

ORDINANCE NO. 737

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON ADOPTING AMENDMENTS TO THE LAKEWOOD COMPREHENSIVE PLAN, INCLUDING THE FUTURE LAND USE MAP AND ZONING MAP, AND LAKEWOOD MUNICIPAL CODE TITLE 18A.

FINDINGS

WHEREAS, the Washington State Legislature, through Chapter 36.70A RCW, the state Growth Management Act (GMA), intends that local planning be a continuous and ongoing process; and

WHEREAS, the GMA requires that the City of Lakewood adopt a Comprehensive Plan; and

WHEREAS, in accordance with RCW 36.70A.130, the adopted Comprehensive Plan shall be subject to continuing evaluation and review, and amendments to the Comprehensive Plan shall be considered no more frequently than once every year; and

WHEREAS, in compliance with the requirements of the GMA and following abundant public outreach and involvement, the Lakewood City Council adopted the City of Lakewood Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Commission that incorporated public input, has subsequently amended the City of Lakewood Comprehensive Plan periodically, including a review required by law in 2004, and 2015; and

WHEREAS, following public meetings and discussions, the Lakewood City Council adopted Title 18A of the Lakewood Municipal Code (“Land Use and Development Code”) via Ordinance No. 264 on August 20, 2001; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Commission following public input, has subsequently amended Title 18A of the Lakewood Municipal Code periodically, either in conjunction with Comprehensive Plan amendments or on a standalone basis; and

WHEREAS, it is appropriate for a local government to adopt needed amendments to its Comprehensive Plan to ensure that the Plan and implementing regulations provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, the Lakewood Planning Commission, acting as the City’s designated planning agency, has reviewed the proposed amendments to the City of Lakewood Comprehensive Plan, Future Land-Use Map and Zoning Map and related Titles of the Lakewood Municipal Code (“2020 CPA Docket”); and

WHEREAS, public participation opportunities, as required by RCW 36.70A.130(2)(a), appropriate to the level of the amendments being reviewed, have been afforded to interested parties via numerous open public meetings, mailings and site postings, and a public comment/hearing period, and public input received through these channels has been duly considered by the Lakewood Planning Commission; and

WHEREAS, environmental review as required under the Washington State Environmental Policy Act has resulted in the issuance of a determination of environmental non-significance; and

WHEREAS, a 60-day notice has been provided to state agencies prior to the adoption of this Ordinance, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106(1); and

WHEREAS, following its March 4, 2020 public hearing, on May 13, 2020 the Lakewood Planning Commission forwarded a set of recommendations relative to the 2020 CPA Docket to the Lakewood City Council via Planning Commission Resolution No. 2020-01; and

WHEREAS, following public notice, the Lakewood City Council held a public hearing on June 1, 2020; and

WHEREAS, the Lakewood City Council has reviewed materials relevant to public input and staff and Planning Commission recommendations leading up to the proposed 2020 CPA Docket; and

WHEREAS, the Lakewood City Council has considered the required findings in LMC 18A.30.030 – .050 as related to each independent zoning map amendment, and hereby finds that the requirements of LMC 18A.30.030 – .050 are satisfied; and

WHEREAS, after review of the record and recommendations of the Lakewood Planning Commission, the Lakewood City Council finds that the amendments to the City of Lakewood Comprehensive Plan as identified within this Ordinance comply with the requirements of the state Growth Management Act;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Adoption of City Council Findings.

The Findings of the City Council are adopted as part of this Ordinance.

Section 2. Adoption of Amendments.

The Comprehensive Plan, including the official Future Land-Use Map and Zoning Maps of the City for the below-referenced parcels, and LMC Title 18A as summarized below and described more fully in Exhibit A hereto, are hereby amended as follows:

CPA-ZOA-2020-01 (Planned Development Districts (PDDs))

This amendment:

1. Amends Comprehensive Plan language at Sections 1.4.2, 2.3.1, 2.3.6, 3.2, 3.2.5, 3.2.8, 3.2.10, and Goal LU-4 to update references to Planned Development Districts;
2. Amends Comprehensive Plan Table 2.3.14 (Application of Designations and Population Densities) density ranges for the Residential Estate and Single-Family Residential Designations for consistency with LMC 18A.40.580 related to Planned Development Districts (PDDs); and
3. Adds a new policy LU 2.43 to the Land Use Policy Chapter of the Comprehensive Plan:

LU-2.43: Encourage Planned Development District development with higher residential densities provided this type of development incorporates innovative site design, conservation of natural land features, protection of critical area buffers, the use of low-impact development techniques, conservation of energy, and efficient use of open space.

CPA/ZOA-2020-02 (Custer & Bridgeport A)

This amendment:

1. Amends the Comprehensive Plan land-use map to redesignate the subject property from Mixed Residential (MR) to High Density MultiFamily (HD); and
2. Amends the zoning map to rezone the subject property from Mixed Residential 2 (MR2) to MultiFamily 3 (MF3).

Location: 7811 & 7815 Custer Rd. West
Assessor's Tax Parcel Nos.: 6940000020, 6940000010, 0220263023

CPA/ZOA-2020-03 (Custer & Bridgeport B)

This amendment:

1. Is a scrivener correction to amend the Comprehensive Plan land-use map to designate the subject property MultiFamily (MF); and
2. No change to zoning is required.

Location: 8008 to 8248 Bridgeport Way SW
Assessor's Tax Parcel Nos.: 0220352151

CPA/ZOA-2020-04 (111th & Bridgeport Way West)

This amendment:

1. Amends the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to MultiFamily (MF); and
2. Amends the zoning map to rezone the subject property from Commercial 1 (C1) to MultiFamily 3 (MF3).

Location: 4808 - 4812 112th St SW, 4718 111th St SW, and 11102 & 11106 47th Av SW
Assessor's Tax Parcel Nos.: 5080000396, 5080000420, 5080000431, 5080000432

CPA/ZOA-2020-05 (59th Ave. W & Steilacoom Blvd.)

This amendment:

1. Amends the Comprehensive Plan land-use map to designate the subject property from Neighborhood Business District (NBD) to High Density Multi-Family (HD); and
2. Amends the zoning map to rezone the subject property from Neighborhood Commercial 2 (NC2) to MultiFamily 1 (MF1).

Location: 8801 59TH Av SW, 5515 Steilacoom Blvd SW, 5503 to 5495 Steilacoom Blvd SW, 5495 Steilacoom Blvd SW UNIT A, XXX Steilacoom Blvd SW, 5485 Steilacoom Blvd SW, 5475 Steilacoom Blvd SW, 5473 A to 5473 D Steilacoom Blvd SW, 5471 Steilacoom Blvd SW, 5469 Steilacoom Blvd SW, 5453 Steilacoom Blvd, 5449 Steilacoom Blvd SW, 5437 Steilacoom Blvd SW, 5433 to 5435 Steilacoom Blvd SW, 8920 Gravelly Lk Dr SW, 8933 Gravelly Lk Dr, 8931 Gravelly Lk Dr, 8919 Gravelly Lk Dr, 8911 Gravelly Lk Dr SW, 5408 Steilacoom Blvd SW, 5404 Steilacoom Blvd SW
Assessor's Tax Parcel Nos.: 0220354099, 0220354098, 0220354008, 0220354013, 0220354074, 0220354073, 0220354012, 0220354055, 0220354054, 0220354006, 0220354017, 0220354009, 0220354018, 0220354015, 0220354016, 5130001551, 5130001880, 5130001870, 5130001913, 5130001912, 0220354091, 0220354046 & 5130001914

CPA/ZOA-2020-06 (Springbrook Neighborhood)

This amendment:

1. Amends the Comprehensive Plan land-use map to designate the subject property in the Springbrook Neighborhood area Industrial (I); and
2. Amends the zoning map to zone the subject property Industrial Business Park (IBP); and
3. Remove the Lakewood Station District Subarea (LSDS) boundary located within Springbrook.

Location: 4901 123rd St SW, XXX 123rd St SW, XXX 47th Av SW, 4800 to 4815 122nd St SW, 4804 121st St SW, 4801 121st St SW, 4715 to 4717 121st SW, 12018 TO 12020 47th Av SW, 4710 120th St SW, XXX 120th St SW, XXX 47th Av SW, XXX 123rd St SW, 12315 Bridgeport Wy W, 4828 123rd St SW, 4828 123rd St SW, 4702 to 4731 124th SW, XXX 47th Av SW, 12511 47th Av SW, 12517 47th Av SW, 12413 Bridgeport Way SW
Assessor's Tax Parcel Nos.: 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024, 0219122171, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114, 0219123054

CPA/ZOA-2020-07 (Washington Blvd. & Interlaaken Blvd.)

This amendment:

1. Amends the Comprehensive Plan land-use map to redesignate the subject property from Neighborhood Business District (NBD) to Mixed Residential (MR); and
2. Amends the zoning map to rezone the subject property from Neighborhood Commercial 1 (NC1) to Mixed Residential 2 (MR2).

