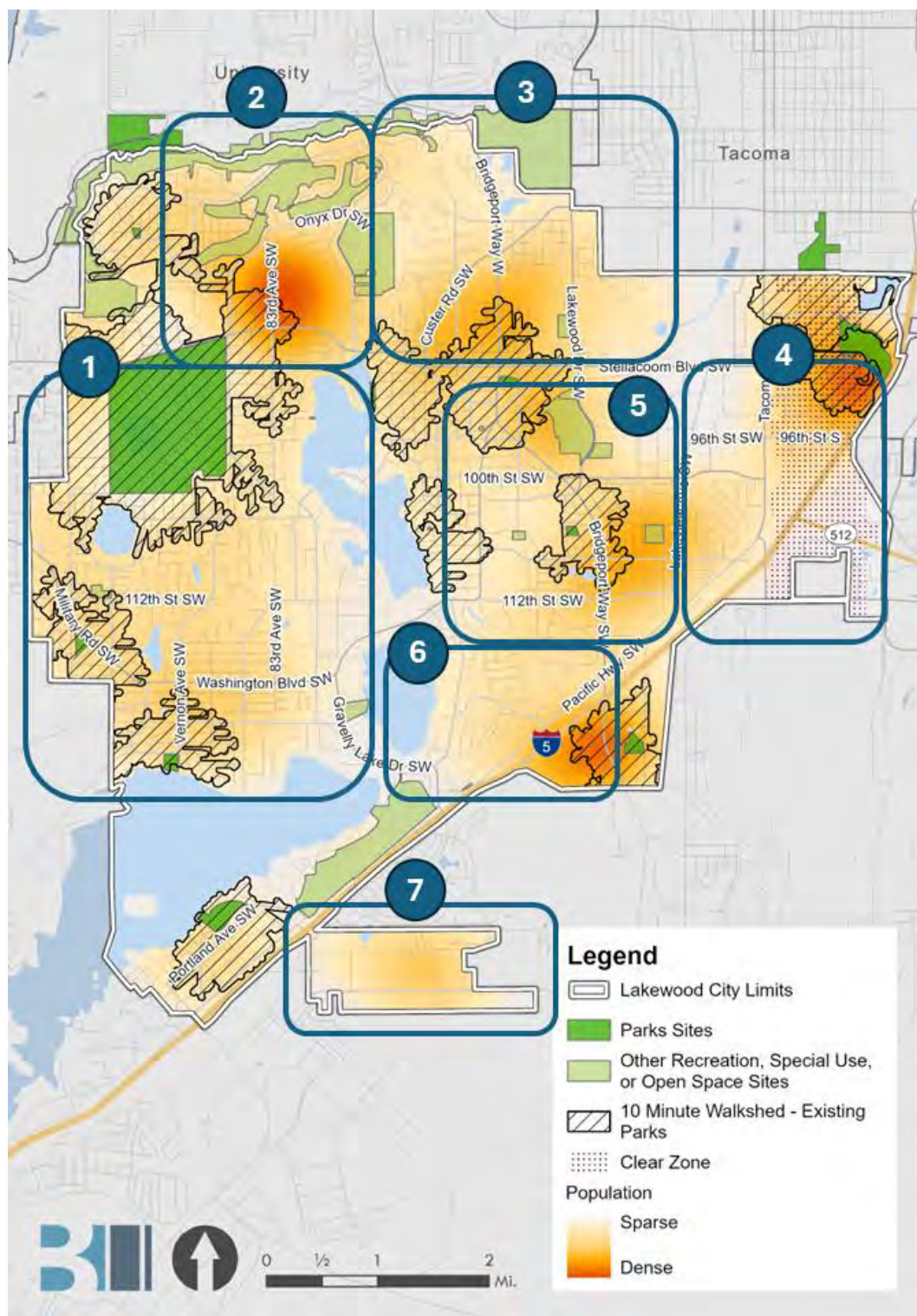
Walkable access to parks varies throughout Lakewood (see Exhibit 6-29). Much of the western edge of the city has good coverage. There are pockets of coverage east of Steilacoom Lake, south of I-5 around Bridgeport Way SW, and in the east corner of the city around Wards Lake Park. About 32% of residents currently have 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 (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 eventually be non-residential and have a 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)

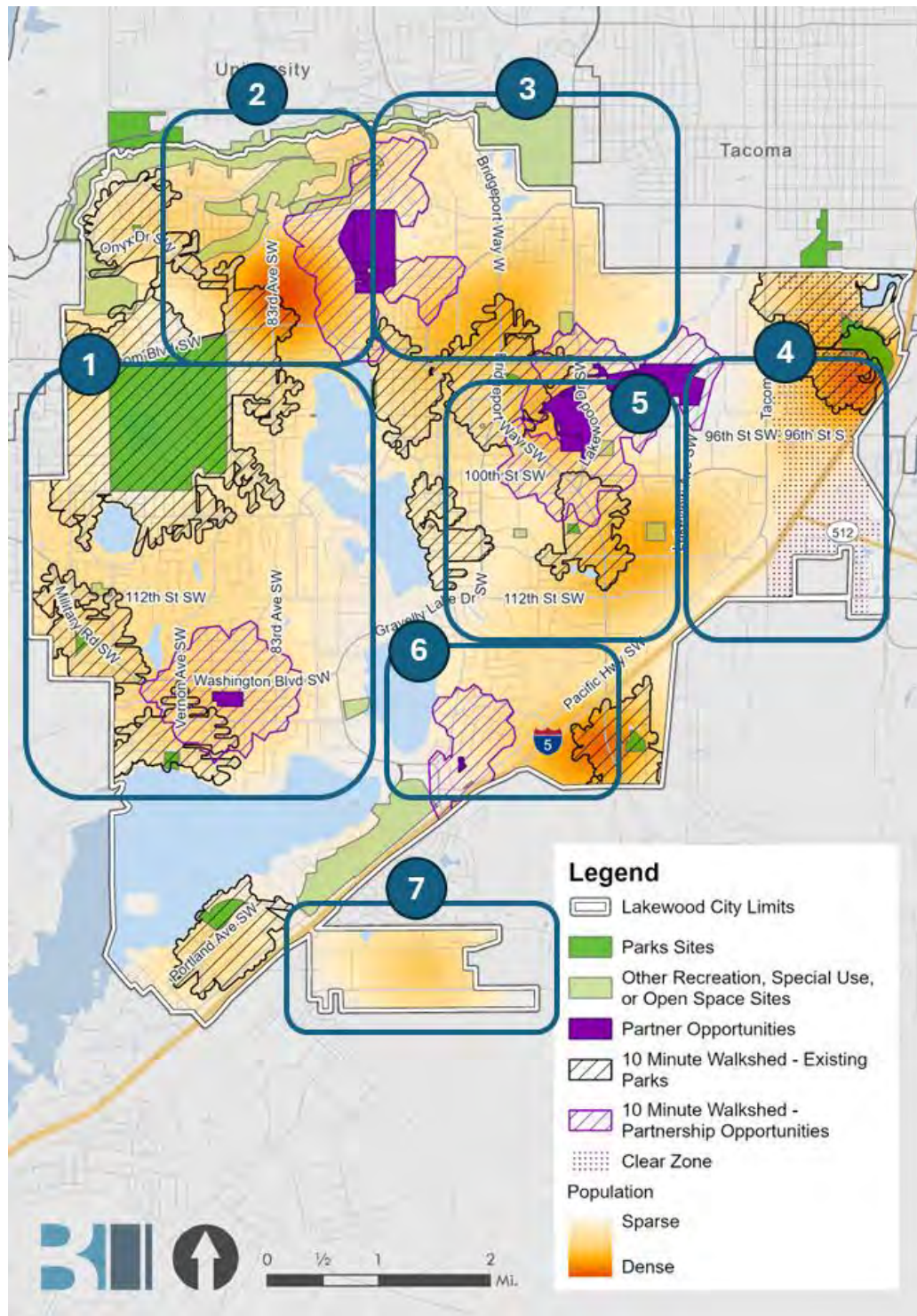
Exhibit 6-31 shows potential opportunities for addressing gaps in access through partnerships. There are publicly owned properties throughout Lakewood that could help to address recreation needs. Not all of these "opportunity sites" will contain or be feasible for park-like uses, but targeted partnerships on select sites could address gaps. It is recommended that the City explore partnerships to deliver park experiences in service gap areas to increase 10-minute walkshed coverage.

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.

Areas 3, 4, 5, and 7 have the lowest Opportunity Index scores based on the city's demographics Index. This 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 are 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. Lakewood's Air Corridor Zones (AC1, AC2, CZ) are cooperative with the JBLM North Clear Zone project. The North Clear Zone (NCZ) (Exhibit 6-32) is a federally designated safety area adjacent to the north end of the McChord Field runway. It is partly within Joint Base Lewis-McChord (JBLM) and partly within the City of Lakewood. Many uses in these areas are incompatible with runway operations based on federal guidelines. The Air Corridor Zone is planned to be non-residential and have only low density uses. Since residential uses are non-conforming, parks development is a low priority in this area.

Exhibit 6-32: North Clear Zone



Source: South Sound Military & Communities Partnership, 2026.

Trees and Open Space

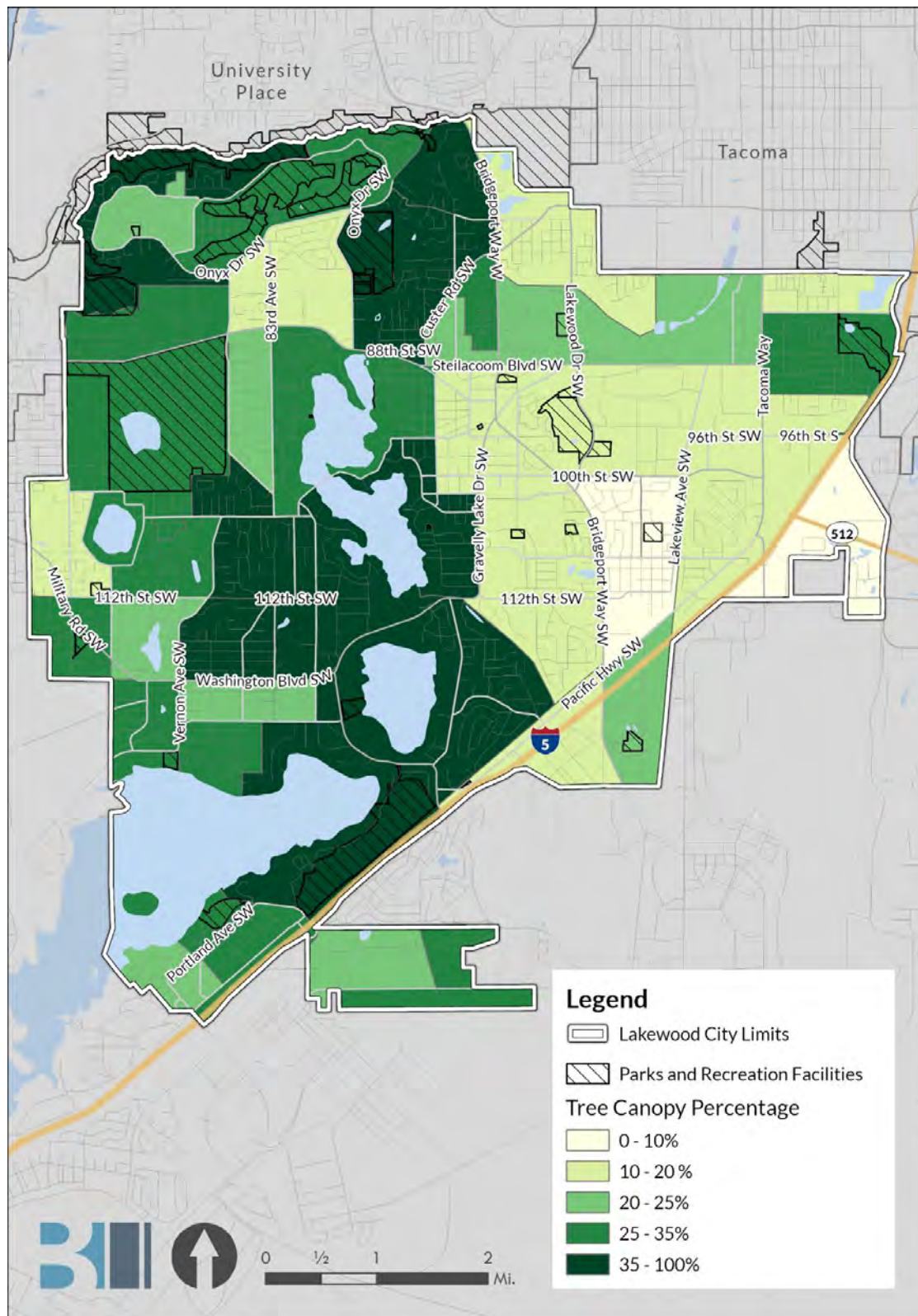
Trees provide access to nature, shade, habitat, and other ecosystem services. Green spaces are an asset that residents should have access to. Lakewood has 24% tree canopy coverage citywide, which is comparable to other Pierce County cities (Facet, 2025). The areas surrounding Lake Steilacoom, Gravelly 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 Lakewood Gardens. The eastern half of the city has lower canopy coverage than the western half, including in some densely populated areas (Exhibit 6-34).

