

RESOLUTION NO. 2015-10

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

WHEREAS, the City Council of the City of Lakewood has considered expanding its multifamily tax exemption program to various parts of the City; and

WHEREAS, in 2014, the City Council of the City of Lakewood approved the expansion of the multifamily tax exemption program for the Springbrook Neighborhood; and

WHEREAS, in the fall of 2014, the City Council of the City of Lakewood expressed a desire to review the boundaries of the existing Tax Incentive Urban Use Centers (TIUUCs) and accompanying Residential Target Areas (RTAs); and

WHEREAS, on the 26th of January, 2015, the City Council of the City of Lakewood received a report from the community and economic development department that examined the Central Business District and the Springbrook TIUUCs and RTAs, respectively; and

WHEREAS, that report included a third TIUUC and RTA known as the Lakewood Station Area; and

WHEREAS, the community and economic development department shared with the City Council of the City of Lakewood data on the land and physical improvements in each of the three areas, including information pertaining to the Lakewood Station Area; and

WHEREAS, the community and economic development department recommended the inclusion of a third TIUUC and RTA, the Lakewood Station Area, to which there was no objection; and

WHEREAS, on the 2nd day of February, 2015, the City Council set the Public Hearing date and passed a resolution to this effect (Resolution No. 2015-04); and

WHEREAS, a Public Hearing was conducted on the 2nd day of March, 2015, 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 Lakewood Station 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 of the City of Lakewood makes the following findings in designating the Lakewood Station Residential Target Area:

- A. The proposed RTA is located within the TIUUC.
- B. The available housing located within the Lakewood Station Area is quite old. The housing stock is primarily single family residential development and low density apartments. Some of the single family housing stock dates back to the 1920s. The apartments were constructed in the 1960s and 1970s. A review of building permit records indicates that very little housing rehabilitation and remodeling has occurred within this area. While no new residential development has been proposed at this point in time, in the future, proposed development would increase the quality of life amenities not found within the designated Lakewood Station Area.
- C. New development would replace older residential structures and increase density, thereby increasing residential opportunities.
- D. Since Lakewood's incorporation (1996), there has been little or no redevelopment activity occurring in the residential sections of the Lakewood Station Area. Redevelopment opportunities have been stymied by the blighted conditions of some properties, the lack of infrastructure, and the downturn in the housing market.
- E. New development would increase population density. The underlying zoning would allow residential densities at 54 units per acre. New development is subject to regulations that would significantly improve the quality of life. 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 in multi-family residential areas having a strong pedestrian-orientation with effective transitions onto the private sidewalk systems.
- F. The Lakewood Station Area is designated as a target location for increased residential density as a part of the City's Comprehensive Plan.
- G. 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.
- H. Site utilization is covered through LMC, Chapters 12A.10 and 12A.11 (site development provisions and storm water).
- I. In the past, the City Council has used the building design requirements listed in LMC Chapter 18A.50.
- J. 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. 607.

ADOPTED by the City Council this 16th day of March, 2015.

CITY OF LAKEWOOD

Jason Whalen, Deputy Mayor

Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi A. Wachter City Attorney

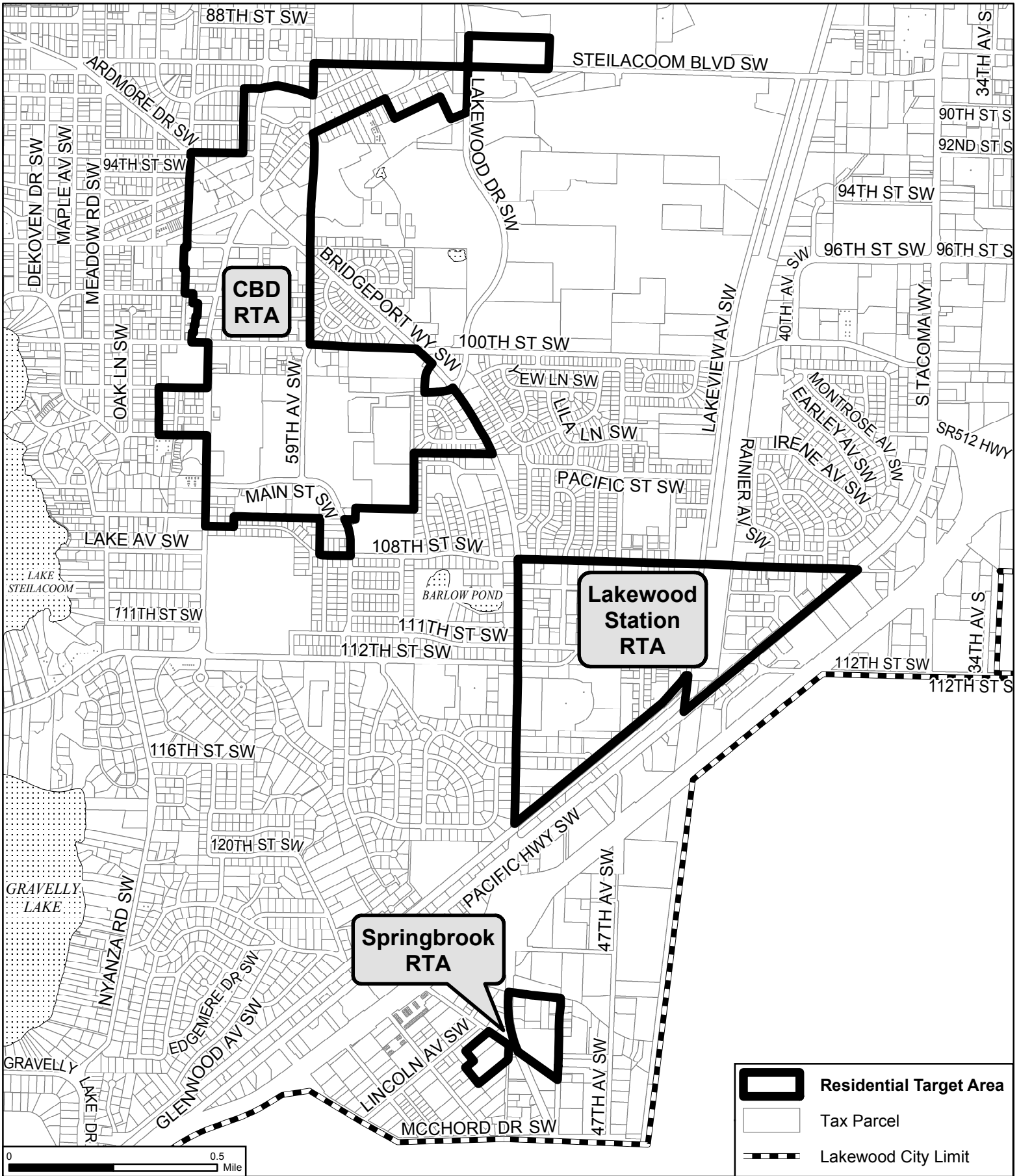


Exhibit A

Residential Target Areas (RTA)

Map Date: March 11, 2015
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