Location: 7907 Washington Blvd SW
Assessor's Tax Parcel Nos.: 0219102072

CPA/ZOA-2020-08 (Lakewood Transit Station)

This amendment:

1. Amends the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Public & Semi-Public Institutional (INST); and
2. Amends the zoning map to rezone the subject property from Transit Oriented Commercial (TOC) to Public Institutional (PI).

Location: XXX Pacific Hwy SW, 11402, 11424 & 11602 Pacific Hwy SW
Assessor's Tax Parcel Nos.: 0219122165, 0219122166

CPA/ZOA-2020-09 (Rail Policies)

This amendment:

1. Deletes a freight mobility policy from the Comprehensive Plan Transportation Chapter:
~~T-18.4: Examine the potential of unused or underutilized rail lines in Lakewood for freight rail.~~
2. Revises an existing freight mobility policy in the Comprehensive Plan Transportation Chapter:
T-18.6: Promote the continued operation of existing rail lines to serve the transportation needs of Lakewood businesses and Joint Base Lewis McChord.

3. Adds a new policy to the Comprehensive Plan Transportation Chapter:

T-18.10: The City discourages increased freight traffic along this corridor that is above and beyond the activity already in place and does not have a destination within Lakewood or Joint Base Lewis-McChord. With the opening of the Point Defiance Bypass project in support of Amtrak passenger rail coupled with increasing demands on freight rail, there is concern that the Point Defiance Bypass project could eventually lead to increased freight traffic in addition to new passenger rail.

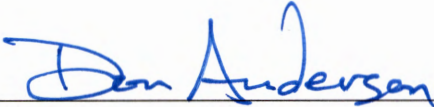
Section 5. Remainder Unchanged. The rest and remainder of the Lakewood Comprehensive Plan, including the unaffected sections of the Future Land-Use Map and Zoning Map, and Title 18A of the Lakewood Municipal Code, shall be unchanged and shall remain in full force and effect.

Section 6. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 7. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after final passage.


ADOPTED by the City Council of the City of Lakewood this 15th day of June, 2020.

CITY OF LAKEWOOD



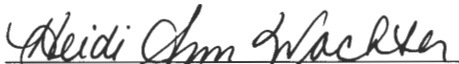
Don Anderson, Mayor

Attest:



Briana Schumacher, City Clerk

Approved as to Form:

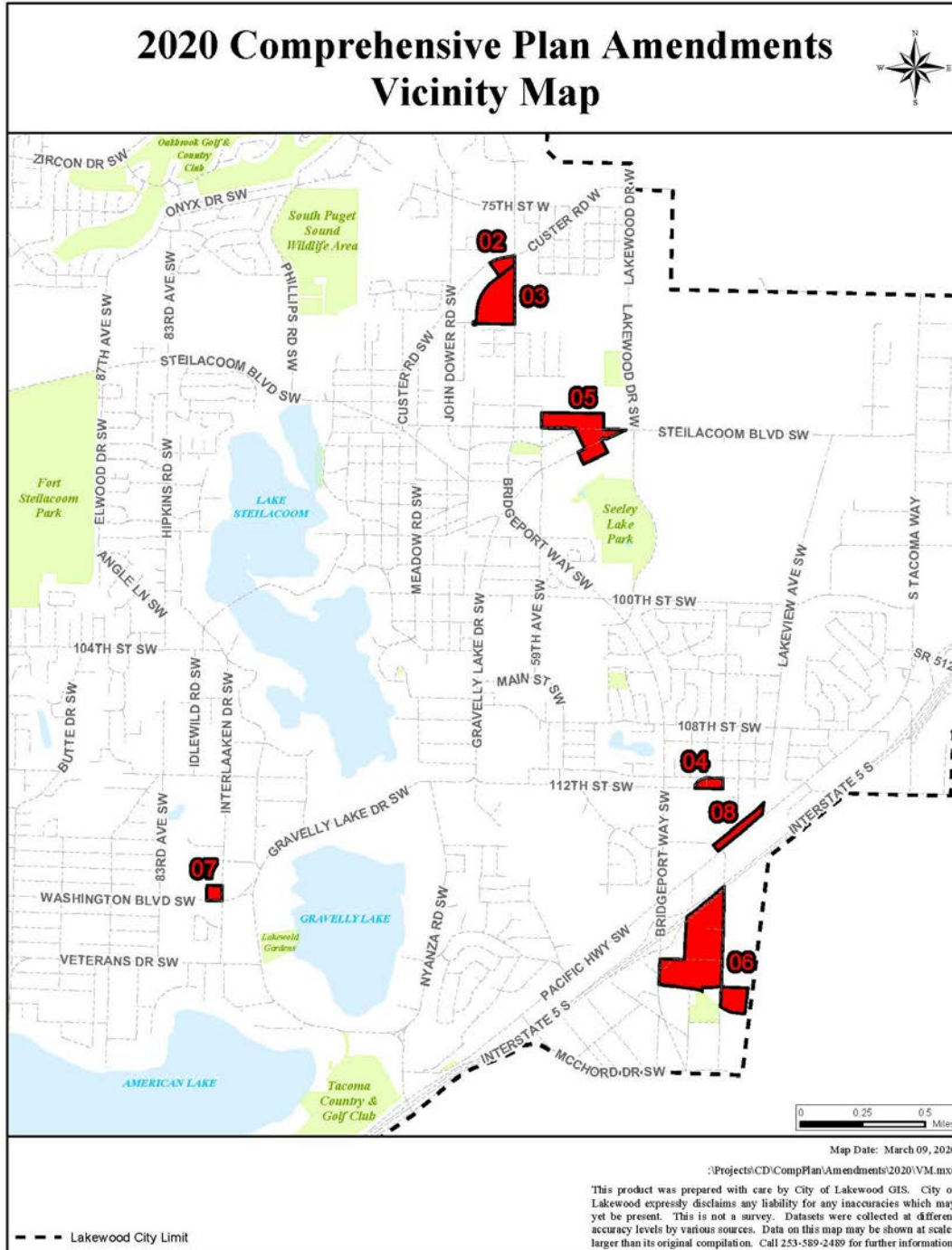


Heidi Ann Wachter, City Attorney

EXHIBIT A

VICINITY MAP

Included below is a vicinity map with all of the proposed Zoning Map amendments and their respective sizes in gross acres; individual maps for amendments 2020-02 through 2020-08 are included with CEDD's analysis for each amendment on the following pages.



ANALYSIS OF AMENDMENTS

CPA-ZOA-2020-01 (Planned Development District (PDD) Policies):

1. Amend Comprehensive Plan language at Sections 1.4.2, 2.3.1, 2.3.6, 3.2, 3.2.5, 3.2.8, 3.2.10, and Goal LU-4 to update references to Planned Development Districts.
2. *Amend Comprehensive Plan Table 2.3.14 (Application of Designations and Population Densities) density ranges for the Residential Estate and Single-Family Residential Designations for consistency with LMC 18A.40.580 related to Planned Development Districts (PDDs.)*
3. Amend the Land Use Policy Chapter of the Comprehensive Plan, adding a new policy:

LU-2.43: Encourage Planned Development District development with higher residential densities provided this type of development incorporates innovative site design, conservation of natural land features, protection of critical area buffers, the use of low-impact development techniques, conservation of energy, and efficient use of open space.

1.4.2 Protecting the Social, Economic, and Natural Environments

While much of the emphasis of this plan is to transform the city, preserving and enhancing its best attributes are also underlying directives. From a broad perspective, Lakewood's environment consists of viable neighborhoods, healthy economic activity, and functioning natural systems. This plan recognizes that to be sustainable, the inter-relationships between these elements must be recognized.

i. • Preserve existing neighborhoods.

One of Lakewood's greatest strengths is its established residential neighborhoods. This plan protects these valuable assets through careful management of growth, provision of adequate services, and stewardship of the physical environment. This protection will be balanced with redevelopment that improves infrastructure as well as provides additional housing stock.

* * *

2.3.1 Residential Estate

The Residential Estate designation provides for large single-family lots in specific areas where a historic pattern of large residential lots and extensive tree coverage exists.

Although retaining these larger sized properties reduces the amount of developable land in the face of growth, it preserves the historic identity these “residential estates” contribute to the community by providing a range of housing options, preserving significant tree stands, and instilling visual open space into the urban environment. Most importantly, the Residential Estate designation is used to lower densities around lakes and creek corridors in order to prevent additional effects from development upon the lakes, creek habitat and Lakewood Water District wellheads.

Consistent with Planned Development District (PDD) standards, PDD projects within the Residential Estate designation will be required to provide environmental protection and provide transportation improvements designed handle increased traffic due to higher development densities.

Maintenance of these lower land-use densities in certain areas west of the lakes also helps maintain reduced traffic volumes as well as reducing additional traffic safety conflicts in the east-west arterial corridors. These roads are among the most stressed transportation routes in the City, with expansion opportunities highly constrained due to the lakes.

* * *

▪ **2.3.6 Downtown**

Downtown is the primary retail, office, social, urban residential, and government center of the City. The complementary, interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district are evident in the urban intensity and composition of the uses in the district. Local character is reflected in the district’s design, people-orientation, and connectivity, which foster a sense of community. The CBD Downtown is intended to attract significant numbers of additional office and retail jobs as well as new high-density housing. The plan anticipates that the properties within the CBD Downtown will be developed into commercial and residential mixed uses.

