

Resolution No. 2014-02

[CITY COUNCIL MEETING MINUTES JANUARY 21, 2014](#)

RESOLUTION NO. 2014-02

A RESOLUTION of the City Council of the City of Lakewood, Washington, amending the City of Lakewood Comprehensive Plan to Recognize Centers of Local Importance.

WHEREAS, the Washington State Growth Management Act (GMA) requires cities such as the City of Lakewood to prepare a comprehensive plan with certain required elements; and,

WHEREAS, the Washington State Growth Management Act requires that local comprehensive plans be consistent with one another; and

WHEREAS, Pierce County has adopted County-wide Planning Policies (CWPPs) as a framework to help ensure consistency between the comprehensive plans of differing jurisdictions, including the County, as required by RCW 36.70A.100; and

WHEREAS, The Puget Sound Regional Council (PSRC) has been formed to coordinate growth on a region-wide basis; and

WHEREAS, the PCRC has adopted the VISION 2040 plan which promotes an environmentally friendly growth pattern that will contain the expansion of urban growth areas, conserve farm and forest lands, support compact communities where people may both live and work, and will focus new employment and housing in vibrant urban centers; and

WHEREAS, The VISION 2040 plan includes a set of multicounty planning policies (required by the Growth Management Act) that provide an integrated framework for addressing land use, economic development, transportation, public facilities, and environmental issues; and

WHEREAS, VISION 2040 provides clear and specific guidance for the distribution of population and employment growth into types of places defined as “regional geographies.” The largest share of growth is distributed to metropolitan and core cities — places with designated regional growth centers that are already connected by major transportation corridors and high capacity transit; and

WHEREAS, within the metropolitan and core cities, VISION 2040 supports concentrating population and employment growth in regionally designated growth centers. These centers serve as hubs for regional transportation, public services and amenities; and

WHEREAS, the Pierce County County-wide Planning Policies are proposed to be amended as outlined in Pierce County Ordinance No. 2013-53s to provide for designation of Centers of Local Importance (CoLIs) for the purpose of identifying local centers and activity nodes consistent with VISION 2040’s Multicounty Planning Policies. Such areas promote compact, pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety of appropriate housing options, or are located in an established industrial area; and

WHEREAS, designated Centers of Local Importance will be used as one of several criteria to rank proposals for transportation funding administered through the Pierce County Transportation Coordinating Committee (TCC) and the Pierce County Regional Council (PCRC); and

WHEREAS, Pierce County Ordinance No. 2013-53s sets forth criteria and a process for local jurisdictions to designate Centers of Local Importance; and

WHEREAS, after significant public participation and review, and after environmental review consistent with the Washington State Environmental Policy Act (SEPA), the Lakewood City Council adopted its first permanent Comprehensive Plan on the 20th day of July, 2000; and

WHEREAS, following that Comprehensive Plan adoption, and in accordance with the statutory scheme for comprehensive plan amendments, the City may engage in the process to review requests and proposals for amendment of the Comprehensive Plan only once each year; and

WHEREAS, in 2014 the Lakewood Planning Advisory Board has reviewed proposed amendments to the City's comprehensive plan that would delineate and designate several Centers of Local Importance as shown on the attached Figure 1; and

WHEREAS the Planning Advisory Board has held a duly noticed public hearing and considered citizen input regarding establishment of the proposed CoLIs as an amendment to the comprehensive plan; and

WHEREAS, the Planning Advisory Board has found that the proposed CoLIs are consistent with the concepts, principles, and design features of CoLIs as outlined in CWPP Sections UGA-48 through UGA-52.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DOES RESOLVE as Follows:

Section 1. Centers of Local Importance identified.

The following areas shown on the map attached as **Figure 1** are hereby designated as Centers of Local Importance pursuant to the Pierce County County-wide Planning Policies (CWPP) as amended by Pierce County Council Ordinance No. 2013-53s:

- A. Tillicum
- B. Fort Steilacoom/ Oakbrook
- C. Custer Road
- D. Lakewood Industrial Park/ CPTC
- E. South Tacoma Way
- F. Springbrook
- G. Woodbrook
- H. Lake City West

Section 2. Rationale and Required Findings

Centers of Local Importance are described in the CWPPs as areas that “promote compact, pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety of appropriate housing options, or be in an established industrial area.”