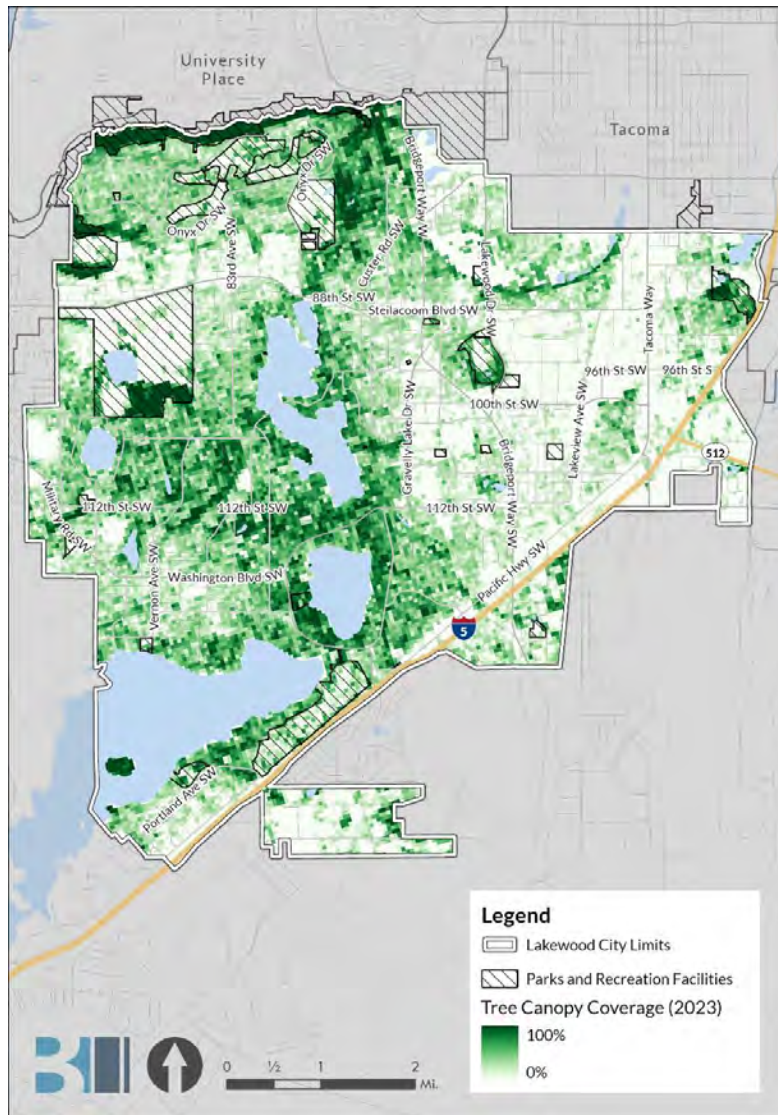
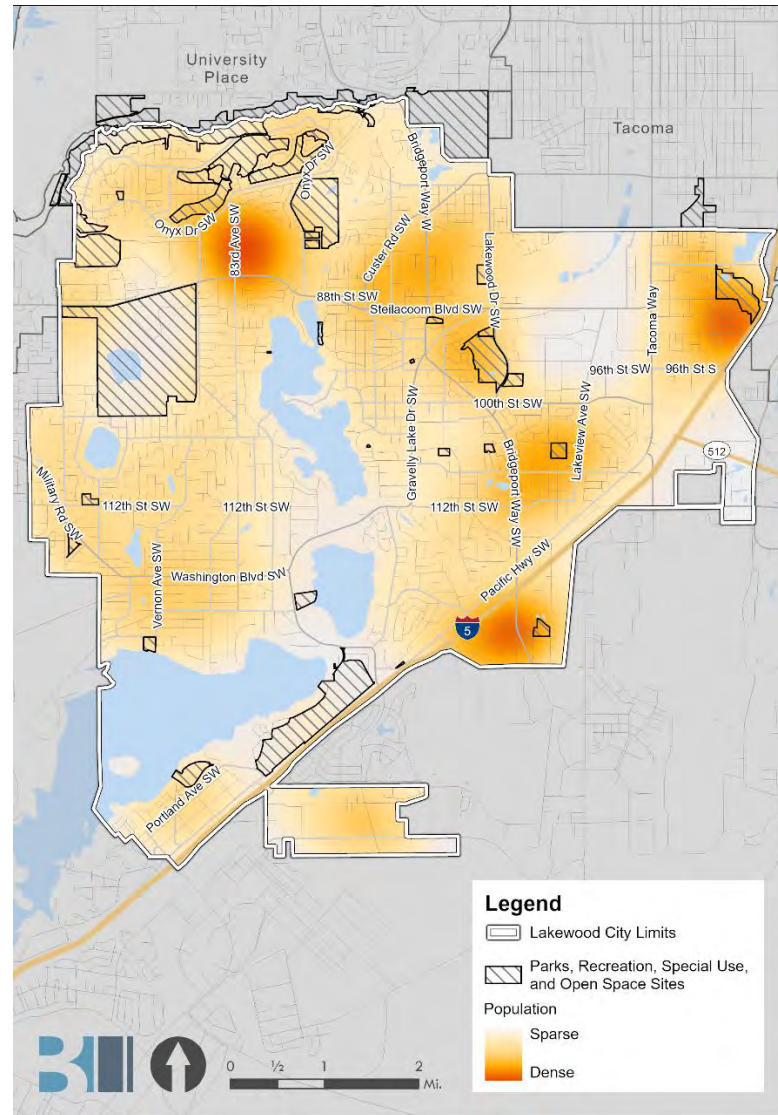
Exhibit 6-35 shows possible opportunities for parks to include more trees. Many of these sites have significant plantable acreage that could support more canopy, if it does not conflict with the recreational use of the site. Most areas of the City with minimal canopy cover also lack parks with plantable area. This means adding parklands to close service gaps could dually aid in advancing tree canopy goals while providing access to parks. Other strategies, such as planting street trees and requiring trees with new development, will be essential in these areas.



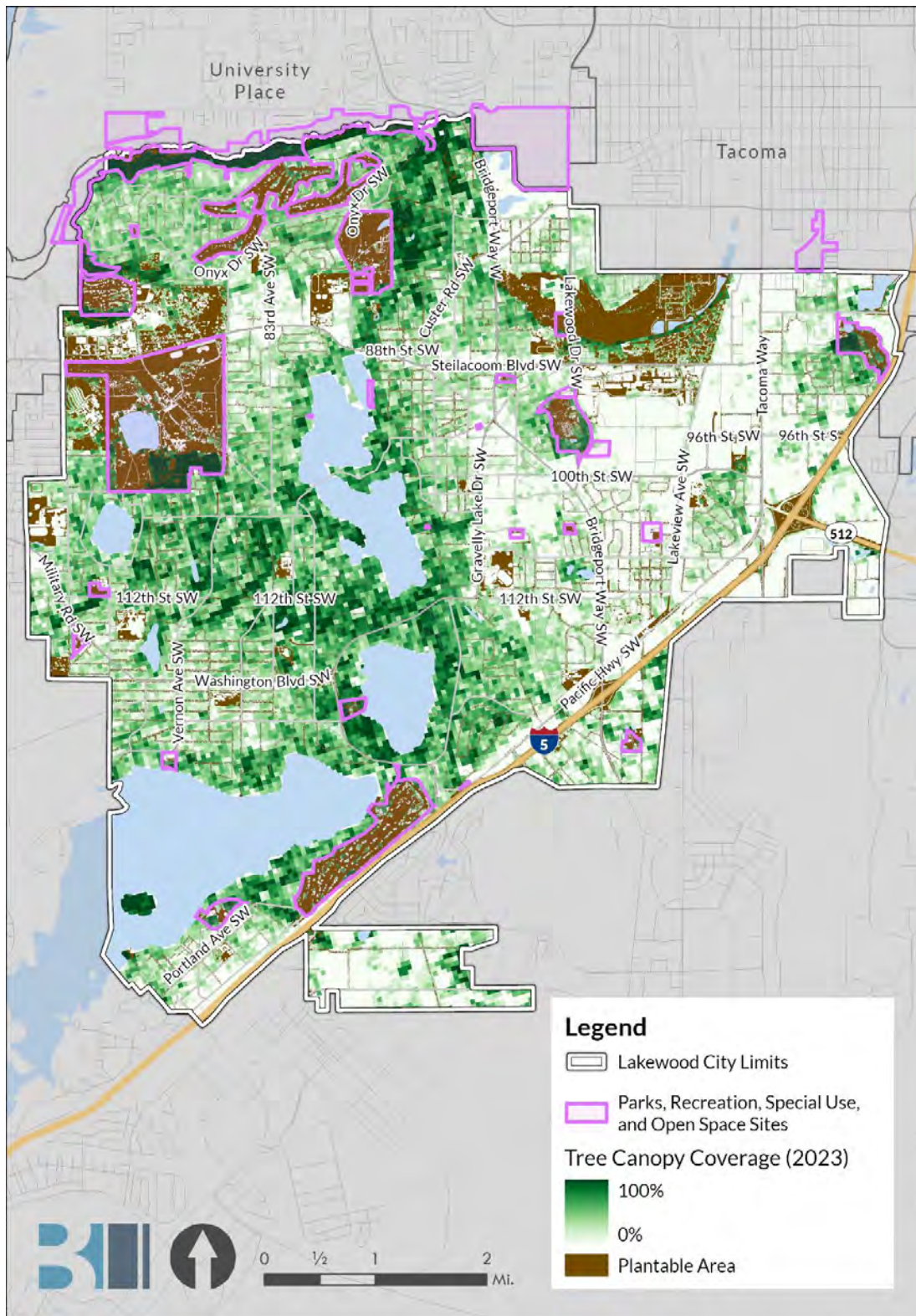
Bridge over Wards Lake Park Wetland, 2026

Exhibit 6-33: Canopy Cover Percentage

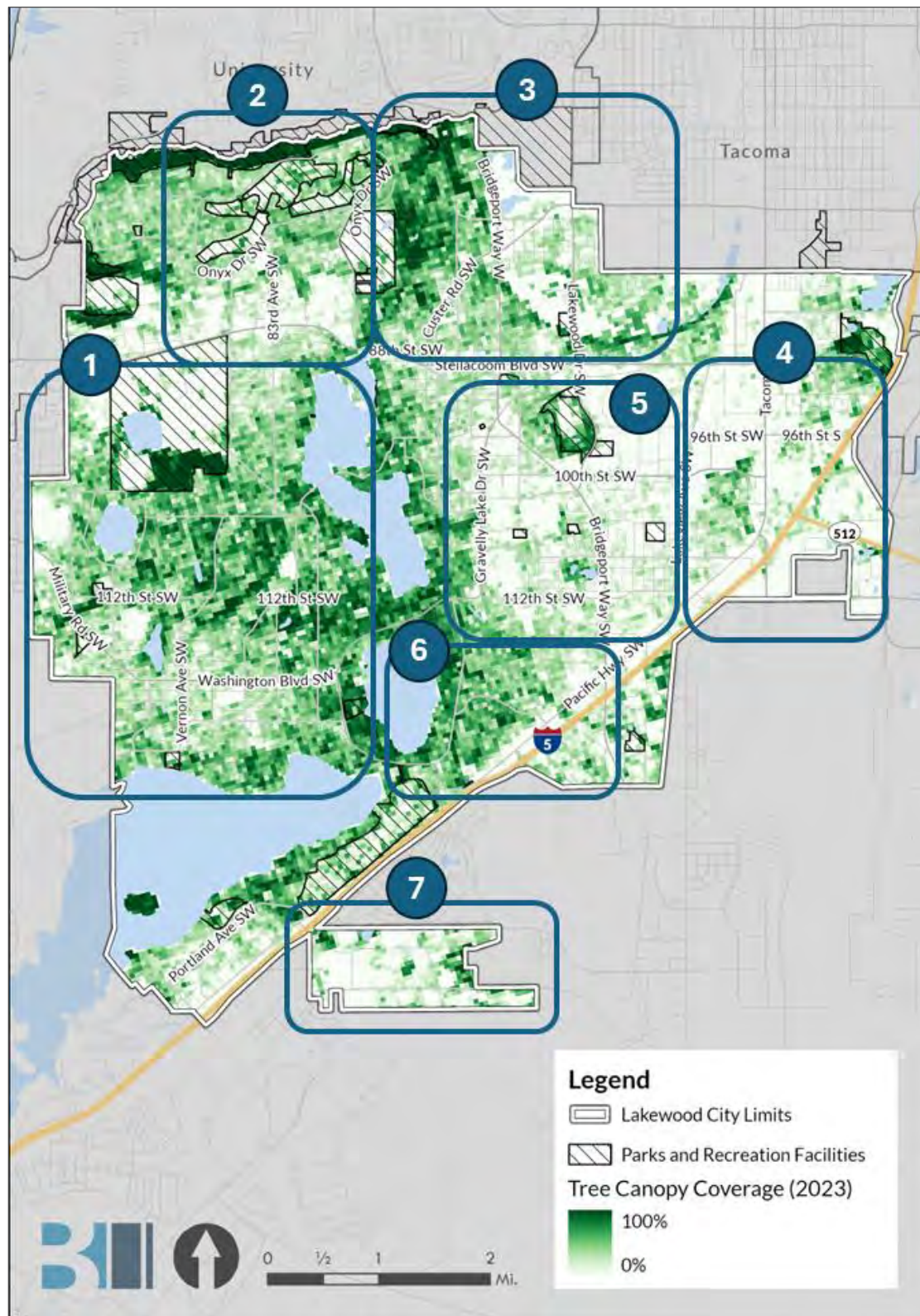
Source: BERK, 2026; City of Lakewood, 2026.

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

As shown 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 uses, so may be a 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 Experience 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.

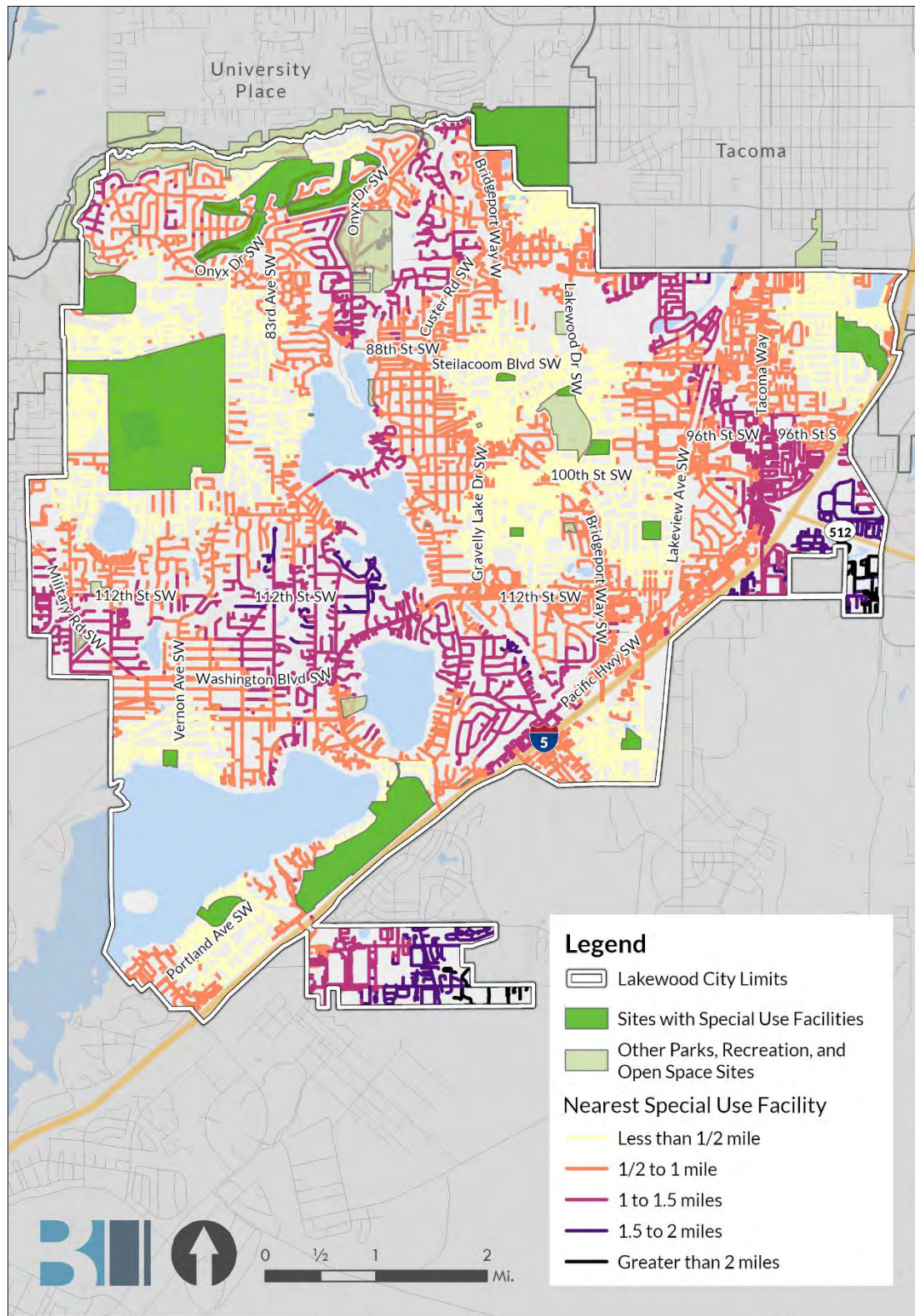
Citywide functions are located at sites that are publicly accessible and can support specific uses. This usually means they are located at larger parks with connections to non-motorized transportation and public transportation. Some citywide sites will also serve as a resident's local park and will be calculated within the 10-minute walkshed analysis. Examples include signature community parks such as Wards Lake Park which provides neighborhood level core amenities and special use amenities.