▪ **2.3.14 Application of Designations and Population Densities**

Lakewood’s plan provides for the following densities under its Comprehensive Plan future land-use designations:

Land-Use Designation	Major Housing Types Envisioned	Density ¹		Acres
		Low	High	
Residential Districts:				
Residential Estate	Larger single-family homes	1	24	1044.97
Single-Family Residential	Single-family homes	4	96	4,080.77
Mixed Residential	Smaller multi-unit housing	8	14	344.07

Land-Use Designation	Major Housing Types Envisioned	Density ¹		Acres
		Low	High	
Multi-Family Residential	Moderate multi-unit housing	12	22	313.59
High Density Multi-Family	Larger apartment complexes	22	40	442.82
Mixed Use Districts:				
Downtown	High-density urban housing	30	80-100	318.69
Neighborhood Business District	Multi-family above commercial	12	40	287.30
Arterial Corridor	Live/work units	6	6	18.85
Air Corridor 2	Single-family homes	2	2	235.77
Non-Residential Districts:				
Corridor Commercial	N/A	--	--	471.48
Industrial	N/A	--	--	752.48
Public/Semi-Public Institutional	N/A	--	--	807.18
Air Corridor 1	N/A	--	--	376.18
Open Space & Recreation	N/A	--	--	1945.26
Military Lands	N/A	--	--	24.95
Total designated area	N/A			11464.36
Excluded: Water & ROW	N/A	--	--	1172.14
TOTAL:				12636.5

¹ As expressed in the Comprehensive Plan for new development; existing densities are unlikely to match and may already exceed maximums in some cases.

* * *

a. 3.2 Residential Lands and Housing

Housing is a central issue in every community, and it plays a major role in Lakewood’s comprehensive plan. The community’s housing needs must be balanced with maintaining the established quality of certain neighborhoods and with achieving a variety of other goals related to transportation, utilities, and the environment. There are a number of considerations related to housing in Lakewood:

Impact of Military Bases: Historically, the market demand for affordable housing for military personnel stationed at Joint Base Lewis McChord (JBLM) has had a major impact on Lakewood, and appears to be a major factor in understanding the presence of a large number of apartments in the city. Many of the retired homeowners now living in the community were once stationed at JBLM.

Lakefront Property: The opportunity to build higher valued homes in a desirable

setting on the shores of the City's lakes has provided Lakewood with its share of higher-income families, and some of its oldest, most established neighborhoods. As Lakewood's population grows, redevelopment in these areas via Planned Development Districts (PDDs) may occur.

* * *

3.2.5 Background on Lakewood's Population and Housing Capacity

GMA requires jurisdictions to show zoned land capacity for their targeted number of new housing units. This capacity includes land that is available for new development, redevelopment, or infill development.

In 1996, Lakewood's incorporation population was established by OFM to be 62,786. With the adoption of Lakewood's Comprehensive Plan in 2000, a residential land capacity analysis was prepared based on the residential densities established in the Official Land Use Map and implementing land use and development regulations. The 20-year capacity analysis provided for a population growth of 17,500, and 7,107 new residential uses. Thus, Lakewood's planning horizon could accommodate 75,711 people and a total of 32,503 housing units.

However, through the 2000 Census, Lakewood was found to have lost population between its incorporation and the 2000 Census. The federal Census Bureau and OFM had overestimated Lakewood's initial population. As is done yearly for the purpose of allocating of certain state revenues, this estimate is adjusted for each jurisdiction in the state based OFM forecasts. Although Lakewood's yearly OFM estimate had grown considerably by 2000, following the 2000 Census and adjustments after the City requested review, Lakewood's 2000 population was established at 58,293 – considerably lower than the incorporation population. The background information upon which Lakewood's initial Comprehensive Plan was based had assumed a higher population than was later established via the Census.

In the last major update to the City's comprehensive plan, Lakewood's April 1, 2004 OFM population was estimated to be 59,010. Capacity analysis of the City's initial Comprehensive Plan designations adopted in 2000 determined the plan to have a build-out capacity of 17,500 new residents. The most significant change to this number came as an outcome of the 2003 amendments to the comprehensive plan, which resulted in 3,962 in lost population capacity due to the redesignations/rezoning. That resulted in an adjusted build-out population of 13,538, or a total population of 72,548 by the year 2020.

In November 2007, OFM published ~~athe latest~~ series of GMA population projections, and thereafter, the Puget Sound Regional Council (PSRC) adopted VISION 2040 in May 2008. A review process of population allocations was

initiated by the Pierce County Growth Management Coordinating Committee (GMCC), and the Pierce County Regional Council (PCRC). Recommendations on changes to population, housing, and employment targets were submitted to the Pierce County Council.

The Pierce County Council has since adopted Ordinance No. ~~2011-36s~~2017-24s, ~~revising establishing~~ target and employment growth for all Pierce County cities. Lakewood's 2030 population was ~~adjusted down to~~ set at 72,000, ~~with corresponding reductions in housing and employment projections~~. However, the City ~~did~~ has not materially changed its residential density patterns since adoption of the City's first Comprehensive Plan in 2000.

With the adoption of VISION 2050 in May 2020 and subsequent updates to the Countywide Planning Policies and Lakewood's housing and population targets by Pierce County, Lakewood will need to plan for additional housing growth and use tools and techniques such as Planned Development Districts to increase density.

~~ii.~~ 3.2.8 Housing for All Economic Segments

~~i.~~ B. Upper Income Housing

The level of new upper income housing construction was nominal between 2001 and 2010. Structures were single family detached structures. Most of the upper income housing was constructed around the City's lakes on infill properties designated residential estate. As the region becomes more densely populated and the convenience and amenities of urban neighborhoods become increasingly desirable, upper income households could be found in a greater variety of neighborhoods and housing types. Apartment, townhouse, and condominium units may account for a growing share of high-end housing. Planned Development Districts (PDDs) are a tool to provide single-family housing in areas with historically lower densities that can ensure better quality design themes and infrastructure improvements.

* * *

~~iii.~~ 3.2.10 Housing Goals, Objectives, & Policies

* * *

GOAL LU-2: Ensure that housing exists for all economic segments of Lakewood's population.

Objective: Increase housing opportunities for upper income households.

Policies:

LU-2.1: Target ten (10) percent of new housing units annually through 2030 to be affordable to upper income households that earn over 120 percent of county median income.

~~LU 2.2: Provide opportunities for large and medium lot single family development.~~

~~LU 2.3: Utilize low density, single family areas designations to provide opportunities for upper income development.~~

~~LU 2.4: Encourage larger lots on parcels with physical amenity features of the land such as views, significant vegetation, or steep slopes.~~

~~LU 2.5: Encourage construction of upper income homes on larger existing parcels.~~

LU-2.6: Encourage the construction of luxury condominium adjacent to the lakes.

LU-2.7: Support site plans and subdivisions incorporating amenity features such as private recreation facilities, e.g., pools, tennis courts, and private parks to serve luxury developments.

LU-2.8: Increase public awareness of upper income housing opportunities in Lakewood.

Objective: Encourage the private sector to provide market rate housing for the widest potential range of income groups including middle income households.

Policies:

LU-2.9: Target sixty five (65) percent of new housing units annually through 2030 to be affordable to middle income households that earn 80 to 120 percent of county median income.

LU-2.10: Encourage home ownership opportunities affordable to moderate income households.

LU-2.11: Encourage the construction of townhouse, condominium, and rental units affordable to moderate income households in residential and mixed-use developments and redevelopments.

LU-2.12 Continue to provide technical assistance for redevelopment of land in Lake City, Lakeview, Springbrook, Tillicum, and lands located in the City's

tax incentive urban use centers and senior overlay.

LU-2.13: Market Lakewood to housing developers.

LU-2.14: Maintain an updated inventory of land available for housing development.

LU-2.15: Pursue public-private partnerships to provide for moderate-income housing.

LU-2.16: Disperse middle-income housing in all areas of the City ~~that have vacant land.~~

LU-2.17: Ensure that a sufficient amount of land in ~~all multi-family and mixed-use areas of~~ the City is zoned to allow attached housing and innovative housing types.

Objective: Provide a fair share of low-and very-low income housing in the future.

Policies:

* * *

LU-2.37: Reduce existing housing need, defined as the number of existing households that earn 80 percent of county median income, and are paying more than 30 percent of their income for housing, or live in inadequate housing by increasing housing supply for all economic segments of the community.

~~1.~~ Create opportunities for higher income households to vacate existing lower cost units, by creating ~~larger houses on larger lots~~ a variety of market rate detached and attached housing types; and

~~2.~~ Prioritize applications to the City for housing rehabilitation grants to homeowners earning 80 percent of county median income or below based on the greatest degree of existing need. With the exception of emergencies, priority should be given to households occupying conventional housing.

Objective: Provide a variety of housing types and revised regulatory measures which increase housing affordability.