CWPP Policy UGA-49 states that “A CoLI may be located in either an urban or rural area, and shall include activities that provide a focal point or sense of place for a community and its surrounding area”; and UGA-50 states “A CoLI is characterized by a concentration of land uses or activities that provide a sense of place or gathering place for a community and its surrounding area.”

The seven CoLIs are designated based on the following rationale:

Tillicum

The community of Tillicum is designated as a Center of Local Importance based on its characteristics as a compact, walkable community with its own unique identity and character. The area is located just outside the main gates of both Joint Base Lewis-McChord (JBLM) and Camp Murray National Guard Base (“Camp Murray”). The area is geographically isolated from the rest of Lakewood because of inadequate street connections. The only practical access to the area is provided by Interstate 5. This center provides a sense of place and serves as a gathering point for both neighborhood residents and the larger region with regard to the resources it provides for Camp Murray, JBLM, and access to American Lake.

The Tillicum area includes many of the design features for a Center of Local Importance (CoLI) as described in CWPP UGA-50, including:

- * Civic services including the Tillicum Community Center, Tillicum Elementary School, a fire station, JBLM and Camp Murray, the Tillicum Youth and Family Center, and several veterans service providers.
- * Commercial properties along Union Ave. SW that serve highway traffic from I-5, personnel from JBLM and Camp Murray, and local residents.
- * Recreational facilities including Harry Todd Park, the Commencement Bay Rowing Club, and a WDFW boat launch facility that attracts boaters from around the region.
- * Historic resources including Thornewood Castle. Much of the area was developed between 1908 and the 1940s. The street pattern around Harry Todd Park reflects the alignment of a trolley line that served the area in the early 1900's.
- * Approximately 62 acres partially developed with, and zoned for, multi-family residential uses.

The Tillicum area is subject to specific treatment in the Comprehensive Plan (Section 3.10, Goal LU-52, LU-53 and Policies LU-53.1 through LU-53.4.) Also, the City adopted the Tillicum Neighborhood Plan in June 2011.

Fort Steilacoom/Oakbrook

The Fort Steilacoom/Oakbrook area is being designated as a CoLI based on its characteristics as a discrete area providing resources of both local and statewide importance. Fort Steilacoom was one of earliest outposts of European settlement in the Northwest. The Fort was later expanded and converted to Western State Hospital. The hospital currently serves approximately 800 patients and employs approximately 1,850 staff. Pierce College was developed on approximately 75 acres of surplus hospital property beginning in 1967. The remaining hospital farmland south of Steilacoom Boulevard became Fort Steilacoom Park in the late 1970s. The designated CoLI area includes Western State Hospital, the Pierce College campus, Fort Steilacoom Park, and commercial and multi-family residential development immediately adjacent to the east.

The designated center area includes many of the design features for a Center of Local Importance (CoLI) as described in CWPP UGA-50, including:

- * Civic services, including Western State Hospital, the Oakbrook Fire Station, Pierce College, Custer Elementary and Hudtloff Junior High Schools, commercial areas, recreational areas, cultural facilities and activities, historic buildings and sites, and residential areas.
- * Commercial services in the Oakbrook and Thunderbird Plaza shopping centers;
- * Recreational resources in Fort Steilacoom Park including Waughop Lake and the Fort Steilacoom Golf Course;
- * Cultural and Historic Resources in the Western State Hospital and Fort Steilacoom buildings and the Fort Steilacoom History Museum; and,
- * Residential resources in the multi-family residential areas north of the Oakbrook and Thunderbird Plaza commercial areas.

Further development at Western State Hospital and Pierce College is guided by master plan documents developed for each entity and implemented through discretionary land use permits (administrative use permits and conditional use permits) issued by the City. Fort Steilacoom Park is managed through the City's Legacy Plan which guides development of the City's parks and recreation programs.

Custer Road

The Custer Road area is being designated as a CoLI based on its emerging status as a significant urban node of the City. The area is bounded by Flett Creek on the west, the Flett Wetlands to the south, Leach Creek and Meadowpark Golf Course to the north, and the City boundary/ Calvary cemetery and Mount Tahoma High School to the east. Custer Road is a Principal Arterial street supporting numerous retail facilities and restaurants. The designated center area includes many of the design features for a Center of Local Importance (CoLI) as described in CWPP UGA-50, including:

- * Important commercial resources including a Wal-Mart Superstore, H and L Produce and a variety of resident-serving commercial uses along Custer Road through this area;
- * Industrial facilities (Mutual Materials and Sound Glass);
- * Residential resources in the underdeveloped areas south of Custer Road which are zoned for multi-family and mixed residential uses.