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.

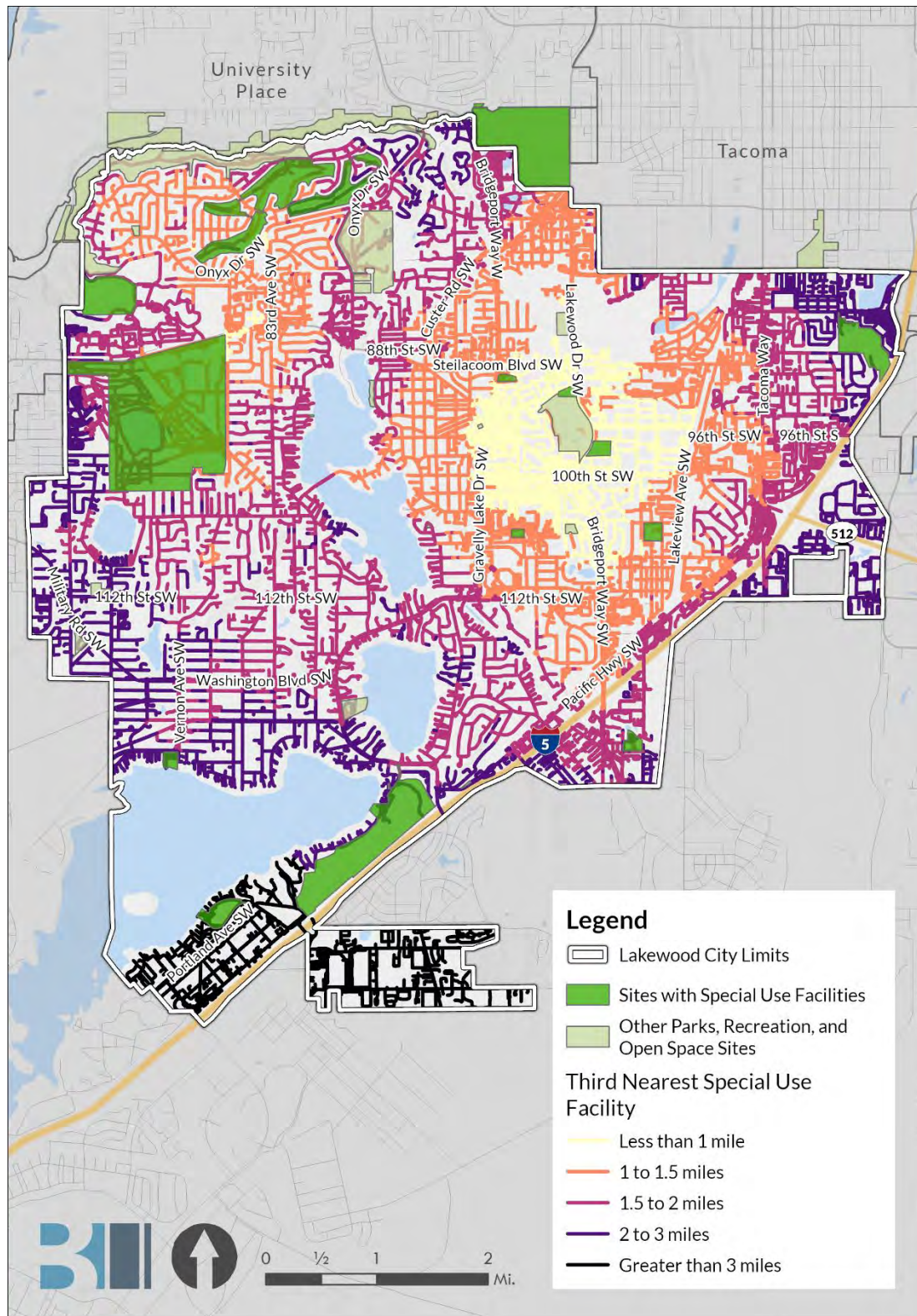
Special Use Amenities

Special use amenities are sited in community or regional parks, or as standalone facilities. Many Lakewood residences are within a one-mile walkshed of at least one special use amenity (Exhibit 6-37). Areas of Lakewood with the least access to at least one special use amenity include the south part of the Tillicum-Woodbrook subarea and the southeast corner of the city south of I-5. 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 three special use amenities. 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.

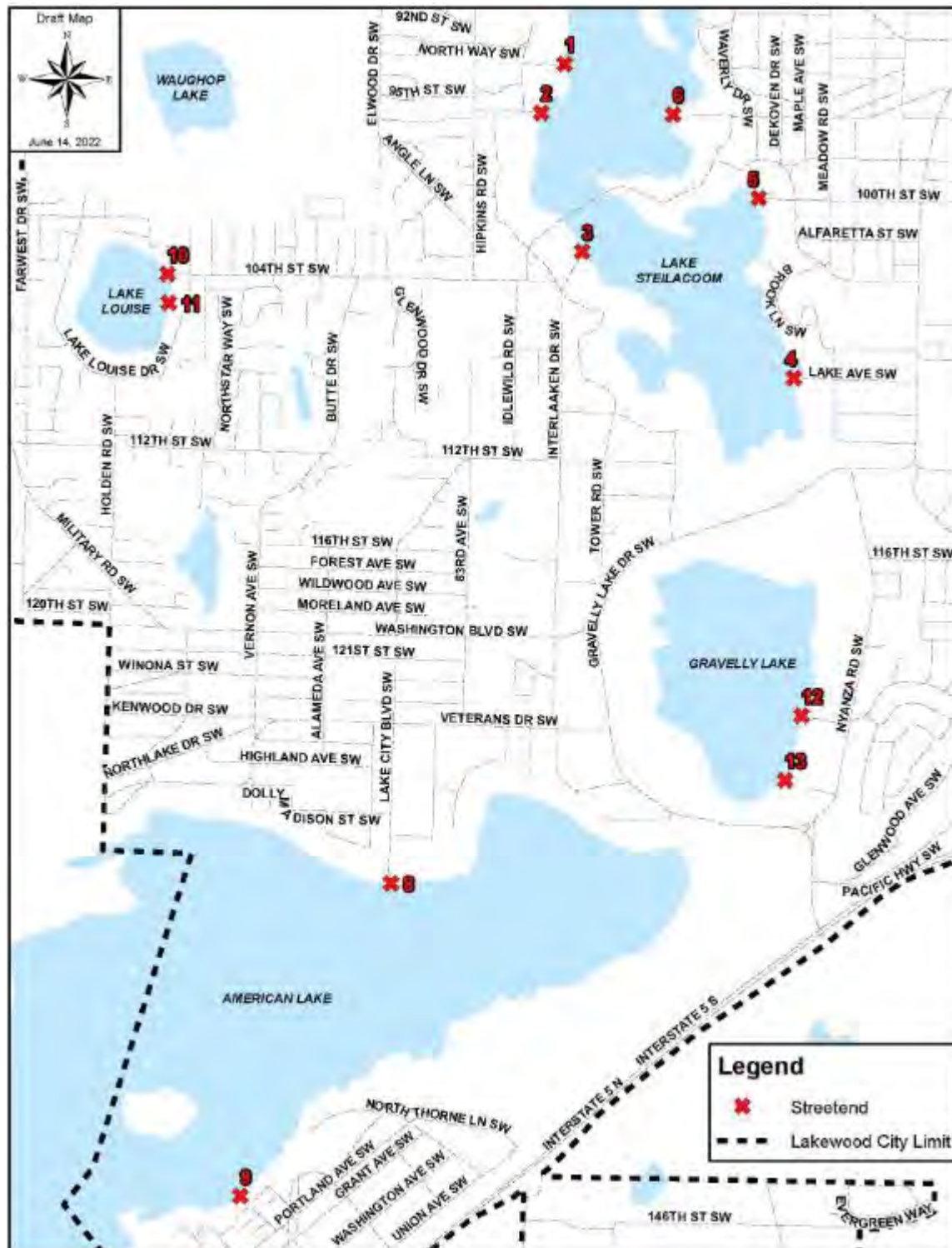
Water Access

Proximity to shoreline access points varies citywide (Exhibit 6-40). Areas to the north and west of Steilacoom Lake and Gravelly Lake tend to have more access, while areas south and east of these lakes have less 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, due to private development of the lakes and shorelines.

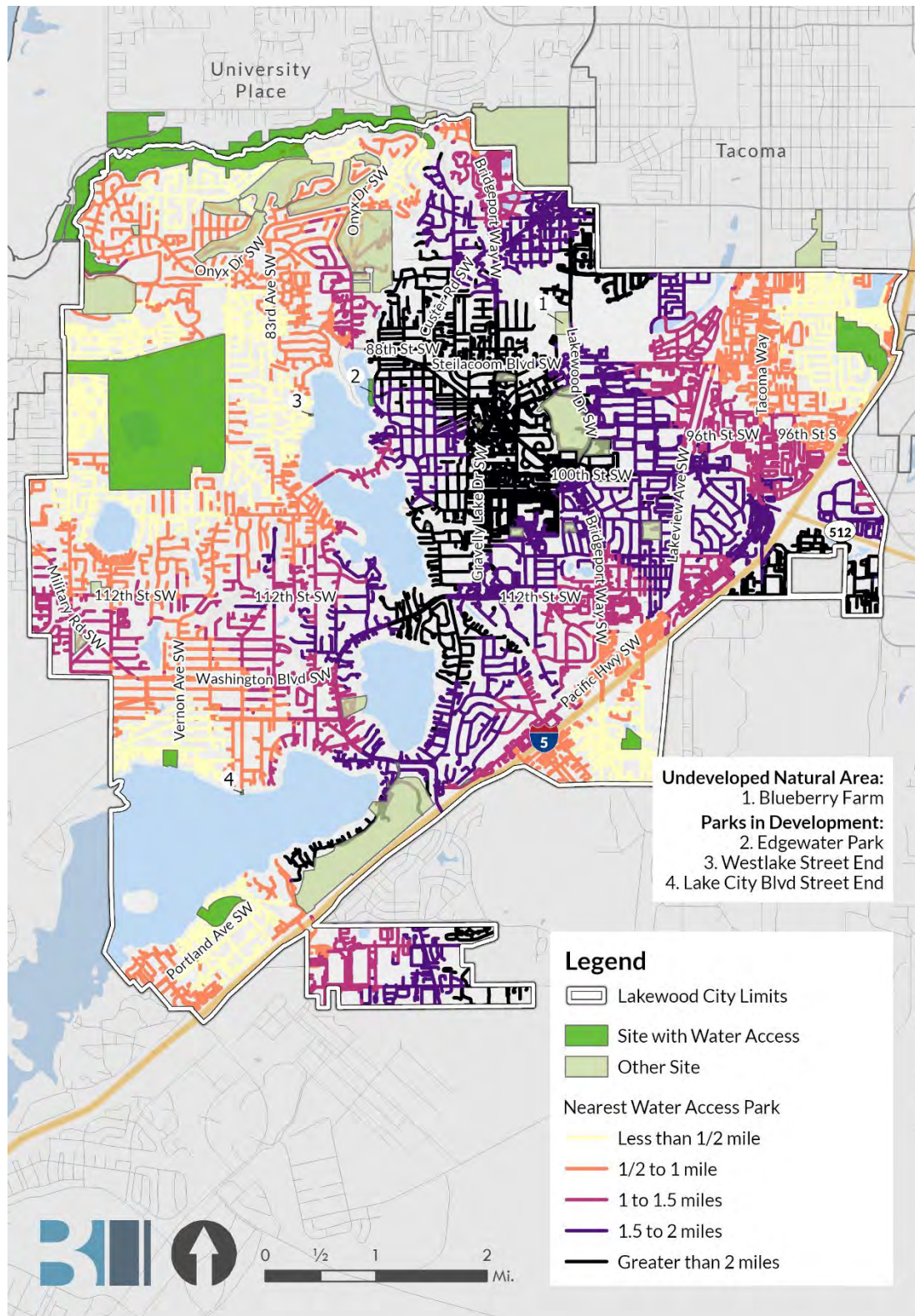
The City can improve and expand water access through the development of up to 12 street ends. Exhibit 6-41 shows citywide public water access assuming street ends are developed. This analysis also includes Edgewater Park which is currently in development.