Policies:

LU-2.38: Support projects including planned development districts, subdivisions and site plans incorporating innovative lot and housing types, clustered detached houses, clustered semi-attached houses and a variety of lots and housing types within a site.

* * *

GOAL LU-4: Maintain, protect, and enhance the quality of life of Lakewood’s residents.

Objective: Preserve and protect the existing housing stock.

Policies:

LU-4.1: Preserve existing housing stock where residential uses conform to zoning requirements.

LU-4.2: High-density housing projects, with the exception of senior housing, will not be permitted in existing single-family residential neighborhoods. More moderate densities such as planned development districts and cottage housing will be considered.

LU-4.3: Target code enforcement to correct health and safety violations.

LU-4.4: Continue Lakewood’s active enforcement of codes aimed at improving property maintenance and building standards in residential neighborhoods to bolster neighborhood quality and the overall quality of life.

LU-4.5: Continue targeted efforts such as the crime-free rental housing program and seek out a variety of funding sources for this and other such outreach programs.

LU-4.6: Develop programs to provide financial assistance to low-income residents to assist them in maintaining their homes.

LU-4.7: Where public actions such as targeted crime reduction programs result in the unexpected displacement of people from their housing, coordinate the availability of social services to assist them in finding other shelter.

LU-4.8: Subject to funding availability, conduct periodic surveys of housing conditions and fund programs, including housing rehabilitation, to ensure that older neighborhoods are not allowed to deteriorate.

LU-4.9: Identify areas in the City for priority funding for rehabilitation by non-profit housing sponsors.

LU-4.10: Continue City funding of housing rehabilitation and repair.

* * *

Objective: Develop and maintain livable neighborhoods with a desirable quality of life.

Policies:

LU-4.15: Promote high quality residential living environments in all types of neighborhoods.

LU-4.16: Promote community identity, pride, and involvement in neighborhoods.

LU-4.17: Continue to support the City's neighborhood program to encourage neighborhood involvement, address local conditions, and provide neighborhood enhancements.

LU-4.18: Protect the character of existing single-family neighborhoods by promoting high quality of development, including through planned development districts (PDDs.)

CEDD ANALYSIS OF 2020-01

Housing Capacity Analysis: Planned Development Districts (PDDs) are tools by which the quality and density of housing developments can be increased; they are a way to incorporate more affordable and "missing middle" housing units within the City's established zones. PDDs are governed by LMC Chapter 18A.30 Part IV. This application would amend Comprehensive Plan language to further support PDDs as a way to densify while also allowing the City to secure higher quality development. The amendments to the Comprehensive Plan will not result in an increase or decrease in planned housing capacity; individual PDD projects may affect capacity as they are approved and constructed.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

This application amends the Comprehensive Plan to reflect the continued and increased use of PDDs that allow for higher density and higher quality residential developments in Lakewood. The application would allow higher residential density PDDs, if individual projects are approved, in the Residential Estate and Single Family land use designations. Through PDDs, the City may permit a variety in type, design, and arrangement of structures and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. A planned development district (PDD) allows for innovations and special features in site development, including the location of structures, conservation of natural land features, protection of critical areas and critical area buffers, the use of low impact development techniques, conservation of energy, and efficient utilization of open space. Each PDD will be evaluated in part on compatibility with surrounding development as well as the criteria included in LMC Chapter 18A.30 Part IV. No amendments to other plan elements or regulations are anticipated at this time.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

This application amends the Comprehensive Plan to reflect the desire for continued and increased use of PDDs that allow for higher density and higher quality residential developments in Lakewood. Housing shortages in Lakewood and the region continue to artificially inflate housing prices faster than incomes are increasing. PDDs are a tool by which more housing units at varying prices can be developed within the city's boundaries for current and future residents.

3. Is the proposed amendment or revision consistent with the county-wide planning policies (CPPs)?

Yes. The CPPs acknowledge the use of PDDs in sections ENV 15.3.8, UGA 5.4.2 (a)(ii), and UGA 5.4.2 (b)(iii).

All zoning, site development, and subdivision requirements may be modified in a PDD except:

- Permitted uses, and conditional uses;
- Street setbacks on exterior streets in residential zones;
- Surveying standards; and
- Engineering design and construction standards of public improvements but not including street right-of-way width.

The permitted density in a PDD may be changed from 18A.60.030 and shall be the maximum number of dwelling units allowed per gross acre (DUA) as follows:

1. R1 zoning district: 2 DUA;
2. R2 zoning district: 4 DUA;
3. R3 zoning district: 7 DUA;
4. R4 zoning district: 9 DUA.

The minimum lot sizes in gross square feet (GSF) for the residential zoning districts subject to the planned development district overlay shall be as follows:

1. R1 zoning district: 20,000 GSF;
2. R2 zoning district: 10,000 GSF;
3. R3 zoning district: 6,000 GSF;
4. R4 zoning district: 4,800 GSF.

The residential density and lot size standards of all other zoning districts are not subject to change.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes. The GMA itself, along with related legislative action in recent years, has continued to require and promote the concept of densification within cities as the expected path to accepting new population and employment growth. Lakewood is the second largest city in Pierce County with a 2019 estimated population of 59,670. Per Pierce County Ordinance No. 2017-24s, Lakewood has a 2030 population target of 72,000, which translates into an increase of 12,300 people over 11 years.

Shortages in housing units at all economic segments continue grow. PDDs are a tool by which higher density and “missing middle housing” can be achieved within existing zoning schemes while also securing higher quality development through the conditional review process.

Through PDDs, the City may permit a variety in type, design, and arrangement of structures and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. The end result can be higher quality and more development capacity/yield.

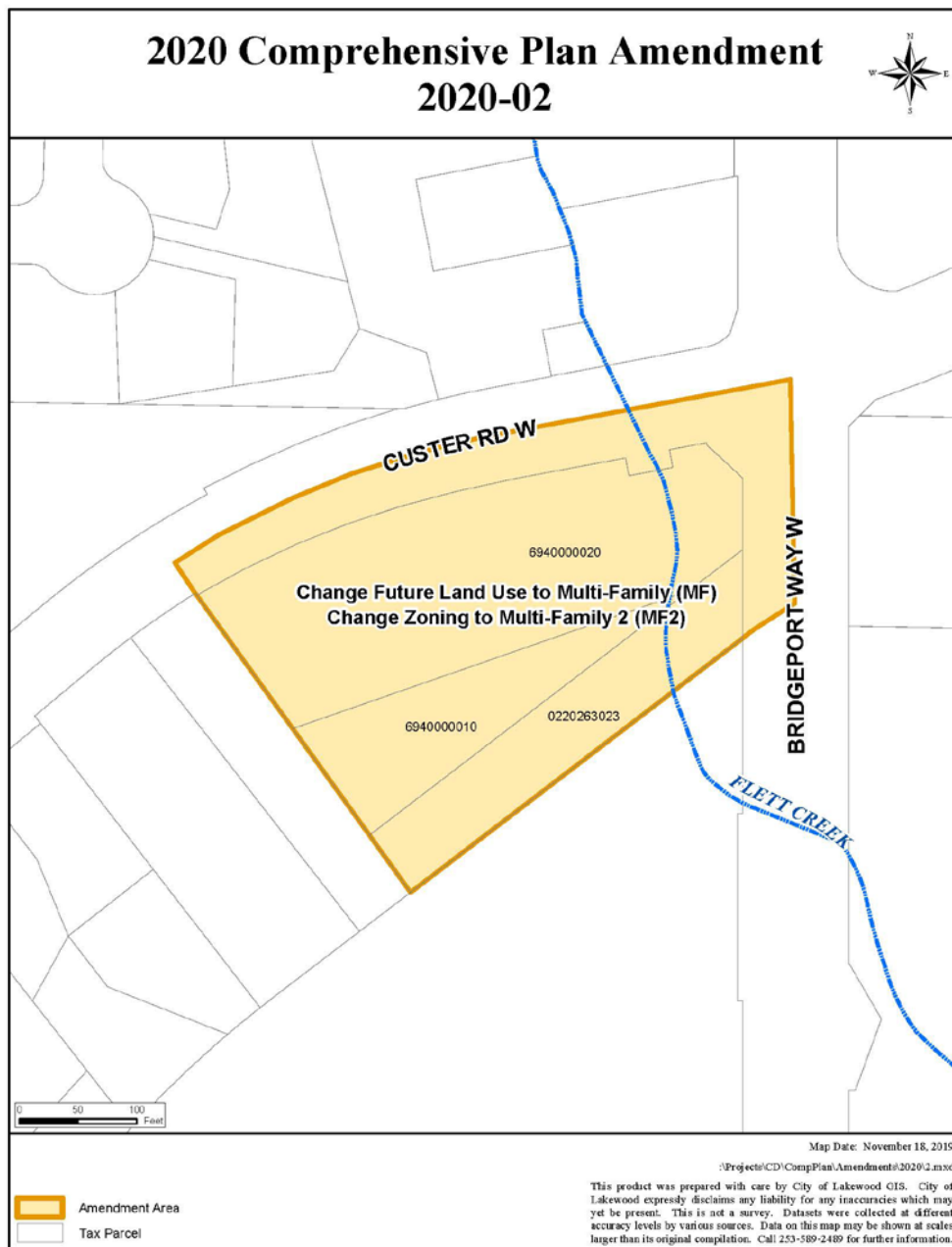
Planning Commission Recommendation: Approval.

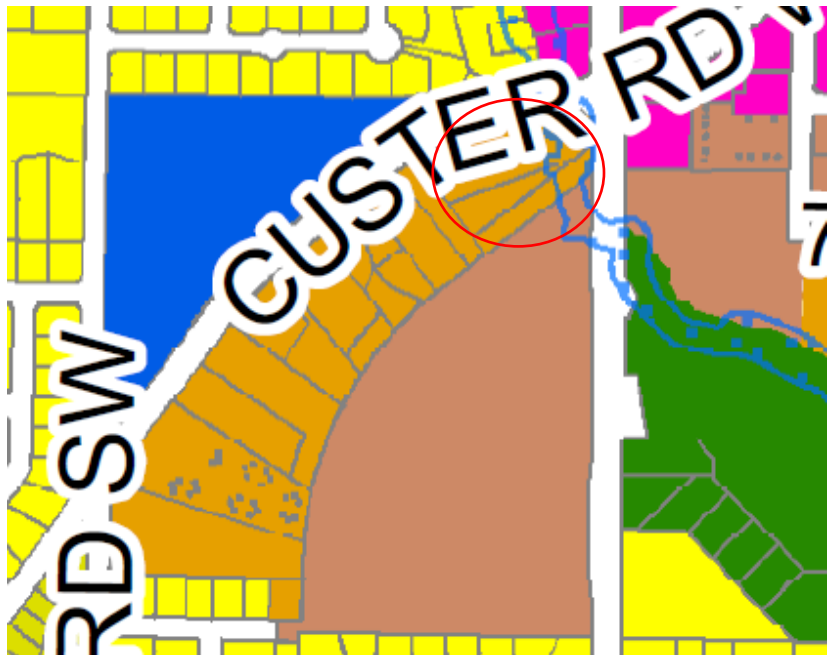
CPA/ZOA 2020-02 (Custer & Bridgeport A)

1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Mixed Residential (MR) to High Density Multi-Family (HD); and
2. Amend the zoning map to rezone the subject property from Mixed Residential 2 (MR2) to Multi-Family 3 (MF3).

Location: 7811 & 7815 Custer Rd. West

Assessor's Tax Parcel Nos.: 6940000020, 6940000010, 0220263023





- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
- Commercial Three (C3)
- Central Business District (CBD)
- Clear Zone (CZ)
- Industrial One (I1)
- Industrial Two (I2)
- Industrial Business Park (IBP)
- Multi Family One (MF1)
- Multi Family Two (MF2)
- Multi Family Three (MF3)
- Military Lands (ML)
- Mixed Residential One (MR1)
- Mixed Residential Two (MR2)
- Neighborhood Commercial (NC1)
- Neighborhood Commercial (NC2)
- Open Space & Recreation One (OSR1)
- Open Space & Recreation Two (OSR2)
- Public / Institutional (PI)
- Residential One (R1)
- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Transit Oriented Commercial (TOC)
- Water/OSR1
- Lakewood City Limit
- Tax Parcel
- Riparian Buffer*
- Planned Development District



CEDD ANALYSIS OF 2020-02

Housing Capacity Analysis: This application requested rezoning three parcels totaling 2.27 acres from MR2 to MF3, resulting in an increase in potential density from 14.6 du/a to 35 du/a. The net resulting change in housing capacity is minimal.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Existing Comprehensive Plan guidance indicates mixed residential with an off-street trail connecting to open space and parcels zoned Neighborhood Business District (NBD.) The application adds nine (9) apartment units to improve development feasibility while retaining mature tree stands, restoring a large portion of the creek buffer and potentially including a segment of planned off-street trail. Maximum MF3 density is not being sought by the applicant. Surrounding development is urban in nature and within the MR2, PI, MF2 and Arterial Commercial. The parcel immediately south is zoned MF2.

Both the current and proposed zoning allow for multifamily residential development. No other amendments or revisions to the Comprehensive Plan or development regulations are needed.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Yes. No significant transportation impacts are anticipated on the parcels along Bridgeport Way. Impacts of the proposed zoning change have been reviewed by the applicant's traffic engineer. The City would conduct a site development plan review and address, at a minimum: whether a driveway on Bridgeport Way would be allowed; the placement of any driveway on Custer as far away as possible from the Bridgeport/Custer intersection; and whether any left turn movements out of the property would be allowed. Changes to any impacts to public service would be minimal. The proposed application would allow for about 18 more people to live on the parcels than could under current zoning. Changes to any impacts to public health safety and general welfare would be minimal. The proposed application would allow for about 18 more people to live on the parcels than could under current zoning.

There continues to be increasing pressure for affordable housing in Lakewood and the region.

3. Is the proposed amendment or revision consistent with the county-wide planning policies (CPPs)?

Yes. The CPPs discuss the need for affordable housing for all economic segments within urban areas.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes. See RCW 36.70A.020(4). Per the application, development on the site would increase from 30 to 39 units; this would provide more housing within walking distance to shopping, bus service, educational and employment opportunities. The planned off-street trail could ultimately help connect a more dynamic, safe and inviting neighborhood.

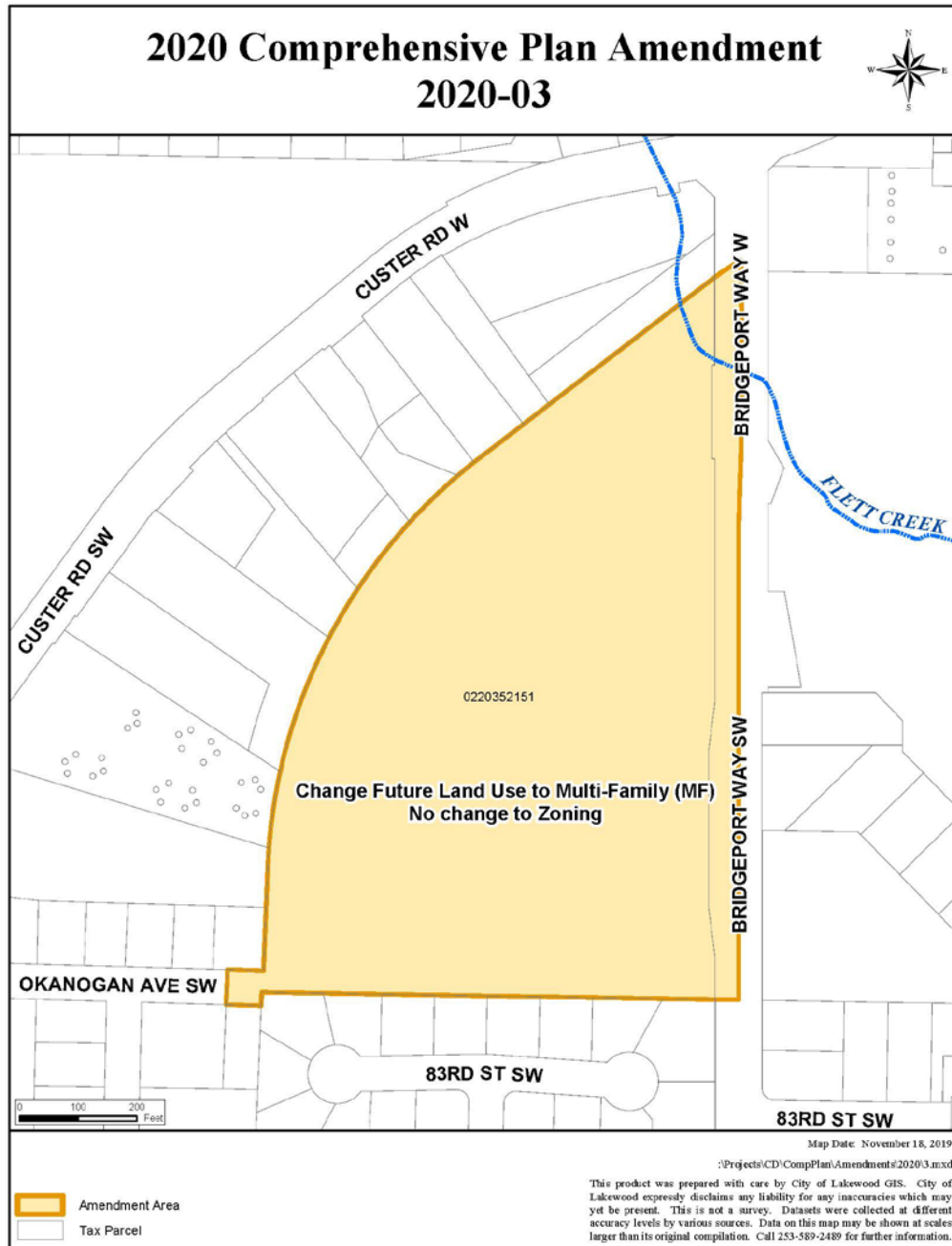
Planning Commission Recommendation: Approval of redesignating the parcels to Multi-Family (MF) and rezoning to Multifamily 2 (MF2.)

