

# Ordinance No. 00588

[CITY COUNCIL MEETING MINUTES JULY 7, 2014](#)

## ORDINANCE NO. 588

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending Section 03.64.020 Lakewood Municipal Code (LMC); Designating Tax Incentive Urban Use Centers; and Enlarging the Tax Incentive Urban Use Center (TIUUC) to Encompass the Springbrook Neighborhood

WHEREAS, Chapter 84.14 RCW allows municipal governments to designate certain areas as a Tax Incentive Urban Use Center, thereby qualifying for special valuations under the state tax law; and

WHEREAS, the City of Lakewood has received a request to obtain a multifamily tax exemption for property located within the Springbrook Neighborhood, which would be redeveloped into a 208 unit multifamily development on a 5.08 acre site; and

WHEREAS, the Springbrook Neighborhood currently falls outside the City's current Tax Incentive Urban Use Centers and for this property to qualify for any benefit under Chapter 84.14 RCW, it is necessary to enlarge the City's Tax Incentive Urban Use Center in order for this property to qualify as a Tax Incentive Urban Use Center.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

Section 1: Section 03.64.020 LMC entitled "Residential Target Area Designation and Standards," is amended to read as follows:

A. ~~Existing Designation. The initial designation shall be as shown in the boundaries of the Tax Incentive Urban Use Center(s) shall be by Ordinance. The as indicated on the map attached hereto, marked as Exhibit "A" and incorporated herein by this reference and depicting these boundaries shall be on file in the City Clerk's Office, having been duly adopted after public hearing.~~

B. Public Hearing. For the purposes of designating a Residential Target Area or areas, the City Council must adopt a resolution of intention to so designate an area or areas described in the resolution. The resolution must state the time and place of a hearing to be held by the City Council to consider the designation of any such area and may include such other information pertaining to the designation as the City Council determines to be appropriate to apprise the public of the action intended. Notice of such a hearing shall be made by publication once each week for two consecutive weeks, not less than seven days nor more than thirty (30) days before the date of the hearing in a paper having general circulation in the city where the proposed Residential Target Area is located. The notice must state the time, date, place and purpose of the hearing and generally identify the area proposed to be designated as a Residential Target Area.

C. Criteria. Following the public hearing, the City Council may, in its sole discretion, designate one or more Residential Target Areas. Each designated Residential Target Area must meet the following criteria, as determined by the City Council:

1. The target area is located within a designated Tax Incentive Urban Use Center;
2. The target area lacks sufficient available, desirable, and convenient residential housing, including affordable housing, to meet the needs of the public who would likely live in the Urban Use Center if desirable, attractive and livable places were available; and
3. The providing of additional housing opportunity, including affordable housing, in the target area will assist in achieving at least one the following purposes:
  - a. Encourage increased residential opportunities within the target area; or
  - b. Stimulate the construction of new multi-family housing and the rehabilitation of existing vacant and under-utilized buildings for multi-family housing.
4. In designating a Residential Target Area, the City Council may consider other factors, including, but not limited to: whether additional housing in the target area will attract and maintain a significant increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions and social liability in the target area; and whether an increased residential population in the Residential Target Area will help to achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020. The City Council may, by ordinance, amend or rescind the

designation of a Residential Target Area at any time pursuant to the same procedure as set forth in this chapter for designation of such areas.

D. Residential Target Area Standards and Guidelines. For each designated Residential Target Area the City Council must adopt and implement standards and guidelines to be utilized in considering applications and making the determinations required under RCW 84.14.060 basic requirements for both new construction and rehabilitation, including the application process and procedures. The City Council must also adopt guidelines including the following:

1. Requirements that address demolition of existing structures and site utilization; and
2. Building requirements that may include elements addressing parking, height, density, environmental impact, public benefit features, compatibility with the surrounding property, and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the Residential Target Area. The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

E. Designated Residential Target Areas. The proposed boundaries of the Residential Target Areas must be within the boundaries of the ~~a~~ Tax Incentive Urban Use Center(s) ~~as designated and as indicated on the map attached hereto, marked as Exhibit "A" and incorporated herein by this reference and accompanying legal descriptions which are incorporated herein by reference and shall be~~ on file in the City Clerk's Office; provided that the Residential Target Areas shall also include the Urban Use Center(s) designated as noted above and as may hereafter be amended.