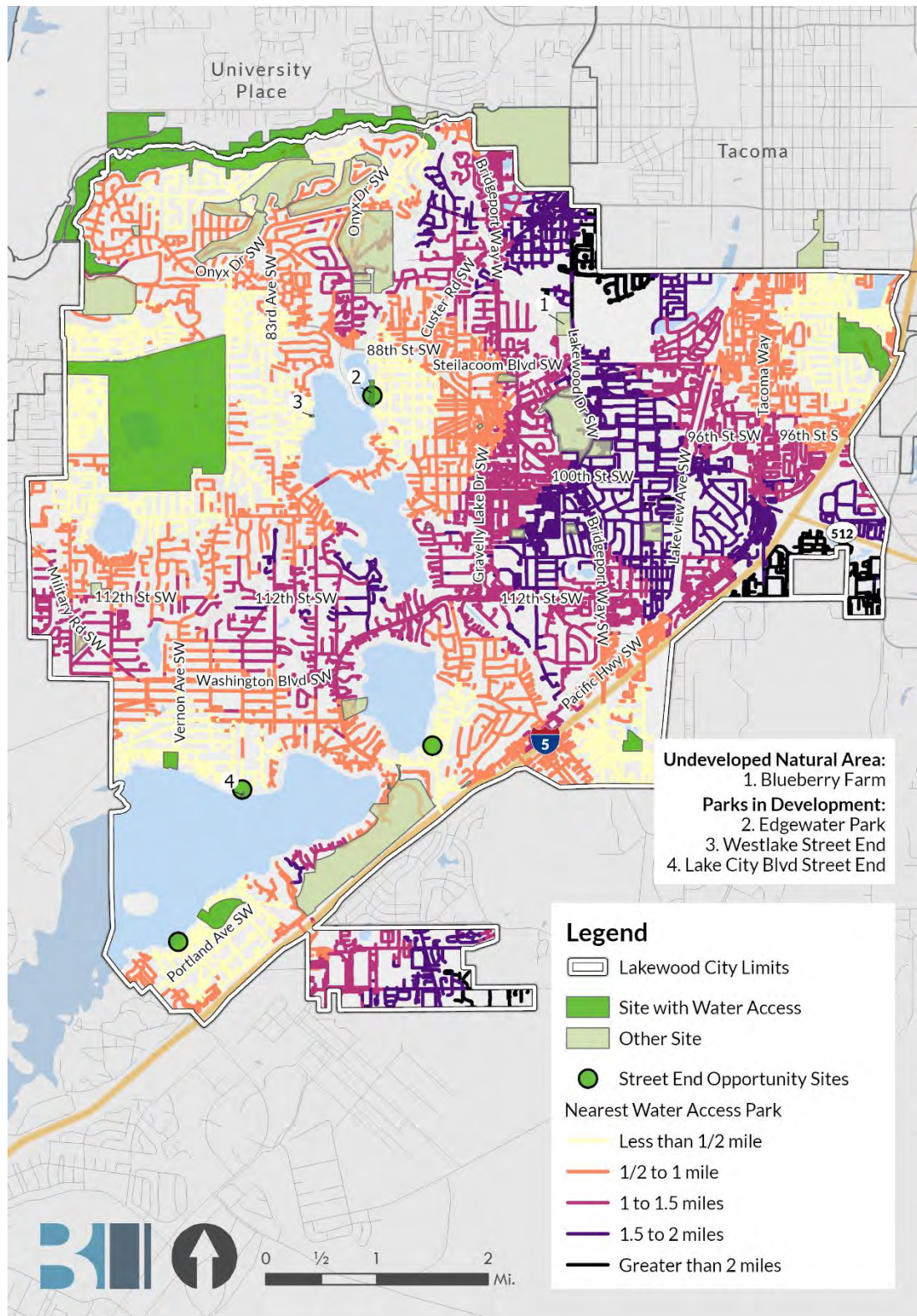
Kids Fishing Day at American Lake Park

Exhibit 6-39: Potential Water Access Street Ends Map

Source: City of Lakewood, 2026.

Exhibit 6-40: Water Access Walking Distance - Existing

Source: BERK, 2026; City of Lakewood, 2026.

Exhibit 6-41: Water Access Walking Distance – If All Opportunity Sites Developed

Source: BERK, 2026; City of Lakewood, 2026.

Park Quality

Quality varies by park, as discussed in Chapter 3: *Parks and Open Space*. 2026 data collection found that several parks scored below 2.0 (park quality is scored from 0-3). These sites are generally on ‘responsive’ maintenance schedules and do not have the same level of daily service that the developed park sites receive. The City’s natural areas and unpaved trails both scored below 2.0, indicating some maintenance, structural, or safety issues that relate to their lack of overall development or routine care of the site.

Park	Score
Chambers Creek Trailheads	1.25
Lake City Boulevard Street End	Maintenance only
Edgewater Park	Currently in development
Ponders Corner	1.75

Other Providers

There are a range of recreation providers in Lakewood that provide facilities beyond the City’s offerings. Overall, Lakewood has good coverage of most amenities that are often provided in peer cities. Amenities that are not covered by the City or another provider include splash pads and larger indoor spaces. Pierce County does offer many of these regional elements just outside of Lakewood at Sprinker Recreation Center in Spanaway.

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 these factors must be considered to determine what, where, and when to develop or replace park and recreational assets.

Exhibit 6-42: Core Amenity Providers in Lakewood

Facility	City of Lakewood	Schools	YMCA	Boys & Girls Club	Pierce County	Other
Picnic facilities	●					
Pathway and trail miles	●				●	
Playgrounds	●	●	●			
Drop-in/basketball courts	●	●				

● Indicates that this provider provides this amenity

Exhibit 6-43: Special Use Amenity Providers in Lakewood

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			●			

● Indicates that this provider provides this amenity

Exhibit 6-44: Singular Facilities Providers in Lakewood

Facility	City of Lakewood	Schools	YMCA	Boys & Girls Club	Pierce County	Other
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

*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

The 10-minute walkshed was measured using a geographic information system (GIS) spatial analysis tool (ESRI ArcGIS). The tool calculates the area that can be reached within 10-minute walk. This works out to be about one half-mile for slower walking speeds. Walking speed and distance are highly subjective and not all people can walk to parks. Even so, this method offers key insights about service 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. The 2026 Plan update adjusts this LOS slightly by only including neighborhood, community, and regional parks in the 10-minute walkshed analysis.

The New 10-Minute Walkshed 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
- 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

Exhibit 6-45: Levels of Service

Topic	Level of Service
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.

A Park Within Walking Distance

This LOS evaluates which parts of the city can reach a publicly accessible park within a 10-minute walk. This LOS is calculated only on trails, non-motorized infrastructure, and roadways that allow pedestrians.

This LOS 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. Blueberry Farm, Lake Louise Playground, and other sites that are not fully accessible to the public were removed for the 2026 Plan update.

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**. 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 have a 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 more than 17,000 new housing units in Lakewood over the next 20 years. Zoning that allows for higher density housing is located mostly in northeast and east Lakewood. The Tillicum-Woodbrook subarea and in the vicinity of 87th Avenue SW and Steilacoom Boulevard SW also have higher density zoning.

Many of these areas are already denser than the rest of the city. Existing gaps 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. This demand is almost guaranteed if neighborhood or pocket parks are not included as part of new 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 6-46: 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.	<ul style="list-style-type: none"> ▪ 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 6-47 shows what additional facilities are needed through 2044 to meet this ratio.

Exhibit 6-47: Core Amenities LOS

Amenity Type	# City Facilities	# Other Provider Facilities*	Other Providers	City Facilities Per 10,000 (2025)*	Additional City Facilities (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 Lakewood facilities only. There are other providers that operate related facilities in the City. These include sport courts and sport fields at school properties, the Oakbrook Swim & Tennis Club, Lakewold Gardens, and the Lakewood Family YMCA. The City used to lease a wing of the Pierce County owned Lakewood Community Center as the City's senior center. That building is now permanently closed. The City currently offers senior programs at City Hall, Fort Steilacoom Park and other park and community locations.

The City also needs to add to its inventory of amenities it already provides. Lakewood must add to its inventory as the population grows to maintain its existing LOS of picnic facilities, pathway and trail miles, playgrounds, and drop-in sport 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 6-48: Special Use Facilities and Citywide Experiences

Special Use Amenity	Singular / Citywide
Cities of Lakewood's size may have more than one facility. These facilities are typically located in community or regional parks.	These facilities are not typically located within parks. They are generally stand-alone facilities.
<ul style="list-style-type: none">▪ 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	<ul style="list-style-type: none">▪ 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 its 2026 ratio of facilities per 10,000 as the population grows. Exhibit 6-49 shows what additional facilities are needed through 2044 to meet this Level of Service goal.

Exhibit 6-49: Special Use Amenities LOS

Amenity Type	# of City Facilities	# Other Provider Facilities*	Other Providers	City Facilities Per 10,000 (2025)*	Additional City Facilities (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
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	-

* 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.

Exhibit 6-50: Singular / Citywide Experiences LOS

Amenity Type	# of City Facilities	# Other Provider Facilities ⁺	Other Providers	City Facilities Per 10,000 (2025)*	Additional City Facilities (by 2044)*
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	Lakewood 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.

Facilities for many sports and activities are not represented in the list in Exhibit 6-49. Facilities that community members have previously expressed interest in include pump tracks, mountain biking facilities, and cricket fields. It is recommended that the City continue to 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.

Connected Trail System

As discussed in Chapter 4: *Trails*, level of service goals for trails include a minimum of 0.22 miles of Park and Nature Trails and 0.09 miles of Shared Use Multi-Modal Trails per 1,000 residents. This is the existing ratio of trails to population. Some access gaps need to be addressed as described in Section 6.5 *Gap Analysis*.

Well-maintained parks and facilities

Level of Service Measures
Maintenance Management Plans for Each Park
Capital Replacement Timelines
PACA Quality Scores

Capital replacement timelines vary by facility type as detailed in Exhibit 8-10. Most improvements are triggered by public demand. The City has set timelines for improving each park and intends to update overdue facilities as needed on a regular cycle.

As discussed in Section 6.5 *Gap Analysis*, several parks are identified as having a lower quality of maintenance by PACA quality scoring. These sites include Westlake Street End, Chambers Creek Trailheads, Lake City Boulevard Street End, Edgewater Park, and Ponders Corner. The average quality score is 2.09 out of 3.0. This indicates that many of the City’s parks have maintenance, safety, or structural issues to address. This aligns with the gap in maintenance hours available to maintenance hours required detailed in Exhibit 8-8.

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. Results from the survey are detailed in 6.2 *Community Engagement Findings*.

Exhibit 6-51: Survey - User Experience

Question	2020	2026	Comparison
How would you rate the City of Lakewood parks you visited in the past 12 months?	<p>Highest scores:</p> <ul style="list-style-type: none"> Fort Steilacoom Senior Activity Center (not included in 2026 survey) American Lake Park <p>Lowest scores:</p> <ul style="list-style-type: none"> Edgewater Park Wards Lake Park Springbrook Park 	<p>Highest scores:</p> <ul style="list-style-type: none"> Fort Steilacoom Puget Sound Wildlife Area (not included in 2020 survey) American Lake Park <p>Lowest scores:</p> <ul style="list-style-type: none"> Edgewater Park Street Ends (not included in 2020 survey) Seeley Lake Park 	<p>Fort Steilacoom remains highest rated, with a steady rating over time.</p> <p>Edgewater Park remains the lowest rated.</p> <p>Kiwanis Park, Edgewater Park, and Oakbrook Park had slightly lower average ratings in 2026 than in 2020.</p>
How would you rate the overall quality of park elements in Lakewood?	<p>Highest scores:</p> <ul style="list-style-type: none"> Baseball/softball fields Playgrounds Open space (not included in 2026 survey) <p>Lowest scores:</p> <ul style="list-style-type: none"> Tennis courts Outdoor basketball courts 	<p>Highest scores:</p> <ul style="list-style-type: none"> Playgrounds Walking trails (paved) Dog park <p>Lowest scores:</p> <ul style="list-style-type: none"> Fishing pier (not included in 2020 survey) Sports court <p>Public art (not included in 2020 survey)</p>	<p>Playgrounds, sports fields, trails, and dog parks continue to be high scoring, but average scores have decreased since 2020.</p> <p>Water access and bike features average scores have decreased since 2020.</p>
Please rate your satisfaction with the City of Lakewood recreational programs you or other members of your household attended in the past 12 months	<p>Average scores for all features are between "Fair" and "Excellent"</p> <p>Highest scores:</p> <ul style="list-style-type: none"> Location Facilities Programs <p>Lowest scores:</p> <ul style="list-style-type: none"> Instructors Ease of sign-up <p>Times offered</p>	<p>Average scores for all features are between "Fair" and "Excellent"</p> <p>Highest scores:</p> <ul style="list-style-type: none"> Location Instructors Facilities <p>Lowest scores:</p> <ul style="list-style-type: none"> Fees charged Times offered <p>Programs</p>	<p>2020 and 2026 surveys had similar results but average scoring for instructors has increased.</p>

Source: City of Lakewood, 2026; BERK, 2026; Washington OFM, 2025.

Survey results suggest that user experience is consistent with survey results from 2020, however the score has slightly decreased for some parks and facility types. Program user experience appears to be consistently positive over time.

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 much 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, partnerships, and coalitions to evaluate the current state of needs for youth, family, senior and other populations.

The City's recreation 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 facilitates programs and makes intentional investments to avoid duplicating what is already available in the community.

Lakewood activates city-owned and city-maintained properties through special events, special use permits, and partnership efforts. These efforts typically fulfill the 45% cost recovery requirement of the department.

City programs targeted to priority populations like 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. 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.

Youth services is the most voiced area of concern heard in survey feedback. Some local non-profits struggle with continuity of programs due to lack of volunteers, program leadership, or funding. The City does not have a dedicated Youth Program Coordinator. the Human Services Coordinator supports a Health Care Authority grant prevention program and the City's youth Council. The Facility Rental Coordinator schedules youth partnership programming, coordinates youth events, and oversees the summer day camp program. This staff also liaises with the Lakewood's Promise Advisory Board. To improve youth programming, a comprehensive inventory of K-12 programs and resources could be mutually maintained between the City and CPSD.

It is recommended that the City performs an analysis of the needs and the resources required to address program gaps. This is to ensure a return on public investment without duplicating services.

Tree Canopy

The City of Lakewood currently has 24% tree canopy cover. City Council has set a goal of 40% tree canopy cover by 2050. One way to deliver 40% tree cover is by planting trees in parks and open spaces. Trees planted in parks and open space 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 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.



Garry Oaks at Fort Steilacoom Park

6.7 Demands and Needs Summary

The diagram in Exhibit 6-52 compares gaps in service to community demand for a certain amenity. Areas where there is both a gap and community demand indicate areas of opportunity for future investment. Gaps are based on the gap analysis, levels of service analysis, and benchmark comparisons to peer cities. Demand is based on engagement findings.