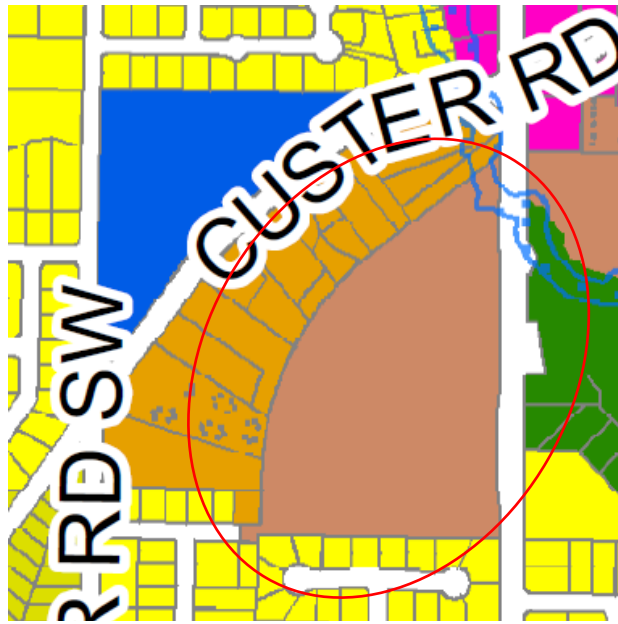
CPA/ZOA-2020-03 (Custer & Bridgeport B)

1. Scrivener correction to amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and
2. No change to zoning is required.

Location: 8008 to 8248 Bridgeport Way SW

Assessor's Tax Parcel Nos.: 0220352151





- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
- Commercial Three (C3)
- Central Business District (CBD)
- Clear Zone (CZ)
- Industrial One (I1)
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- Open Space & Recreation Two (OSR2)
- Public / Institutional (PI)
- Residential One (R1)
- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Transit Oriented Commercial (TOC)
- Water/OSR1
- Lakewood City Limit
- Tax Parcel
- Riparian Buffer*
- Planned Development District



CEDD ANALYSIS OF 2020-03

Housing Capacity Analysis: Not applicable

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Not applicable - scrivener correction.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Not applicable - scrivener correction.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Not applicable - scrivener correction.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Not applicable - scrivener correction.

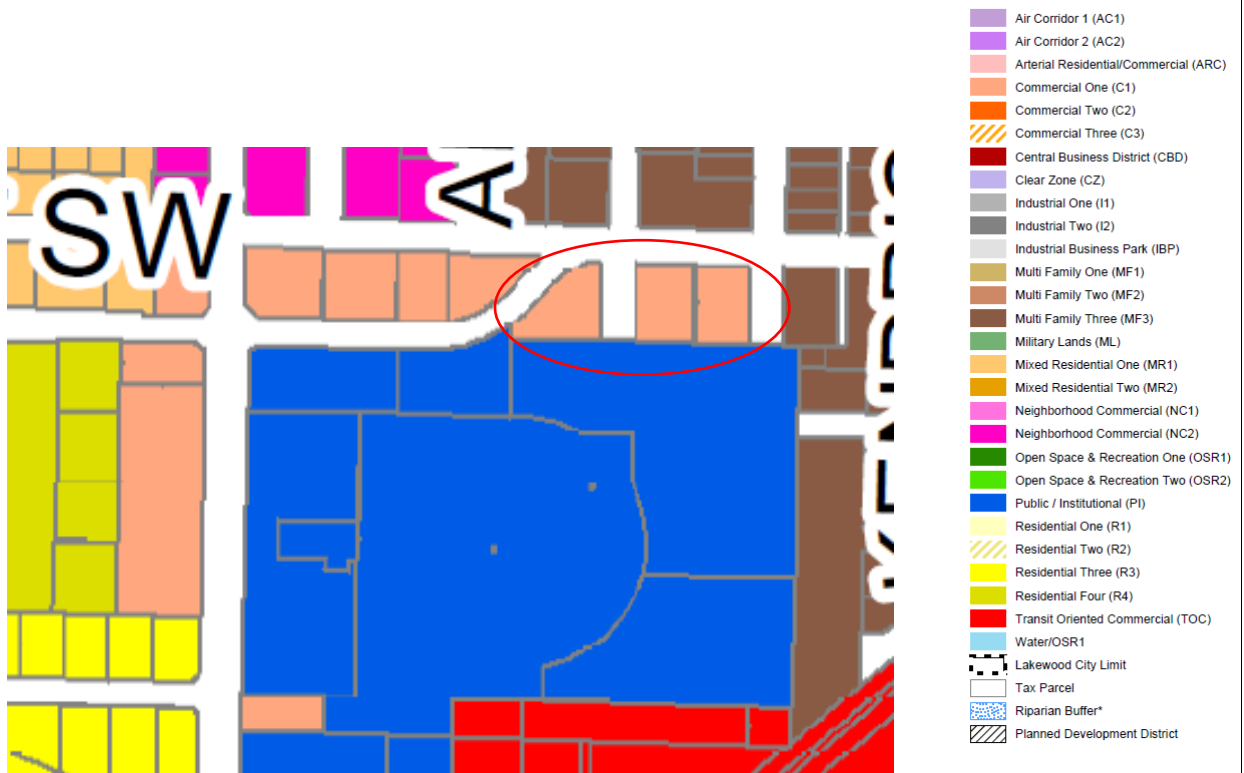
Planning Commission Recommendation: Approval

CPA/ZOA-2020-04 (111th & Bridgeport Way West)

1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Multi-Family (MF); and
2. Amend the zoning map to rezone the subject property from Commercial 1 (C1) to Multi-Family 3 (MF3).

Location: 4808 - 4812 112th St SW, 4718 111th ST SW, and 11102 & 11106 47th AV SW
Assessor's Tax Parcel Nos.: 5080000396, 5080000420, 5080000431, 5080000432





CEDD ANALYSIS OF 2020-04

Housing Capacity Analysis: Proposed uses and their associated densities within commercial zoning districts, and the applicable community design standards shall be used to establish the minimum lot size for a project. Live/Work and Work/Live units are the only residential permitted uses within the C1 zone. The difference between live/work and work/live units is that the “work” component of a live/work unit is secondary to its

residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment, while the work component of a work/live unit is the primary use, to which the residential component is secondary.

The application encompasses a total of 1.62 acres. The rezoning of four (4) parcels from Commercial 1 (C1) to Multifamily 3 (MF3) would provide opportunity for additional multifamily units at a density of up to 54 units per acre should a development project be approved in the future, resulting in an increase in housing capacity.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Yes, 2020-04 is consistent with the City's Comprehensive Plan elements and development regulations. No other amendments or revisions are needed. The parcels in question are immediately adjacent to MF3 zoned areas to the north and east and to Public Institutional (PI) immediately to the south. The rezone would allow additional multifamily housing units adjacent to multifamily units, resulting in full compatibility.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Yes. The rezone would change the permitted uses from those in the C1 zone, which promote employment, services, retail, and business uses serving and linking neighborhoods to Lakewood's major transportation networks to uses allowed in MF3, which integrates urban, high-density, multi-story housing in close proximity to a principal or minor arterial with commercial/ residential districts.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Yes. The need for affordable housing in the City and the region continues to grow. The parcels have not developed with commercial uses. The application provides for additional acreage for needed multifamily housing units.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes. The need for affordable housing in the City and the region continues to grow. The parcels have not developed with commercial uses. The application provides for additional acreage for needed multifamily housing units.

Planning Commission Recommendation: Approval.