Section 2. Designation of Tax Incentive Urban Use Centers. The boundaries of the Tax Incentive Urban Use Centers shall be as indicated on the map attached hereto as Exhibit A.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall take place thirty (30) days after its publication or publication of a summary of its intent and contents.

ADOPTED by the City Council this 7<sup>th</sup> day of July, 2014.

CITY OF LAKEWOOD

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Don Anderson, Mayor

Attest:

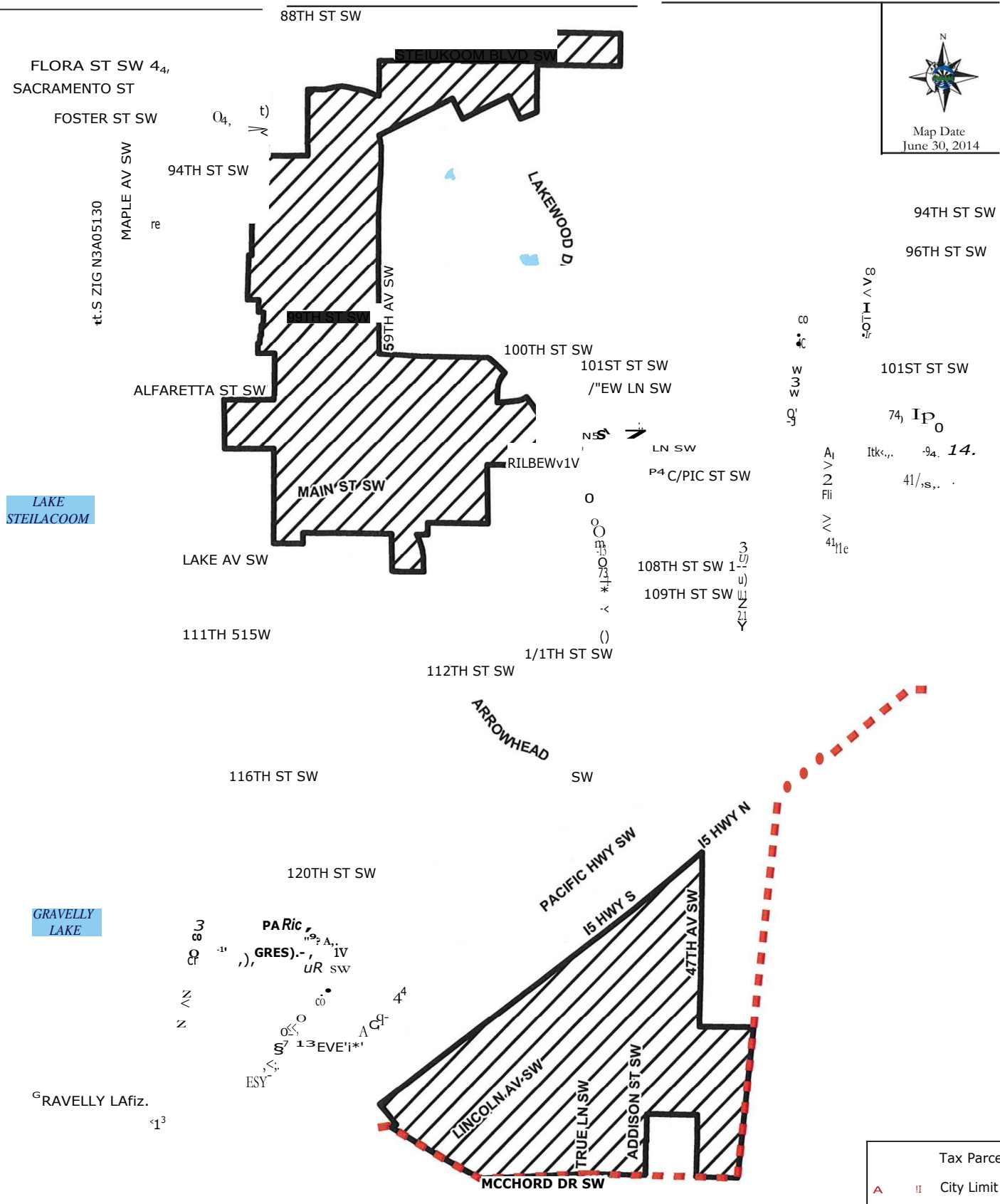
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Alice M. Bush, MMC, City Clerk

Approved as to Form:

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Heidi A. Wachter City Attorney



Map Date  
June 30, 2014



# Tax Incentive Urban Use Centers CBD and Springbrook



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