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 underdeveloped parks with lower quality ratings (ex. Edgewater Park, Street Ends, Seeley Lake Park)
Tree planting in plantable areas in parks

Exhibit 6-52: Comparison of Gaps and Demand

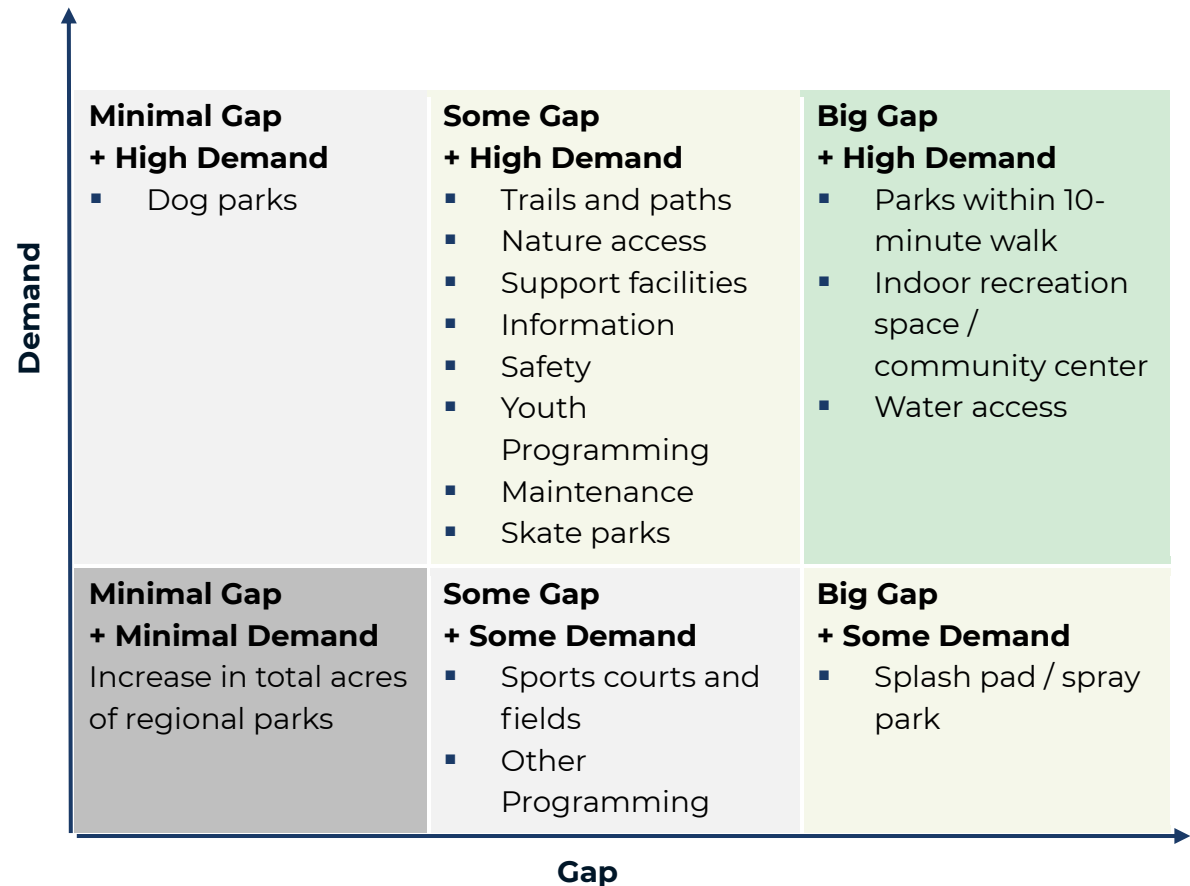
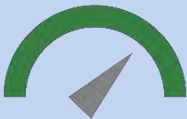
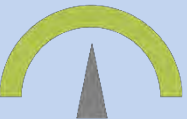


Exhibit 6-53: Levels of Service Status Report

LOS	Status	Findings
Park within walking distance	 In progress	<ul style="list-style-type: none"> Only 32% of population has access Some dense areas do not have access
Access to core amenities	 Strong	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 Trail System	 Moderate	<ul style="list-style-type: none"> 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 Pending 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 connections to Park and Nature Trails and Shared Use Multi-Modal trails.

Well-maintained Parks and Facilities

- 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 2.0 out of 3.0, indicating some existing issues

User Experience

- Generally steady over time, decreases for some parks and amenity types

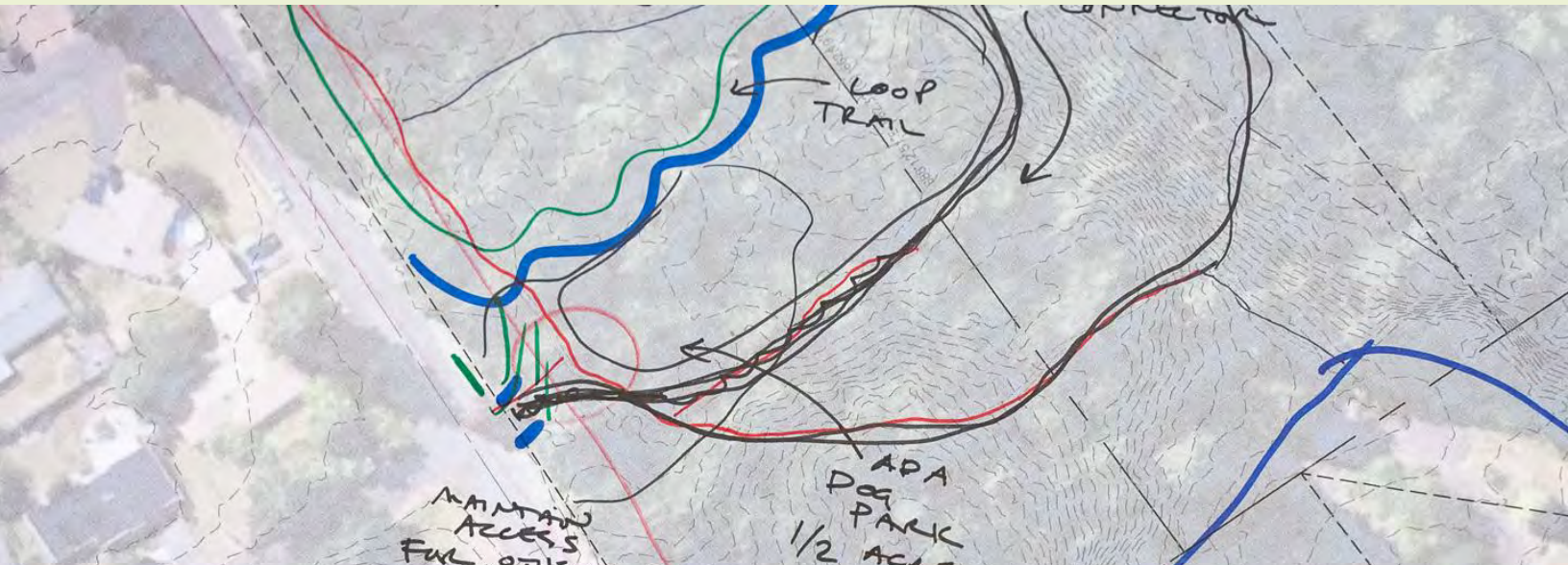
Programming

- Field & shelter rentals are increasing
- Boat launch use is increasing
- Recently added an additional event coordinator to address doubling of event attendance
- 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

- 24% - comparable to Pierce County cities, working towards the City's 40% target by 2050

Source: BERK, 2026; City of Lakewood, 2026.



7. Parks Capital Facility Program

2027 to 2032 Parks Capital Facility Program

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 PCFP includes all future project priorities regardless of funding or staff capacity.

The Growth Management Act (GMA) requires cities that “fully” plan under the 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.



Restroom Construction at American Lake Park

7.2 Parks Capital Projects Completed 2021-2026

Exhibit 7-1: Parks Capital Projects Completed 2021-2026

Year	Park	Project
2021	Fort Steilacoom Park	Angle Ln. improvements <ul style="list-style-type: none"> - Parking - Signage - Trailhead improvements - Restroom - Plaza
2021	Harry Todd Park	Waterfront renovation phases 1 & 2 <ul style="list-style-type: none"> - ADA pathway to the waterfront - Replace bulkhead & shoreline restoration - Fishing pier & dock replacement - Restroom replacement - Playground replacement
2023	Springbrook Park	Phase 2 – expansion and improvements <ul style="list-style-type: none"> - Acquired property to expand park - Basketball court - Community garden - Pump track - Dog park
2024	Fort Steilacoom Park	Athletic field improvements <ul style="list-style-type: none"> - Pierce College home field collaboration - Batting cages - Upgrades to other baseball fields
2025	American Lake Park	Water access improvements <ul style="list-style-type: none"> - ADA pathway to the waterfront - ADA play equipment - Updated shelter, restroom, plaza - Park art beautification
2025	Wards Lake Park	Phases 1 & 2 <ul style="list-style-type: none"> - Replace north & south playgrounds - Pump track & mountain bike course - Dog park - Walking trails connecting north & south through wetland & woodland - Portland loo restroom & art
2025	Primley Park	Playground equipment replacement
2025	Colonial Plaza	EMC reader board
2025	All Parks	Park monument sign replacement
2025	Harry Todd Park	Pickleball courts & deferred maintenance
2026	Fort Steilacoom Park	Nisqually interpretive trail partnership project

Source: City of Lakewood, 2026.

7.3 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 citywide 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 7-2: Fort Steilacoom Park Projects

Project	2026	2027	2028	2029	2030	2031	2032
Master Plan & Renovation	Grant	Master Plan					
H-Barn Restoration	Design & Funding	Design & Permits	Const.	Close Out & Ops.			
Sport Field Partnerships		Feasibility	Plan & Design	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. The 1.58 Acre open space at Colonial Plaza is now considered a separate, undeveloped "Downtown Park" that remains unnamed.

Exhibit 7-3: 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 rights-of-way to provide public water access.

Exhibit 7-4: 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.



Mount Rainier seen from American Lake Park

Neighborhood & Community Parks

Lakewood's neighborhood and community parks are the bread-and-butter of the City's park system. Lakewood is continually monitoring and updating its park facilities. Exhibit 7-5 details 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 (2017)						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, environment, and maintenance. Exhibit 7-6 shows the year playground equipment was installed and a 20-year replacement target. 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.

7.4 Funding & Implementation

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, mainly through grant funding. Grant funding often poses scheduling challenges due to grant requirements and deadlines.

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. These funds are 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 and 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 a citizen vote but must be paid out of the City's annual operating budget.

Grants

The City pursues grant funding sources to supplement capital project development. 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

A share of the Pierce County sales and use tax for zoo, aquarium and wildlife facilities authorized by voters under RCW 82.14.400 is conveyed to Cities for park and recreation purposes. These funds can be used for administration, capital, maintenance, and operations.

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 keep pace with population growth.

Transportation Improvement District

The Lakewood downtown subarea charges a transportation impact fee to any use that significantly increases traffic. A portion of these fees will fund development 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.

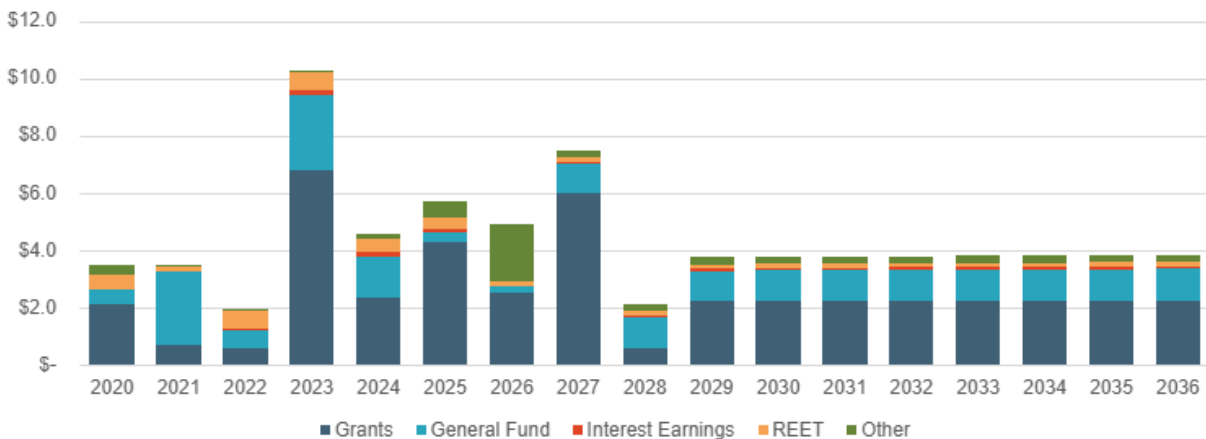
Partners for Parks

Partners for Parks is a collaboration of Lakewood service organizations, community groups, educational institutions, military organizations, and businesses that have come together for the purpose of assisting in the improvement of Lakewood area parks.

2027-2036 CIP Funding by Source

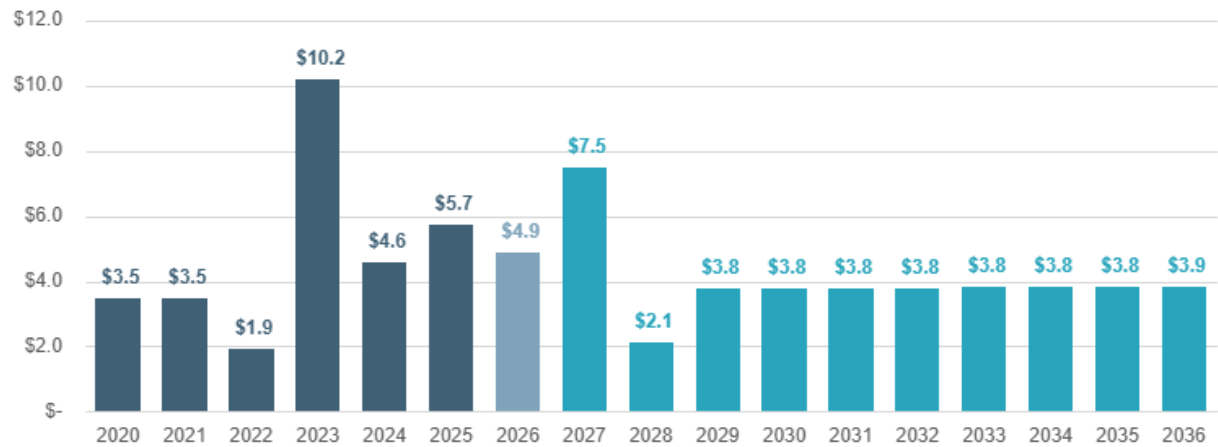
BERK Consulting completed a financial projection for capital projects funding for 2027-2036 using historical trend data. Capital budgets typically depend heavily on grants. Grant funding varies substantially by year. Funding has fluctuated wildly over the past six years. (Exhibit 7-7). Funding for parks capital projects varies by project 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.