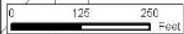
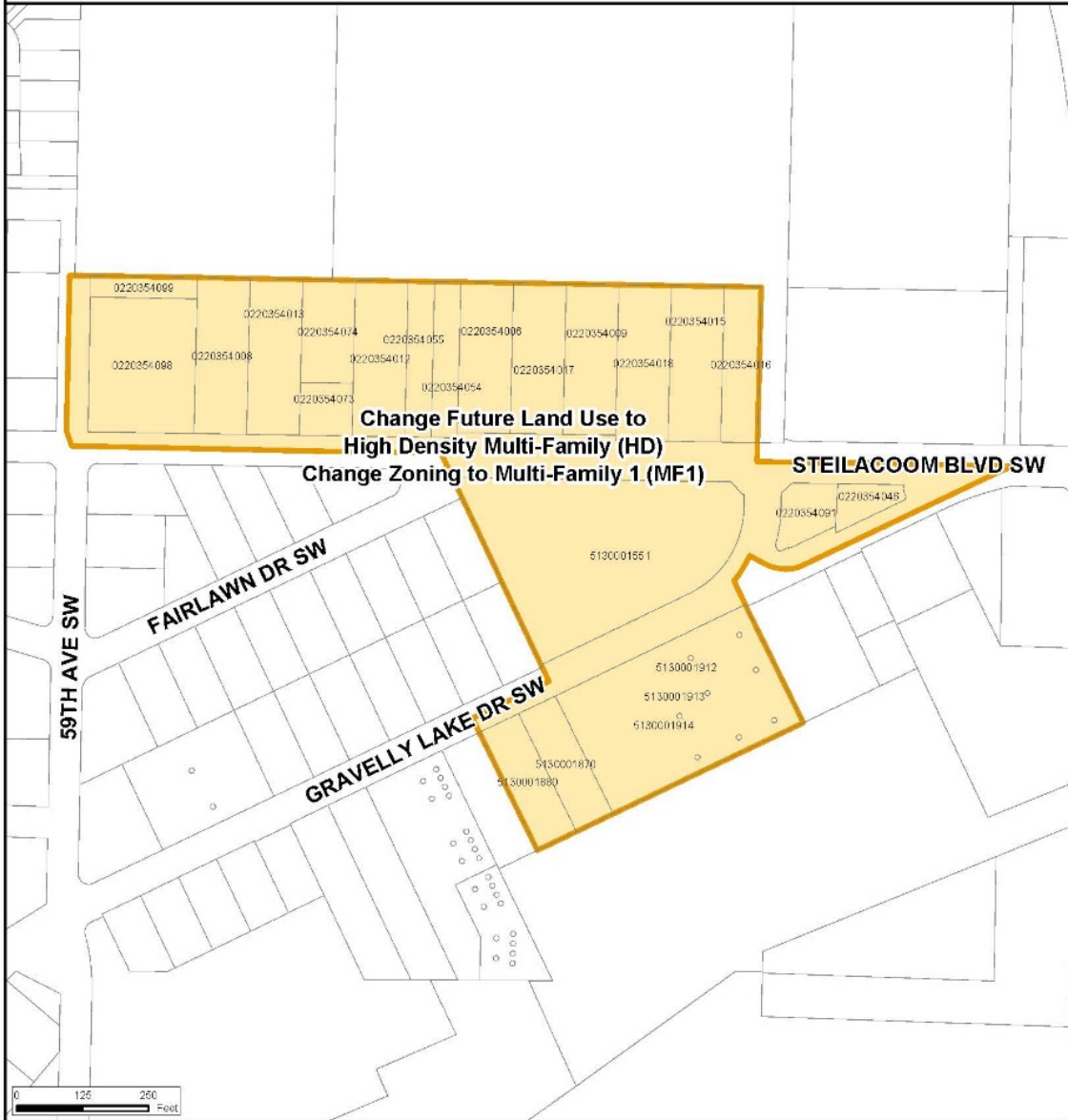
CPA/ZOA-2020-05 (59th Ave. W & Steilacoom Blvd.)

1. Amend the Comprehensive Plan land-use map to designate the subject property from Neighborhood Business District (NBD) to High Density Multi-Family (HD); and
2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 2 (NC2) to Multi-Family 1 (MF1).

Location: 8801 59th Av SW, 5515 Steilacoom Blvd SW, 5503 to 5495 Steilacoom Blvd SW, 5495 Steilacoom Blvd SW UNIT A, XXX Steilacoom Blvd SW, 5485 Steilacoom Blvd SW, 5475 Steilacoom Blvd SW, 5473 A to 5473 D Steilacoom Blvd SW, 5471 Steilacoom Blvd SW, 5469 Steilacoom Blvd SW, 5453 Steilacoom Blvd, 5449 Steilacoom Blvd SW, 5437 Steilacoom Blvd SW, 5433 to 5435 Steilacoom Blvd SW, 8920 Gravelly Lk Dr SW, 8933 Gravelly Lk Dr, 8931 Gravelly Lk Dr, 8919 Gravelly Lk Dr, 8911 Gravelly Lk Dr SW, 5408 Steilacoom Blvd SW, 5404 Steilacoom Blvd SW

Assessor's Tax Parcel Nos.: 0220354099, 0220354098, 0220354008, 0220354013, 0220354074, 0220354073, 0220354012, 0220354055, 0220354054, 0220354006, 0220354017, 0220354009, 0220354018, 0220354015, 0220354016, 5130001551, 5130001880, 5130001870, 5130001913, 5130001912, 0220354091, 0220354046 & 5130001914

2020 Comprehensive Plan Amendment 2020-05



Map Date: November 19, 2019

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- Amendment Area
- Tax Parcel

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- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
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- Open Space & Recreation Two (OSR2)
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- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Transit Oriented Commercial (TOC)
- Water/OSR1
- Lakewood City Limit
- Tax Parcel
- Riparian Buffer*
- Planned Development District



CEDD ANALYSIS OF 2020-05

Housing Capacity Analysis: As submitted, this application would rezone 23 parcels along Gravelly Lake Dr. and Steilacoom Blvd. totaling 18.67 acres to MultiFamily 1 (MF1), which allows for up to 22 du. The current zoning, Neighborhood Commercial 2 (NC2), allows for up to 22 du as well, but also allows for a range of retail, office, and local commercial services. If no further commercial development were allowed, housing capacity within the area would therefore increase. If rezoned to ARC, the zone would allow for provides for continuance of residential uses, many of which are existing, along Steilacoom Blvd. while permitting the incorporation of low-intensity and low-impact commercial uses into compact areas.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Yes, the amendment maintains consistency. No other amendments or revisions are needed.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Yes. If adopted as submitted, this rezone would place MF1 parcels adjacent to MF2 parcels to the south and Arterial Residential/Commercial (ARC) to the west. As recommended, the rezone would place ARC parcels adjacent MF2 parcels to the south and adjacent to other ARC parcels to the west.

The MF1 zoning district provides for a variety of medium-density housing types and designs offering a wide choice of living accommodations for families of diverse composition and lifestyles. The MF2 zoning district provides for high-density housing types and designs, especially of a multiple-story design, that combine urban design elements to enhance the living environment.

The ARC zoning district provides for continuance of residential uses, many of which are existing, along busy City streets while permitting the incorporation of low-intensity and low-impact commercial uses into these compact areas. ARC zoning allows a maximum residential density of 15 dua. The minimum lot size for the ARC zoning district is five thousand (5,000) gross square feet (gsf), plus 2,750 gsf for each dwelling unit over one (1) unit, where applicable.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Yes. Rezoning the parcels to MF1 would place medium density housing next to high density housing and low-intensity commercial uses. This would allow for a variety of housing choices within walking distance of commercial uses. Rezoning to ARC would allow up to 15 dua.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes. There continues to be a growing lack of affordable housing in Lakewood and in the region. The application provides for additional acreage for needed multifamily housing units in the City.

For ease of comparison, Table 1 below lists the permitted and conditionally permitted uses within the MultiFamily 1 (MF1) zone, MultiFamily 2 (MF2) zone, the Arterial Residential/Commercial (ARC) zone, and the Neighborhood Commercial 2 (NC2) zone. Uses that are prohibited in all of the listed zones are not included in the table.

Table 1

Type of Use	Use	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
Agricultural	Commercial beekeeping	P	P	C	C
	Growing and harvesting of crops	P	P	P	P

Type of Use	Use	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
	Plant nurseries and greenhouses	P	P	P	P
	Raising and keeping of animals for agricultural purposes	-	-	P	-
Commercial and Industrial	Accessory commercial	-	-	P	P
	Accessory Industrial	-	-	-	-
	Accessory retail or services	-	-	-	P
	Artisan shop	-	-	-	P
	Auto and vehicle sales/rental	-	-	-	C
	Auto parts sales	-	-	-	P
	Bank, financial services	-	-	-	P
	Brewery – production	-	-	-	C
	Building and landscape materials sales	-	-	-	P
	Business support service	-	-	-	P
	Catering service	-	-	C	P
	Club, lodge, private meeting hall	-	-	C	P
	Commercial recreation facility – indoor	-	-	-	P
	Community center	-	-	-	P
	Convenience store	-	-	-	P
	Equipment rental	-	-	-	P
	Furniture, furnishings, appliance/ equipment store	-	-	-	P
	Gas station	-	-	-	P
	General retail	-	-	-	P
	Golf course, country club	-	-	-	-
	Grocery store, large	-	-	-	P
	Grocery store, small	-	-	-	P
	Handcraft industries, small-scale manufacturing	-	-	-	P
	Health/fitness facility, commercial	-	-	-	P
	Kennel, animal boarding B(3)	-	-	-	C
	Laboratory – Medical/Analytical	-	-	-	P
	Laundry, dry cleaning plant	-	-	-	-
	Library, museum	-	-	-	P
	Live/work and work/live units	-	-	-	C
	Medical Services - Lab	-	-	-	P
Mixed use	-	-	P	P	
Mortuary, funeral homes and parlors	-	-	-	P	