Lakewood Industrial Park/ CPTC

The Lakewood Industrial Park/Clover Park Technical College (LIP/CPTC) area is designated as a Center of Local Importance based on its status as an intense industrial and educational activity hub for the City. The designated center area includes many of the design features for a Center of Local Importance (CoLI) as described in CWPP UGA-50, including:

Civic services: CPTC has an average enrollment of approximately 3,400 students and employs approximately 475 faculty. The CoLI area also includes the Lakewood YMCA, the Lakewood Police Department Headquarters, a Fire Station, the Clover Park School District Auxiliary Services Center, and the newly constructed Harrison Preparatory Academy serving approximately 1,450 K-12 students.

Industrial areas: The Lakewood Industrial Park is located on 170 acres and supports 64 businesses with 1,250 employees. The delineated area also includes a Lowe's Home Improvement Center on 100th Street SW. The Lakewood Industrial Park has access to the Sound Transit railroad right-of-way along Lakeview Drive SW.

Development in the Lakewood Industrial Park and Clover Park Technical College is guided by master plans adopted for both facilities.

South Tacoma Way

South Tacoma Way is designated as a CoLI based on its commercial significance to the City. Prior to the construction of Interstate 5 in the late 1950's, South Tacoma Way was part of State Route 99, the primary north-south highway through the Puget Sound region. The South Tacoma Way area is now the City's most prolific commercial area and home to a nascent "International District". The area supports a number of commercial establishments, Pierce Transit headquarters, and other businesses.

Springbrook

The area just outside the gate to JBLM on Bridgeport Way SW is a designated as a CoLI based on its importance to the City and special status as a compact high-density residential area. The area includes the main access gate to the air-field portion of JBLM. The area currently includes Springbrook Park, CenterForce Industries, neighborhood commercial uses, and approximately 100 acres of multi-family residential zoning currently developed with approximately 1,565 multi-family dwelling units. A new water line has recently been extended to the area which will help accommodate additional growth.

Woodbrook

The central Woodbrook area is proposed to be designated as a CoLI based on its emergence as an important industrial node. Approximately 170 acres have been zoned for industrial uses. Sewers have been extended to the area and roadway improvements have been made to accommodate redevelopment of the area with industrial uses and to facilitate traffic using the JBLM Logistics gate at the end of Murray Road SW. Additional improvements are planned. One 45,000 sq. ft. industrial building has been constructed, and approximately 700,000 sq. ft. of additional industrial space has been approved for development. The City adopted the Woodbrook Business Park Development Report in July, 2009, which analyzes development issues and makes recommendations regarding redevelopment of the area with industrial uses.

Lake City West

The area just outside the North Gate Road at JBLM has emerged as a major traffic corridor with the expansion of North Gate on JBLM. A major expansion of North Gate has occurred with hundreds of new low - and medium - density single family residences, two new elementary schools, and military barracks serving military personnel and their families. North Gate has also expanded to include new military industrial warehousing. Consequently, these land use changes have modified the City's street classification system and impacted existing residential neighborhoods. Traffic currently moves from North Gate to Lake City West, and then to Washington Boulevard SW, which operates at a designated Level of Service rating of "F."

Section 2. Comprehensive Plan amendment. The Lakewood City Council hereby expresses its intent to add a new Section 2.5 to the text of the Comprehensive Plan as part of the 2014 amendment package as follows:

2.5 Centers of Local Importance

Centers of Local Importance (CoLI), shown in **Figure 1**, are designated pursuant to the Pierce County County-wide Planning Policies for the purpose of identifying local centers and activity nodes that are consistent with VISION 2040's Multicounty Planning Policies. Such areas promote compact, pedestrian oriented development with a mix of uses, proximity to diverse services, and a variety of appropriate housing options, or are located in an established industrial area.

The existing Section 2.5- Urban Growth Areas shall be renumbered as Section 2.6.

Section 3. Severability. If any portion of this Resolution or its application to any person or circumstances is held invalid, the remainder of the Resolution or the application of the provision to other persons or circumstances shall not be affected.

Section 4. Effective Date. That this Resolution shall be in full force and effect immediately upon its adoption by the Lakewood City Council.

ADOPTED by the City Council this 21st day of January, 2014.
CITY OF LAKEWOOD

Attest: _____
Don Anderson, Mayor

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney