

RESOLUTION NO. 2014-16

A Resolution of the City Council of the City of Lakewood
establishing the Springbrook Residential Target Area (RTA)

WHEREAS, the City of Lakewood has received a request from the Fir Acres Development Company (FADC) to obtain a multifamily tax exemption for the defunct Fire Acres Mobile Home Park and convert the subject property into a multifamily development; and

WHEREAS, on April 21, 2014, the City Council set the Public Hearing date and passed a resolution to this effect (Resolution No. 2014-07); and

WHEREAS, this proposal was reviewed by both the Planning Advisory and the Redevelopment Advisory Boards. Both boards recommended approval of the Springbrook Residential Target Area; and

WHEREAS, a Public Hearing was conducted on May 19, 2014, notice having been properly given in accordance with law.

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

Section 1. Identification of Springbrook Residential Target Area. Pursuant to chapter 84.14 RCW, the City of Lakewood designates as the Springbrook Residential Target Area whose boundaries are depicted on Exhibit A and incorporated by reference.

Section 2. Findings. Pursuant to RCW 84.14.060, the City Council makes the following findings in designating the the Springbrook Residential Target Area:

1. Whether as recommended by staff or as part of a constrained alternative as shown in supporting documentation, the proposed RTA is located within the TIUUC.

2. The available housing located within the Springbrook Neighborhood is not necessarily desirable. The housing stock is primarily low to medium density apartments, many of which were constructed in the 1960s and 1970s. The proposed development replaces an existing mobile home park where the majority of the units were deemed unsafe. The proposed development also provides for increased quality of life amenities not found within the designated Springbrook Tax Incentive Urban use Center (TIUUC)..

3. The proposed development would result in the construction of 207-units. Again, it replaces an existing dilapidated mobile home park which had 94-units. Thus, the proposed development adds 113 new market rate residential units.

4. Since Lakewood's incorporation, there has been limited redevelopment occurring in the Springbrook Neighborhood. Redevelopment opportunities have been stymied by the

blighted conditions of some properties, the lack of infrastructure, and the downturn in the housing market which have yet to recover. The proposed development would provide for new utilities, in addition to new street improvements on Bridgeport Way, San Francisco Avenue, and Addison Street. The City is also using the FADC project as a means to pursue grants for new road construction projects on Bridgeport Way, a major north/south travel corridor.

5. The proposed development would increase population by approximately 244 persons (113 new units x 2.19 persons/unit). The proposed development is subject to development regulations that would significantly improve the quality of life. By way of example, current zoning standards require site elements such as plazas, walkways and pedestrian pathways; building design requirements; landscaping; lighting fixtures; provision for a private open space network throughout the development; and private streets having a strong pedestrian-orientation with effective transitions onto the private sidewalk systems.

6. Demolition requirements are addressed through the International Construction Code, the requirements of the Puget Sound Clean Air Agency {asbestos removal}, Lakewood Municipal Code (LMC), Chapter 13.06 (garbage collection services), and the City's Master Fee Schedule.

7. Site utilization is covered through LMC, Chapters 12A.10 and 12A.11 (site development provisions and storm water).

8. In the past, the City Council has used the building design requirements listed in LMC Chapter 18A.50.

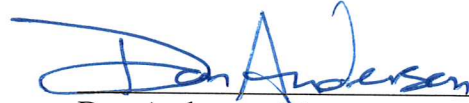
9. In all other respects, the property satisfies the criterion under RCW 84.14.060.

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 resolution shall take place the day following the effective date of Ordinance No. 588.

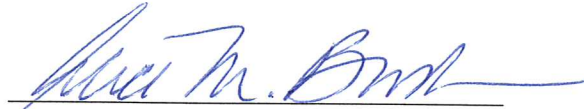
ADOPTED by the City Council this 7th day of July, 2014.

CITY OF LAKEWOOD



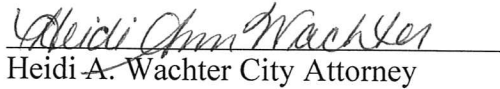
Don Anderson, Mayor

Attest:



Alice M. Bush, MMC, City Clerk

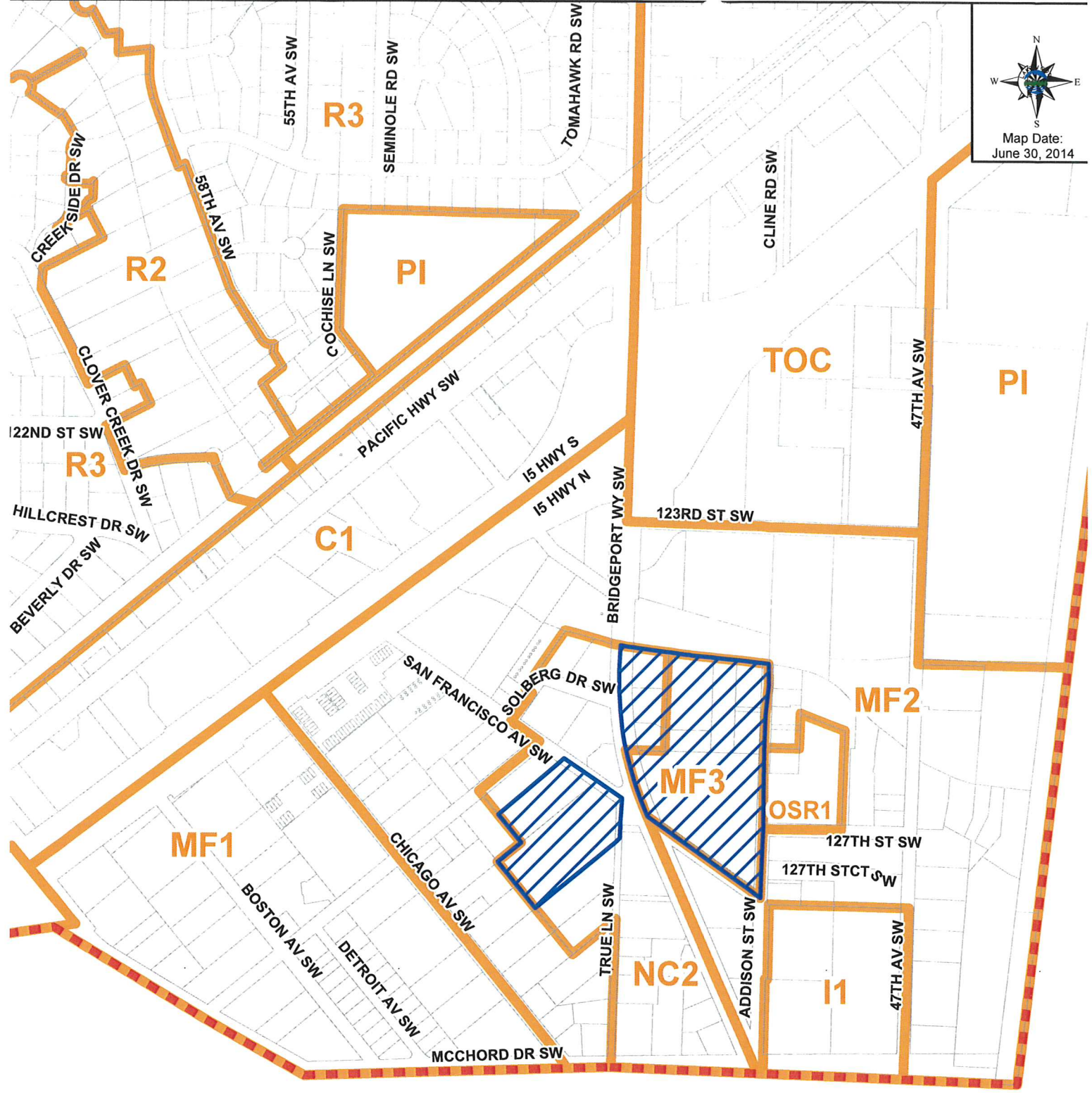
Approved as to Form:



Heidi A. Wachter City Attorney

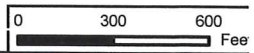


Map Date:
June 30, 2014



-  Target Area
-  City Limit
-  Tax Parcel
-  Zoning Boundary

Exhibit "A"



City Council Resolution 2014-16 Springbrook Residential Target Area

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.