Exhibit 7-7: Annual Revenue by Category (Historic, Budgeted, Projected) (millions, 2026\$)



Source: City of Lakewood, 2026; BERK, 2026.

Exhibit 7-8: Annual Revenue Summary (Historic, Budgeted, Projected) (millions, 2026\$)



Source: City of Lakewood, 2026; BERK, 2026.

Approximately \$3.8 million (in 2026 dollars) could be expected to be available for parks capital projects, on average. As past years suggest, future years will see large fluctuations in revenues available for capital projects. Average projections can be useful to understand what scale and volume of 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 Exhibit 7-9.

Exhibit 7-9: Financial Projection Assumptions

Revenue Source	Amount	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
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.

7.5 Property Acquisition

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 administers specific grant programs that prioritize acquisition of park lands.

Vetting New Capital Requests and Opportunities

Most parks projects are planned and appear in the PCFP. Occasionally, opportunities arise for the City to purchase property or construct improvements that do not appear in the PCFP. In this case, the following criteria is used to evaluate the property or project. Staff perform research based on these criteria, determine project feasibility, and identify potential funding sources. Staff then present their findings to the Parks and Recreation Advisory Board, the Planning Commission, and the City Council for consideration.

Criteria for Evaluating Opportunities not Included in the PCFP	
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.

7.6 Putting the Plan into Action

The City is committed to implementing this plan by:

- Pursuing identified 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

Management strategies outline the specific actions Lakewood takes to meet its parks and recreation LOS goals. They also outline how the City can track progress towards achieving these goals. Exhibit 8-1 shows the City’s Parks, Recreation, and Open Space Element goals from the Comprehensive Plan. These Comprehensive Plan goals provide a framework for the management strategies in this chapter.

Exhibit 8-1: Comprehensive Plan Goals

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.

8.1 Management Strategies

Exhibit 8-2: Maintenance and Capital Replacement

Management Strategy	Performance Measures	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
A. Manage to maintenance levels of care defined for each park property.	<ul style="list-style-type: none"> Percent of maintenance management plan activities achieved annually (target hours vs. hours performed) 	●			●	●
B. Ensure maintenance capacity aligns with system needs and planned projects.	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> 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%) 	●			●	●

● Indicates that this strategy addresses this goal

Exhibit 8-3: Park Access and Development

Management Strategy	Performance Measures	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
E. Develop strategic partnerships to address gaps in park, recreation, and trail access.	<ul style="list-style-type: none"> ▪ 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, all providers 		●	●	●	
F. Prioritize acquisition and development of new facilities where gaps cannot be filled by other providers or partnerships.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ Number of trees planted ▪ Tree canopy percentage increase on park land 		●		●	

● Indicates that this strategy addresses this goal

Exhibit 8-4: Capital Project Management

Management Strategy	Performance Measures	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
H. Ensure capital project management capacity aligns with planned project timelines.	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> 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. 					●

● Indicates that this strategy addresses this goal

Exhibit 8-5: Programming and Park Activation

Management Strategy	Performance Measures	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
J. Focus City resources on priority program areas while partnering on and hosting expanded programming options.	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> Number of community-driven art projects in parks, trails and public spaces (including streetscapes). 			●		

● Indicates that this strategy addresses this goal

Source: BERK, 2026; City of Lakewood, 2026.

Maintenance and Capital Replacement

A. Manage maintenance levels of care defined for each park property.

The amount of maintenance staff time and effort needed to maintain a park depends on its size and amenities. Exhibit 8-6 shows the typical maintenance level required for each classification of park. Exhibit 8-7 shows a detailed view of the activities needed to maintain the City's current parks inventory. Each park has its own maintenance management plan. The maintenance management plan is used by operations & maintenance staff to plan their activities. The maintenance management plans are based on the site's needs, not on available staff capacity. Parks within the same park classification may have minor variations of maintenance needs.

It is recommended that the PRCS department report its capacity constraints and how they affect maintenance. It is recommended that the City adjust plans and staffing as needed to ensure public expectations align with current maintenance resources. See Section 4.5 *Maintenance Strategies* for maintenance strategies related to trails.



Volunteers at Fort Steilacoom Park

Exhibit 8-6: Park Classifications and Maintenance Level

Classification	Parks	Maintenance Level
Regional Park	<ul style="list-style-type: none"> Fort Steilacoom Park 	Highest level of maintenance
Signature Community Park	<ul style="list-style-type: none"> Harry Todd Park Wards Lake Park 	High level of maintenance
Community Park	<ul style="list-style-type: none"> American Lake Park Kiwanis Park Springbrook Park Downtown Park** 	
Neighborhood Park	<ul style="list-style-type: none"> Active Park Washington Park Oakbrook Park Primley Park 	Moderate level of maintenance
Urban Linear Park	<ul style="list-style-type: none"> Gravelly Lake Loop 	
Large Urban Nodal Park	<ul style="list-style-type: none"> Colonial Plaza 	
Small Urban Nodal Park	<ul style="list-style-type: none"> Ponders Corner Westlake Avenue Street End* Lake City Boulevard Street End* 	Lowest level of maintenance
Natural Area	<ul style="list-style-type: none"> Blueberry Farm Edgewater Park** 	
Cemetery	<ul style="list-style-type: none"> Old Settlers Cemetery Cemetery within Fort Steilacoom Park*** 	

*Westlake Avenue Street End is in development. Lake City Boulevard Street End is maintained by Lakewood O&M staff, but is not developed. 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 currently in development and will be considered a Community Park. Downtown Park is not yet developed. When completed it will be considered a Community park.

***This cemetery is managed by a community-led volunteer group.

Source: City of Lakewood, 2026. BERK, 2026.

Exhibit 8-7: 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		

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.

The City currently allocates three maintenance staff for Fort Steilacoom Park and three maintenance staff for all other park sites. Total staff capacity is far below the service hour requirements needed to keep pace with maintenance levels of care for existing parks and to serve special events. Fort Steilacoom Park needs an estimated 8,700 hours of maintenance per year, based on maintenance management plans. Staff capacity only provides 5,600 hours. The remaining City parks require about 12,000 hours. Current staff capacity for the remaining parks is 5,600 hours total, split into two geographic service areas. The city employs a custodial contractor who cleans and locks the restrooms at American Lake, Harry Todd Park, Wards Lake, and Kiwanis Park. The contractor also provides cleaning services on holidays and removes excess trash from American Lake and Harry Todd Park during the summer.



Volunteers at Springbrook Park

Exhibit 8-8: Maintenance Capacity and Needs

Parks	Current Capacity (Hours)	Service Hours Needed	Service 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 (~ 5.4 FTEs)

Note: Street Ends and Blueberry Park are not included in this analysis

Source: City of Lakewood, 2026.

New park sites will add required maintenance hours to this maintenance gap. Exhibit 8-9 shows the average maintenance hours and FTEs needed to maintain the City's current parks, based on frequency of maintenance activities. For example, Fort Steilacoom Park is large but has some areas with minimal amenities. This means the 'maintenance hours per acre' metric is low compared to other parks. It is recommended that the City ensure additional maintenance capacity matches park development.

Partnerships and volunteerism can aid in meeting levels of service. Volunteer services need to be managed by staff, can have insurance restrictions, and are limited in terms of scope and consistency.

Exhibit 8-9: 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	TBD [^]	TBD [^]
Natural Area	TBD [*]	TBD [*]

[^]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. This is especially the case for open space sites with minimal City maintenance. Volunteers can help provide a level of service above the minimum defined in the City's maintenance management plans. Volunteer support generally occurs 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 has a public list of potential park service projects for Eagle Scouts and Gold Scouts with a project application process in place.

Many of the areas that volunteers currently support include plant and animal habitat. This type of maintenance requires some specialized knowledge and trained skills. It is recommended that the City work with environmental partners to help train staff and to 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.

The current priority focus areas for open space volunteers are cemeteries, lake shorelines, and forested & prairie lands in Fort Steilacoom Park.



Volunteers at Fort Steilacoom Park

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 and equipment have a limited lifespan. They must be replaced or renovated regularly. Exhibit 8-10 shows the recommended replacement timelines for different types of amenities, facilities, and infrastructure.

Capital replacement timelines provide a guideline for replacement. A facility may have a longer or shorter timeline depending on park usage, maintenance, weather, vandalism, and other factors. Regular reviews of park quality ensure that replacement timelines address specific site needs.

Exhibit 8-10: Capital Replacement Timelines

Facility Type	Replacement Timeline (years)
Sports field – natural surface	10
Sports field – synthetic surface	10-12
Sports court resurfacing	5-8
Sports court 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 8-11 details how capital replacement timelines apply to each community and neighborhood park. This strategy assumes each park receives an update every 12 years or sooner from 2027 onwards. An update consists of replacing all amenities that are beyond their useful life, addressing any items with a low PACA quality score, and incorporating community feedback during each 12-year cycle.

Updates should also anticipate and address any amenities that will be beyond their useful life before the next 12-year update. One 12-year update could entail a large renovation while another 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 replacing equipment using a piecemeal approach.

When a park is nearing its update cycle, the City will review the age and quality of the amenities. Staff will engage the public to blend community needs and lifecycle replacement requirements into project priorities.

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 *Parks Capital Facility Program* for more information about how these opportunities will be evaluated. Feedback that cannot be addressed currently will be documented to be revisited at the time of the park's planned capital update.

Exhibit 8-11: Capital Replacement Cycles by Community / Neighborhood Park

Park	Last Updated	Potential Update Cycle	Years Between Updates[^]
Active Park	2003 – playground	2029-2030	27 years
American Lake	2025 – ada access	2037-2038	12 years
Harry Todd Park	2025 – ada access	2031-2032	6 years
Kiwanis Park	2019 – playground	2031-2032	12 years
Oakbrook Park	2019 – playground	2027-2028	8 years
Primley Park	2025 – playground	2027-2028	2 years
Springbrook Park	2017 – renovation	2031-2032	14 years
Wards Lake Park	2025 – renovation	2037-2038	12 years
Washington Park	2005 – playground	2028-2029	23 years

[^]The 12-year update cycle is a new standard so some parks will have longer or shorter timelines depending on past commitments.

Source: City of Lakewood, 2026; BERK, 2026.

It is recommended that the City aim to make regular updates to its regional parks, waterfront, downtown, and trails. This should include some design or development progress on at least one site within these city-wide priority areas each biennium (Exhibit 8-12).

Exhibit 8-12: Capital Replacement Cycles by Regional / Waterfront / Downtown Park

Park	Last Updated	Potential Update Cycle	Years Between Updates	Amenity Types On-site*
Colonial Plaza	2020 (ROW) 2025 (EMC reader board)	2029-2030	9 years	<ul style="list-style-type: none"> ▪ Benches ▪ Public art ▪ Pathway ▪ Parking lot
Edgewater Park	2006 (boat launch)	2028-2029	22 years	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Ballfield ▪ Dock ▪ Dog park ▪ Parking lot ▪ Pathway ▪ Picnic shelter ▪ Playground ▪ Restroom ▪ Soccer field
Gravelly Lake Loop	2026	2037-2038	11 years	<ul style="list-style-type: none"> ▪ Trail
Ponders Park	N/A	As needed	-	<ul style="list-style-type: none"> ▪ Picnic table and benches
Street Ends	2026 (Westlake Street End)	2029-2031	3 years	<ul style="list-style-type: none"> ▪ 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.

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%)

8.2 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.

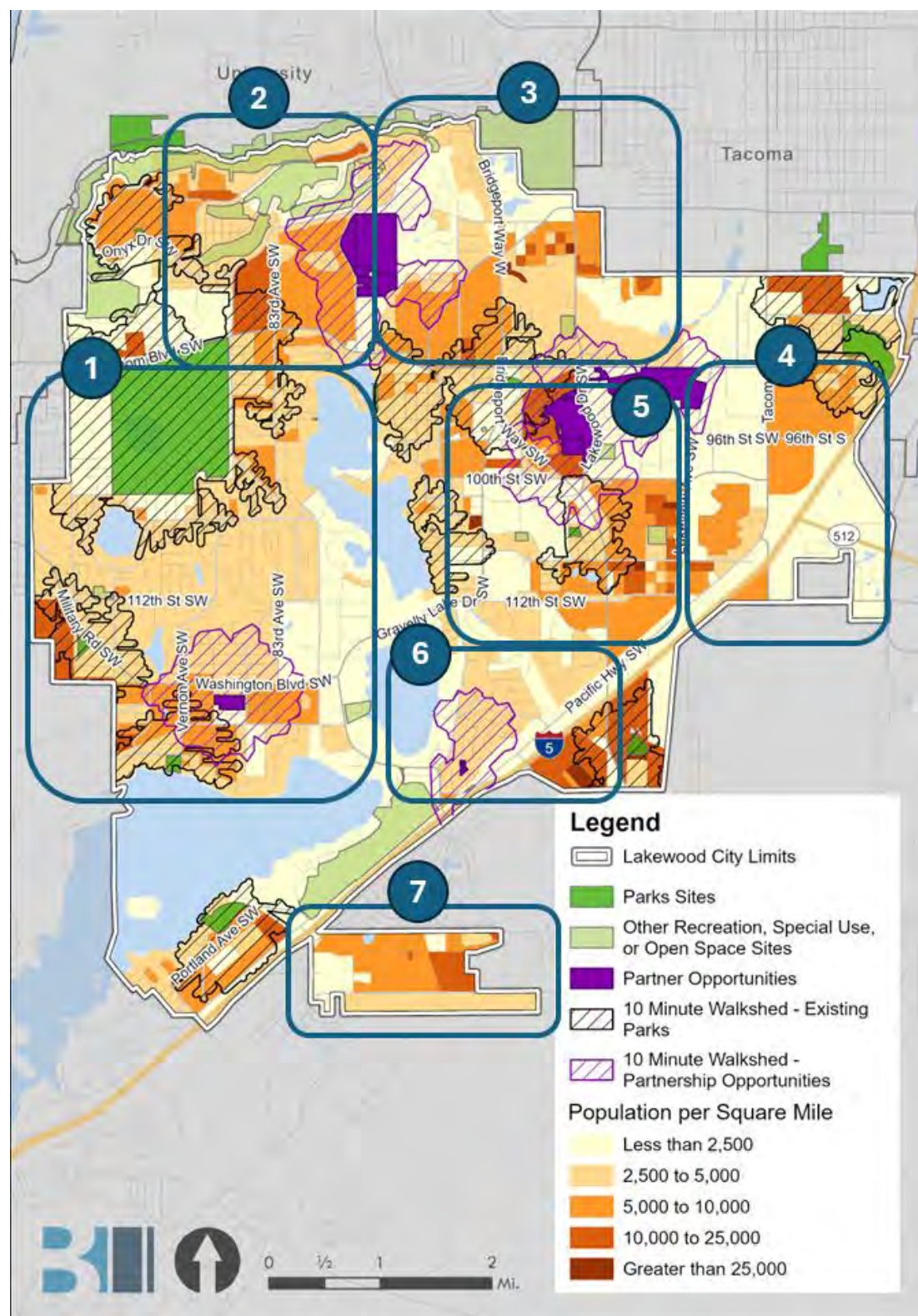
Possible partners the City could engage with include Clover Park School District, Lakewood Water District, Pierce County Parks, Pierce Transit, the Washington Department of Fish and Wildlife, and other public & private institutions. See Exhibit 8-13: Strategic Partnerships in Gap Areas and Exhibit 8-14 for details on potential partnerships to address service area gaps.

Exhibit 8-13: Strategic Partnerships in Gap Areas

Gap Area	Potential Partnership Opportunities
1	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Dower Elementary School ▪ Lochburn Middle School ▪ Lakewood Water District
4	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Clover Park High School ▪ Clover Park Technical College ▪ Pierce County Parks (Seeley Lake Park) ▪ Tyee Park Elementary School ▪ Lakewood Water District ▪ YMCA
6	<ul style="list-style-type: none"> ▪ Lakewood Water District ▪ Tacoma Golf and Country Club
7	<ul style="list-style-type: none"> ▪ Carter Lake Elementary School ▪ Lakewood Water District

Source: BERK, 2026.

Exhibit 8-14: Strategic Partnerships in Gap Areas Map



Source: BERK, 2026.

Exhibit 8-15: Partnership Opportunities already Discussed by the City

Service Area Gap	Potential Partner Opportunity
Area 1	Former Lake City Elementary School
Area 2	South Puget Sound Wildlife Area
Area 5	Clover Park Technical College
Area 5	Seeley Lake Park
Area 6	Lakewood Water District property

If all the partnerships noted Exhibit 8-15 were established, citywide park access would improve. Access would particularly improve in gap areas 2, 5, and 6. Access would also improve in some smaller parts of areas 1, 3, and 4.

A future trail connection proposed between the Water Flume Trail and North Chambers Creek provides an interesting partnership opportunity. This would be a partnership between Pierce County, Tacoma, and Lakewood. There may also be potential to add parklike amenities on part of the trail. This could provide access in gap area 3.

As discussed in Section 6.5, gap areas 3, 4, 5, and 7 have the lowest Opportunity Index scores. These are 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. As such, area 4 may be lower priority for park investments.

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.

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. New acquisitions will be needed in some areas. If the likely partnership properties discussed above in strategy E 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 E, gap areas 3, 4, 5 and 7 have the lowest Opportunity Index scores, and Area 6 also has low-moderate Opportunity Index scores. 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 4.6 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.
- Total trail miles in Lakewood.

G. Pursue opportunities to add tree canopy on park sites.

Lakewood conducted an Urban Forest Assessment was in 2024. It identified existing canopy cover and plantable areas throughout the City. Exhibit 8-16 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. These parks have opportunities to align park projects with the citywide canopy cover goal.



Oregon White Oaks (Garry Oaks)

Exhibit 8-16: 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

8.3 Capital Project Management

H. Ensure capital project management capacity aligns with planned project timelines.

Even a well-funded project list cannot be completed without project management staff capacity. Project management capacity is often bolstered by consultants. The current capital plan includes enough work to inundate a single project manager who is solely serving as a liaison to consulting groups to complete the projects.

Lakewood has two capital project management FTEs, however one position was unfilled for the majority of 2026. Workload sequencing is an ongoing challenge for capital project management. Grants provide most of the funding for Lakewood's parks capital projects. Many projects must adhere to grant deadlines. Projects with grant deadlines must be prioritized over new projects to ensure compliance with grant requirements. This means grant-limited projects take precedence, even over new priority projects.

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 8-17). In addition to these steps, capital project managers also manage grant reporting requirements.

Aligning projects 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. It is recommended that the PRCS department add a planner or community outreach position to support these efforts.

Exhibit 8-17: 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	High (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 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.

The City can realize some efficiencies by completing master planning and feasibility studies in close timing to design, permitting, and construction. If too much time passes, master plans may be based on outdated conditions or engagement findings. When possible, it is most efficient to plan for these stages to happen in sequence without large gaps in between.

The City should understand that each of these stages take time to complete. Projects may require 4-6 years to complete if funding applications and third-party permits are required. Exhibit 8-18 shows the typical steps and phases of a capital project. Public engagement and adoption processes are important elements to each phase. Meaningful public input is a requirement of most parks projects and funding sources for park projects.

Exhibit 8-18: Project Process

Step	Phase
Site Feasibility and Acquisition	Pre-planning
Master Planning	Early Planning: schematic level design and cost estimate
Visioning and Needs Assessment	
Design and Permitting	Construction document development
Construction	Bidding & construction management
Project Closeout (Permits, Grants, Notice of Completion)	Closeout administration

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.

8.4 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



Dancing in the Street

Partnerships can be used to support 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 provides opportunities for other organizations to use park spaces for programs. These programs can vary based on market demand and organization priorities.

Survey results, discussed in Chapter 6 *Demands and Needs Analysis*, suggest that City day camps, older adult programming, and youth programming have room for improvement. 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 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.

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. These events provide recreation opportunities, improve safety, and deter vandalism. It is recommended that the City work with partners to facilitate events at City parks. This includes volunteer events as well as 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 at Fort Steilacoom Park

In addition, the City has a special use permit process that results in hundreds of partner-driven events and functions that activate parks as a gathering space. These activities could be more broadly promoted through a collective calendaring of 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.

it is recommended that the City continue to explore opportunities to support community-driven 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 infrastructure beautification that provide a way to brighten and celebrate the culture and history of the city. Interpretive art and 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).



Artist: Gerardo Peña (aka Periko the Artist), 2025

Appendix A: Ordinance Adopting the 2026 Legacy Plan Update

<<to be added after adoption>>

Appendix B: 2026 Legacy Plan Community Engagement Survey



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.) | ☐ Family Activities | ☐ Play unscheduled sports (pick-up/informal) |
| ☐ Private event | ☐ Meet friends | ☐ Playgrounds |
| ☐ Bike course (trail or pump track) | ☐ Older adult programming | ☐ Restrooms |
| ☐ Community Garden | ☐ Paddleboarding | ☐ Use picnic/shelter areas |
| ☐ Dog Park | ☐ Kayaking | ☐ Walk or Run |
| ☐ Enjoy the outdoors or nature | ☐ Play scheduled sports (organized) | ☐ Water access/fishing/swimming |
| ☐ Other (specify here) | | |

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 | ☐ Fishing piers | ☐ Skate park |
| ☐ Boat launch (motorized) | ☐ Dog park | ☐ Spray Park |
| ☐ Hand carry launch for watercrafts (non-motorized) | ☐ Sports courts (basketball, pickleball, tennis) | ☐ Walking Trails (paved) |
| ☐ Picnic shelter | ☐ Sports fields (baseball, football, soccer etc.) | ☐ Walking Trails (unpaved) |
| ☐ Playground | ☐ Public art | |
| ☐ Cycling (mountain bike trails or pump tracks) | ☐ Seating | |
| ☐ Other (please specify) | | |

IV. Demographics Section (Questions 19-23)

22. Which of the following best describes your household?

- ☐ Single, no children
- ☐ Couple, no children
- ☐ Single, with children



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?

Recreation?

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.

Appendix C: 2026 Legacy Plan Update Draft Feedback Survey

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 D: 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 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 E: 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 F: 2026 PACA Quality Scorecard

Park	City Park	Pavilion	Benches	Picnic Table	Landscaped Beds	Natural Areas	Shelter 1
Active Park	Y	N/A	2	2	N/A	N/A	3
American Lake Park	Y	N/A	3	3	3	N/A	3
Blueberry Park	N	N/A	N/A	N/A	N/A	1	N/A
Chambers Creek Trailheads	Y	N/A	N/A	N/A	N/A	1	N/A
Colonial Plaza	Y	N/A	2	N/A	2	N/A	N/A
Edgewater Park	Y	N/A	N/A	N/A	N/A	2	N/A
Fort Steilacoom Park	Y	3	3	3	2	2	3
Gravelly Lake Loop	Y	N/A	N/A	N/A	N/A	N/A	N/A
Harry Todd Park	Y	N/A	2	2	2	2	2
Kiwanis Park	Y	N/A	2	2	2	N/A	N/A
Lake City Blvd Street End	Y	N/A	N/A	2	N/A	1	N/A
Oakbrook Park	Y	N/A	N/A	2	2	N/A	N/A
Old Settlers Cemetery	N	N/A	N/A	N/A	N/A	2	N/A
Primley Park	Y	N/A	N/A	3	N/A	2	N/A
Ponders Corner	Y	N/A	N/A	2	N/A	2	N/A
Springbrook Park	Y	N/A	3	2	2	2	2
Wards Lake Park	Y	N/A	3	3	3	2	3
Washington Park	Y	N/A	2	2	2	N/A	N/A
Westlake Street End	Y	N/A	N/A	N/A	N/A	N/A	N/A

Appendix G: 2026 PACA Quality Scorecard

Park	Shelter 2	Shelter 3	Shelter 4	Shelter 5	Public Art	Unpaved Trails	Paved Pathways
Active Park	N/A	N/A	N/A	N/A	N/A	N/A	2
American Lake Park	3	N/A	N/A	N/A	3	N/A	3
Blueberry Park	N/A	N/A	N/A	N/A	N/A	1	N/A
Chambers Creek Trailheads	N/A	N/A	N/A	N/A	N/A	2	N/A
Colonial Plaza	N/A	N/A	N/A	N/A	2	N/A	3
Edgewater Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fort Steilacoom Park	3	3	3	3	3	2	3
Gravelly Lake Loop	N/A	N/A	N/A	N/A	N/A	N/A	3
Harry Todd Park	2	N/A	N/A	N/A	N/A	2	2
Kiwanis Park	N/A	N/A	N/A	N/A	N/A	N/A	2
Lake City Blvd Street End	N/A	N/A	N/A	N/A	N/A	1	N/A
Oakbrook Park	N/A	N/A	N/A	N/A	N/A	N/A	2
Old Settlers Cemetery	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Primley Park	N/A	N/A	N/A	N/A	N/A	2	N/A
Ponders Corner	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Springbrook Park	2	N/A	N/A	N/A	N/A	N/A	3
Wards Lake Park	N/A	N/A	N/A	N/A	3	3	3
Washington Park	N/A	N/A	N/A	N/A	N/A	N/A	2
Westlake Street End	N/A	N/A	N/A	N/A	N/A	1	N/A

Appendix G: 2026 PACA Quality Scorecard

Park	Ballfields	Basketball	Multipurpose	Ground Equipment	Skate Park	Spray Park	Tennis
Active Park	N/A	2	3	2	N/A	N/A	N/A
American Lake Park	N/A	N/A	N/A	3	N/A	N/A	N/A
Blueberry Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chambers Creek Trailheads	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Colonial Plaza	N/A	N/A	2	N/A	N/A	N/A	N/A
Edgewater Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fort Steilacoom Park	3	N/A	2	2	N/A	N/A	N/A
Gravelly Lake Loop	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Harry Todd Park	2	3	3	3	N/A	N/A	N/A
Kiwanis Park	N/A	N/A	N/A	3	2	N/A	N/A
Lake City Blvd Street End	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Oakbrook Park	N/A	N/A	N/A	3	N/A	N/A	N/A
Old Settlers Cemetery	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Primley Park	N/A	N/A	N/A	3	N/A	N/A	N/A
Ponders Corner	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Springbrook Park	N/A	3	2	3	N/A	1	N/A
Wards Lake Park	N/A	N/A	N/A	3	3	N/A	N/A
Washington Park	2	2	N/A	3	N/A	N/A	N/A
Westlake Street End	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Appendix G: 2026 PACA Quality Scorecard

Park	Turf Elements	Lighting - External Building	Lighting - Street Light	Parking Areas	Restrooms	Entry Signs	Internal Signage
Active Park	2	N/A	2	1	N/A	3	2
American Lake Park	3	3	2	3	3	3	3
Blueberry Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chambers Creek Trailheads	N/A	N/A	N/A	1	N/A	N/A	1
Colonial Plaza	2	2	3	3	N/A	N/A	N/A
Edgewater Park	1	N/A	2	N/A	N/A	N/A	2
Fort Stellacoom Park	2	3	3	2	2	3	2
Gravelly Lake Loop	N/A	N/A	3	3	N/A	N/A	N/A
Harry Todd Park	2	3	3	3	3	3	2
Kiwanis Park	2	2	2	3	2	3	2
Lake City Blvd Street End	N/A	N/A	2	2	N/A	N/A	2
Oakbrook Park	2	N/A	2	2	N/A	3	2
Old Settlers Cemetery	2	N/A	2	N/A	N/A	1	N/A
Primley Park	N/A	N/A	N/A	N/A	N/A	3	2
Ponders Corner	N/A	N/A	N/A	2	N/A	N/A	N/A
Springbrook Park	2	N/A	2	3	N/A	3	2
Wards Lake Park	2	2	2	3	3	3	3
Washington Park	3	N/A	2	2	N/A	3	2
Westlake Street End	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Appendix G: 2026 PACA Quality Scorecard

Park	ADA Compliance	Notes	PACA Quality Score
Active Park	2	Play equipment is one of the oldest in the City, Irrigation Controller needs replaced.	2.15
American Lake Park	3	Need new Lights in Boat Launch parking lot	2.94
Blueberry Park	1	The Blueberry Farm Park is undeveloped	1.00
Chambers Creek Trailheads	N/A	Lakewood has several trailheads, though the major	1.25
Colonial Plaza	3	Irrigation repair. Bench slats need repair.	2.40
Edgewater Park	N/A	Edgewater Park is currently under development	1.75
Fort Stellacoom Park	2	Baseball parking lot needs resurfacing. Concrete tat	2.58
Gravelly Lake Loop	3		
Harry Todd Park	2	Old shelter needs to be replaced. Baseball field nee	2.40
Kiwanis Park	2	Inspect and refinish skate park joints and surfaces.	2.21
Lake City Blvd Street End	1		1.57
Oakbrook Park	2	Parking lot resurfacing/painting. Needs new shelter	2.20
Old Settlers Cemetery	1		1.60
Primley Park	1	Needs ADA parking stall. Tree maintenance.	2.29
Ponders Corner	1	General landscaping maintenance.	1.75
Springbrook Park	3	Water fountain needs to be replaced. Misting towe	2.35
Wards Lake Park	3	Needs wayfinding signage.	2.78
Washington Park	3	Baseball field & backstop need to be replaced. Park	2.31
Westlake Street End	N/A	Westlake Ave Street End is currently under develop	1.00

Appendix G: Parks & Recreation Advisory Board Recommendation for Adoption

October 1, 2026

Mayor and Members of the Lakewood City Council
City of Lakewood
Lakewood, Washington

RE: Lakewood Parks Legacy Plan – Parks & Recreation Advisory Board Recommendation for Adoption

Dear Mayor and Councilmembers:

On behalf of the Lakewood Parks & Recreation Advisory Board, we are pleased to express our support for the Lakewood Parks Legacy Plan and recommend that the City Council adopt the Plan.

The Board recognizes the importance of having a current, comprehensive vision for the future of Lakewood's parks, recreation facilities, open spaces, and trails. The Plan provides an important framework for guiding future investments, establishing priorities, and positioning the City to pursue available grant and other funding opportunities. We appreciate the work that has gone into developing the Plan and believe its adoption will provide meaningful direction for the City and the community.

As we considered the Plan, the Board identified several areas that we believe warrant continued attention as the Plan moves forward.

Community Engagement and Timing

The Board recognizes the importance of adopting the Plan by the end of the year in order to maintain eligibility for certain funding opportunities. We understand that this creates a relatively compressed timeline for final approval.

At the same time, several Board members expressed concern that the process has moved on an accelerated timeline toward adoption and questioned whether the broader community is sufficiently aware that the Plan is nearing final approval. We also discussed whether there has been adequate opportunity for the public to review and provide feedback on the final version of the Plan.

We encourage the City to continue public outreach and communication regarding the Plan, particularly as it moves toward adoption and implementation. To the extent the schedule allows, additional community awareness and opportunity for public input on the final Plan would be beneficial. While the Board supports moving

forward within the necessary timeframe, we believe continued community engagement will strengthen the Plan and help build public understanding and support for its long-term goals.

12-Year Park Refresh Cycle

The Board also discussed the proposed policy to complete a refresh of each park on a 12-year cycle. We support the concept of regularly evaluating and reinvesting in each park and recognize the value of establishing a predictable planning cycle.

However, we question whether a 12-year cycle is achievable given the City's existing staffing capacity, funding resources, maintenance responsibilities, capital needs, and the number of parks within the system. We recommend that the City periodically evaluate the feasibility of this goal and ensure that implementation expectations remain aligned with available resources.

The 12-year cycle could serve as a long-term target, with the timing of individual park refreshes adjusted as necessary based on available funding, staffing, park conditions, community needs, and other City priorities.

Overall Recommendation

The Lakewood Parks & Recreation Advisory Board believes the Parks Legacy Plan provides a strong foundation for the future of Lakewood's park system. We recognize that no plan can anticipate every future challenge or funding constraint, and we believe the Plan should remain a living document that can be adjusted as circumstances and community needs evolve.

For these reasons, the Board supports adoption of the Lakewood Parks Legacy Plan and recommends that the City Council move forward with adoption while continuing to emphasize meaningful community communication and engagement and regularly evaluating the City's capacity to implement the Plan's goals.

We appreciate the effort that went into developing the Plan and look forward to working with the City Council, staff, and community to help carry its vision forward.

On behalf of the Lakewood Parks & Recreation Advisory Board,

Jason H. Gerwen
Chair, Lakewood Parks & Recreation Advisory Board

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 2, 2026	TITLE: Resolution adopting an Economic Development Strategy Framework.	TYPE OF ACTION: — ORDINANCE NO. <u>X</u> RESOLUTION NO. 2026-10 — MOTION NO. — OTHER
REVIEW: October 12, 2026	ATTACHMENTS: Resolution	

SUBMITTED BY: Becky Newton, Economic Development Manager

RECOMMENDATION: It is recommended that the City Council pass the Resolution to establish a phased strategic redevelopment framework.

DISCUSSION: Lakewood has established targets for both net new housing units and job growth citywide.

The resolution will establish a framework by which to follow in order to meet targets regardless of staffing and/or City Council composition over multiple years.

The intent of the resolution is to implement existing vision, goals, and policies of the Comprehensive Plan, and to strengthen the City's long-term economic and fiscal vitality, and to accelerate redevelopment in order to meet targets.

Lakewood Station District is the pilot area. Staff will report back within 180 days of adoption, and provide annual progress updates.

ALTERNATIVE(S): 1. Approve resolution as presented, or 2. Approve resolution with amendments, or 3. Deny approval.

FISCAL IMPACT: No impact to approved budget with adoption of the Resolution.

Becky Newton Prepared by	 City Manager Review
Department Director	

RESOLUTION NO. 2026-10

A RESOLUTION of the City Council of the City of Lakewood, Washington, establishing a phased strategic redevelopment framework for citywide economic development including regular progress reporting to Council, with the Lakewood Station District as the initial pilot area.

WHEREAS, the City of Lakewood is committed to promoting sustainable economic growth, encouraging private investment, supporting employment opportunities, expanding housing choices, and strengthening the City's long-term economic and fiscal vitality; and

WHEREAS, the City has adopted comprehensive planning policies, development regulations, and economic development programs intended to encourage reinvestment throughout the community, including the Downtown Subarea Plan, the Lakewood Station District Subarea Plan and the Tillicum-Woodbrook Subarea Plan; and

WHEREAS, the Downtown Subarea Plan envisions Downtown as the heart of Lakewood, best experienced by walking or biking, with a cohesive, well-designed mix of retail, restaurant, employment, and housing options that support civic life and a strong economy; the Lakewood Station District Subarea Plan envisions an amenity-rich, pedestrian-oriented, transit-oriented development node surrounding the Lakewood Sounder Station, with a dense mix of commercial and medical office, retail, services, hospitality, and high-density ownership and rental housing, and the Tillicum-Woodbrook Subarea Plan calls for increased residential density, new community and civic spaces, improved multimodal connectivity, and a thriving community that reflects its diversity and history; and

WHEREAS, the Comprehensive Plan adopts 2020–2044 citywide growth targets of 9,378 net new housing units, 9,863 net new jobs, and 574 emergency housing units; the adopted Downtown Subarea Plan anticipates 2,257 net new housing units and 7,317 net new jobs by 2035; the adopted Lakewood Station District Subarea Plan anticipates 1,772 net new housing units and 1,276 net new jobs by 2035; the balance of the citywide targets, approximately 5,349 housing units and 1,270 jobs, is planned to be accommodated outside these subareas; and⁴⁸⁹

redevelopment advanced under this framework is intended to help the City accommodate these adopted targets; and

WHEREAS, this framework is intended to implement, and not to replace or amend, the existing vision, goals, and policies of the Comprehensive Plan and the adopted subarea plans; and

WHEREAS, several commercial districts and redevelopment opportunity areas within Lakewood continue to experience limited redevelopment activity despite zoning, access to transportation infrastructure, and proximity to regional employment and economic assets; and

WHEREAS, redevelopment opportunities may be constrained by fragmented property ownership, development feasibility, infrastructure requirements, regulatory conditions, and limitations in available financing; and

WHEREAS, the City has developed a four-phase redevelopment framework designed to systematically evaluate and address barriers to private investment while maintaining appropriate public safeguards including financial accountability, transparency; and

WHEREAS, the framework is intended to be adaptable to individual districts and redevelopment opportunities throughout Lakewood, recognizing that each area presents different market conditions, development constraints, and investment potential; and

WHEREAS, the Lakewood Station District is identified as the pilot and first evaluation area based on the established vision and goals of the Lakewood Station District Subarea Plan, it's proximity to the Sounder Station and regional connections, identified code and parcel-assembly considerations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, HEREBY RESOLVES, as follows:

Section 1. Endorsement of Redevelopment Framework

The City Council hereby endorses the four-phase economic development and redevelopment framework described below as a standing priority and guiding approach for identifying, evaluating, prioritizing, and advancing strategic redevelopment opportunities in specific subareas in the City of Lakewood.

The framework shall consist of the following phases:

Phase 1: Diagnose. Start from the vision and goals of the adopted subarea plan. Identify the specific barrier to meeting those goals: a code gap (no minimums), an assembly gap (too many small owners), a financing gap, or some combination. Confirm the demand-side case exists (transit access, employment base, adjacent investment) and confirm what the market will support so any minimums proposed in Phase 2 reflect real development capacity and a defined return on investment, not just the diagnosed gap.

Phase 2: Enable. Prepare for Council consideration code amendments that address the code gap where applicable (e.g. minimum height/FAR requirements, form-based code), consistent with the adopted subarea plan vision and planned action thresholds.

- Evaluate where state law already mandates action (SB 5184 and HB 1491) to eliminate parking minimums and require a 3.5 average FAR near Sounder stations).
- Evaluate and recommend to Council financing tools (TIF headroom, CRF, LTIF term, or other).

Phase 3: Assemble. Identify and evaluate a targeted catalyst site rather than a citywide master-developer posture. State law does not allow the City to purchase property for redevelopment purposes generally; each acquisition approach must be tied to an identified public purpose, as determined by Council. The City will define the public improvement program (streets, utilities, parks, civic facilities) in parallel with parcel identification, so each acquisition carries that public-purpose justification. Land not needed for the public improvements may be considered for surplus and disposition to private investment, in accordance with applicable laws, through Council-approved development agreements that include performance requirements that implement the adopted subarea plan vision.

- City-led or City-facilitated parcel assembly, subject to Council public purpose determinations, sized to what the market can absorb (for Station District, roughly 25 acres near the platform, not the full 211-acre subarea).

Phase 4: Protect & Deliver. Anti-displacement protections built in from the start, not added after the fact. Protections shall be consistent with the anti-displacement goals and policies of the applicable subarea plan. This is required in districts with documented lower-income concentration. An anti-displacement strategy shall be presented to Council before any developer solicitation is issued; solicitation, development agreements, and delivery then proceed subject to Council approval.

Section 2. Citywide Application

The City Council establishes the four-phase framework as a continuing strategic approach to redevelopment throughout Lakewood.

The framework may be applied to the Downtown Subarea, Lakewood Station District, International District, Springbrook, Tillicum-Woodbrook Subarea, and other areas identified through future analysis and Council direction. Listing these areas does not establish a sequence or priority among them. Applying the framework to any district other than the Lakewood Station District requires additional Council direction.

The application of the framework to individual districts shall be informed by market conditions, redevelopment potential, infrastructure requirements, anticipated public benefits, financial feasibility, and available City resources.

Application of the framework in any district shall be consistent with, and shall implement, the Comprehensive Plan and the vision, goals, and policies of the adopted subarea plan for that district, and shall support the adopted growth targets recited in this resolution. Where implementation would exceed planned action thresholds or require changes to an adopted subarea plan, those changes shall be brought to Council through the Comprehensive Plan amendment, public and SEPA review processes. This resolution does not amend the Comprehensive Plan, any subarea plan, or any planned action ordinance.

Section 3: Initial Application – Lakewood Station District

The City Council supports continued evaluation of the Lakewood Station District as an initial pilot application of the four-phase framework.

The City Manager or designee is authorized, within existing appropriations and administrative authority, to coordinate preliminary implementation planning, including:

1. Scoping a market feasibility assessment to identify realistic development opportunities and potential investment demand.
2. Evaluating applicable development regulations and identifying potential amendments consistent with state law, the vision and goals of adopted City Comprehensive Plan and subarea plans.
3. Identifying and evaluating potential catalyst sites and related public infrastructure needs, including a preliminary public improvement program that would establish the public purpose for any future acquisition.
4. Assessing available financing tools and public-private partnership opportunities. This includes verifying tax increment financing capacity with the Finance Department and bond counsel, evaluating Community Revitalization Financing under chapter 39.89 RCW and other financing options for presentation and consideration by Council.
5. Evaluating means and measures to minimize displacement and address potential impacts on existing residents and businesses.
6. Identifying implementation resources, potential partners, preliminary schedules, and future Council decision points.

Selection of the Station District for initial evaluation shall not preclude the City from advancing other redevelopment opportunities when warranted.

Section 4: Financial Evaluation and Risk Management

The City Manager or designee is directed to coordinate with the Finance Department, legal counsel, and appropriate technical advisors to evaluate potential financing mechanisms and implementation structures.

Such evaluation may include tax increment financing, Community Revitalization Financing, state and federal infrastructure programs, grants, financing partnerships, and other legally available resources.

Recommendations involving significant public financial commitments shall include an assessment of financial feasibility, anticipated public benefits, potential risks, the share of public investment expected from external sources compared with City funds, impacts to existing City obligations, and applicable statutory requirements.

Section 5: Public Benefit and Community Considerations

The City shall consider potential displacement, housing affordability, impacts on existing businesses, community needs, and equitable access to redevelopment benefits as part of project evaluation and implementation planning, consistent with the housing and anti-displacement goals and policies of the Comprehensive Plan and applicable subarea plans, including the City's adopted growth targets.

Section 6: Implementation and Accountability

Staff shall provide the City Council with an initial implementation progress report within 180 days of adoption of this resolution, including recommended next steps, preliminary resource needs, financing considerations, and anticipated Council decision points.

Thereafter, staff shall provide annual updates on implementation activities, progress toward redevelopment objectives, private investment, development activity, and other relevant performance measures.

Section 7: Reservation and Council Authority

This resolution establishes strategic operational direction and authorizes preliminary planning and evaluation within existing administrative and budgetary authority. Nothing in this resolution shall be construed as authorizing:

- The acquisition, condemnation of eminent domain for any real property or any determination of public purpose for an acquisition;
- The issuance of debt or approval of a financing obligation;
- The creation, modification, or rescission of a tax increment area;

- The appropriation or expenditure of funds beyond existing budgetary authorization;
- The adoption or amendment of development regulations, the Comprehensive Plan or any subarea plan;
- The approval of an individual redevelopment project or development agreement;
- The declaration of City property as surplus, or the sale, lease, or other disposition of City property;
- The issuance of a request for proposals, request for qualifications, or other developer solicitation;
- The execution of interlocal agreements with taxing districts, Sound Transit, or other agencies;
- The selection of, or a sequence for, any district other than the Lakewood Station District for application of this framework; or
- Any change to adopted growth targets or to the allocation of growth among the subareas.

Any such action shall be subject to separate consideration and authorization in accordance with applicable law. This resolution is a statement of operational direction. It does not create any right, entitlement, or expectation and it does not commit the City to any particular project, site, financing structure, or outcome.

This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 2nd day of November , 2026.

CITY OF LAKEWOOD

Paul Bocchi, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Ann Wachter, City Attorney