Type of Use	Use	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
	Office – business services	-	-	P	P
	Office – processing	-	-	-	C
	Office – professional	-	-	P	P
	Personal services	-	-	P	P
	Places of assembly	P	P	P	P
	Printing and publishing	-	-	-	P
	Produce stand	-	-	P	P
	Shelter, animal B(3), B(4)	-	-	-	P
	Shopping center	-	-	-	P
	Social service organization	-	-	-	C
	Solid waste transfer station	-	-	-	C
	Small craft distillery	-	-	-	P
	Studio - art, dance, martial arts, music, etc.	-	-	-	P
	Theater, auditorium	-	-	-	P
	Veterinary clinic B(3)	-	-	-	P
	Vehicle services – major repair/body work	-	-	-	C
Vehicle services – minor maintenance/repair	-	-	-	P	
Eating and Drinking Establishments	Brewery - brew pub	-	-	-	P
	Microbrewery	-	-	-	P
	Mobile food vending facility	-	-	-	P
	Night club	-	-	-	C
	Restaurant, café, coffee shop – counter ordering	-	-	-	P
	Restaurant, café, coffee shop –drive-through services	-	-	-	C
	Restaurant, café, coffee shop –table service	-	-	-	P
	Restaurant, café, coffee shop – outdoor dining	-	-	-	P
	Restaurant, café, coffee shop – serving alcohol	-	-	-	P
	Tasting room	-	-	-	P
	Vendor stand	-	-	-	P
	Community and technical colleges, colleges and universities	-	-	-	C

Type of Use	Use	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
Essential Public Facilities	Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	P	P	P	P
	Electrical transmission lines of higher voltage than 115 kV, in new corridors	C	C	C	C
	Group Home - See special needs housing				
	In-Patient Facility Including but not Limited to Substance Abuse Facility B(1), B(2)	-	-	-	C
	Intercity Passenger Rail Service	-	-	-	P
	Interstate Highway "I-5"	P	-	-	P
	Minimum Security Institution	C	C	C	C
	Sound Transit Railroad Right-of-Way	-	-	-	P
Government Services, General	Fire stations	C	C	-	P
	Post offices	-	-	-	P
Health and Social Services	Day care center in existing and new schools	-	-	C	-
	Day care center in existing or new churches	-	-	-	C
	Day care center providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site	P	P	-	C
	Day care center, independent	-	-	C	P
	Human service agency offices	-	-	C	P
	Medical service - clinic, urgent care	-	-	-	P
	Medical service - doctor office	-	-	C	P
	Medical service - integrated medical health center	-	-	-	P
	Medical service – lab	-	-	-	P
	Pharmacy	-	-	-	P
Preschool/nursery school	C	C	-	P	
Lodging	Short term vacation rentals	P	P	P	P
Residential Uses	Accessory caretaker's unit	-	-	-	P
	Accessory dwelling unit	-	-	-	-

Type of Use	Use	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
	Babysitting care	P	P	P	P
	Co-housing (dormitories, fraternities and sororities)	P	P	-	P
	Detached single family	-	-	P	-
	Two family residential, attached or detached dwelling units	P	-	P	P
	Multifamily, four or more residential units	P	P	P	P
	Mixed use	-	-	-	P
	Family daycare	P	P	P	P
	Home agriculture	P	P	P	-
	Mobile and/or manufactured homes, in mobile/manufactured home parks	P	P	-	P
	Residential accessory building	P	P	P	P
	Small craft distillery	-	-	-	P
	Specialized senior housing	C	C	-	P
	Accessory residential uses	P	P	P	P
Special Needs Housing	Assisted Living Facility	P	P	P	P
	Confidential Shelter	P	P	P	P
	Continuing Care Retirement Community	P	P	P	P
	Enhanced Services Facility	-	-	C	C
	Hospice Care Center	P	P	-	-
	Nursing Home	P	P	P	P
	Type 1 Group Home – Adult Family Home	P	P	P	P
	Type 2 Group Home, Level 1	P	P	P	P
	Type 2 Group Home, Level 2	C	C	-	-
	Type 2 Group Home, Level 3	C	C	C	C
	Type 3 Group Home, Level 1	C	C	C	C
	Type 3 Group Home, Level 2	C	C	C	C
	Type 3 Group Home, Level 3	C	C	C	C
Type 5 Group Home	-	-		C	

Testimony received at the March 4 Planning Commission public hearing about this application as submitted was all negative. Individuals expressed their interest in developing commercial or mixed use projects on their parcels. Rezoning the parcels to Arterial Residential/Commercial (ARC) would allow for certain commercial uses while also recognizing the need to and allowing for increased residential density the area.

Planning Commission Recommendation: Recommend redesignating the parcels to MultiFamily (MF) and rezoning them to MultiFamily 2 (NF2.)

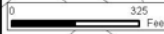
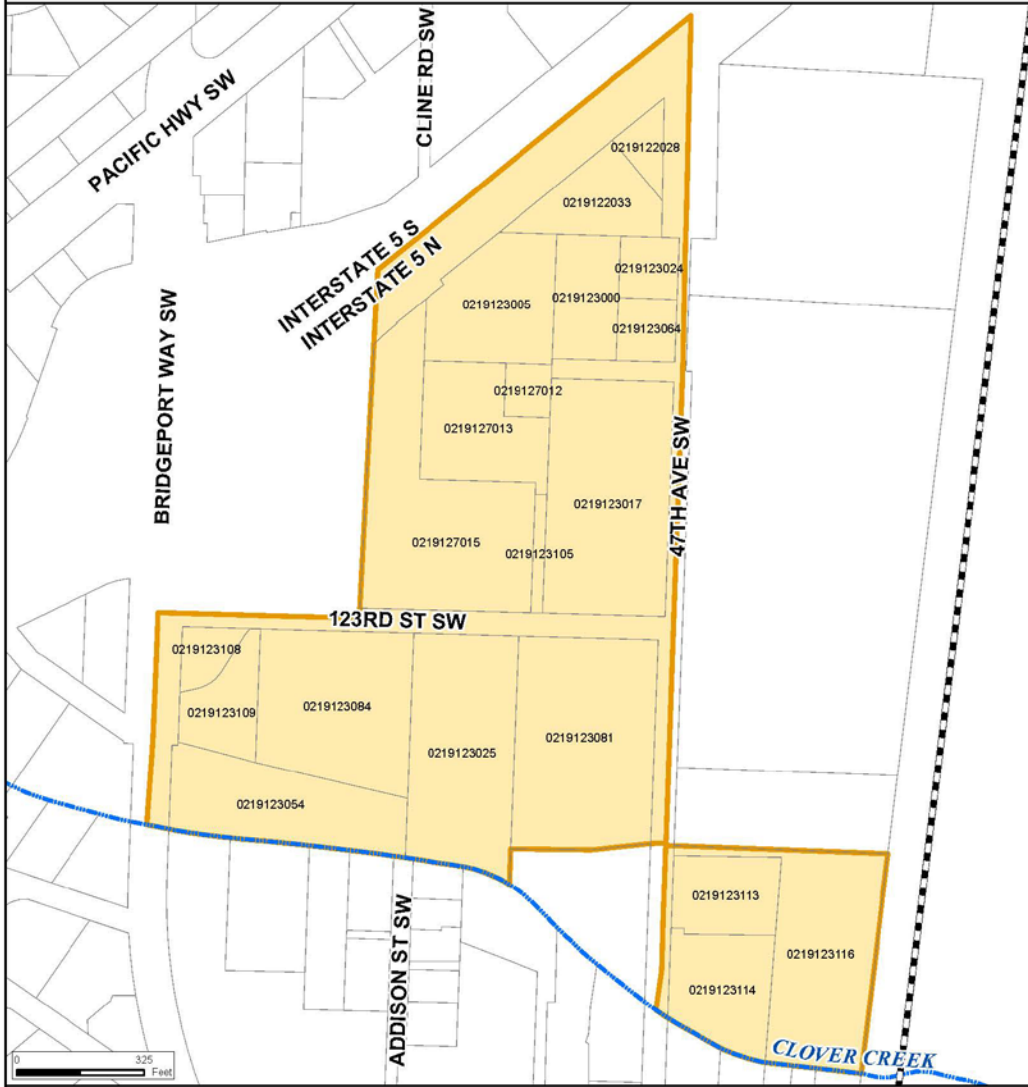
CPA/ZOA-2020-06 (Springbrook Neighborhood)

1. Amend the Comprehensive Plan land-use map to designate the subject property in the Springbrook Neighborhood area per the outcome of the 2019 Lakewood/FEMA flood plain mapping update effort; and
2. Amend the zoning map to zone the subject property per the outcome of the 2019 Lakewood/FEMA flood plain mapping update effort; and
3. Remove the Lakewood Station District boundary located within Springbrook.

Location: 4901 123rd St SW, XXX 123rd St SW, XXX 47th Av SW, 4800 to 4815 122nd St SW, 4804 121st St SW, 4801 121st St SW, 4715 to 4717 121st SW, 12018 TO 12020 47th Av SW, 4710 120th St SW, XXX 120th St SW, XXX 47th Av SW, XXX 123rd St SW, 12315 Bridgeport Wy W, 4828 123rd St SW, 4828 123rd St SW, 4702 to 4731 124th SW, XXX 47th Av SW, 12511 47th Av SW, 12517 47th Av SW

Assessor's Tax Parcel Nos.: 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024, 0219122033, 0219122028, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114

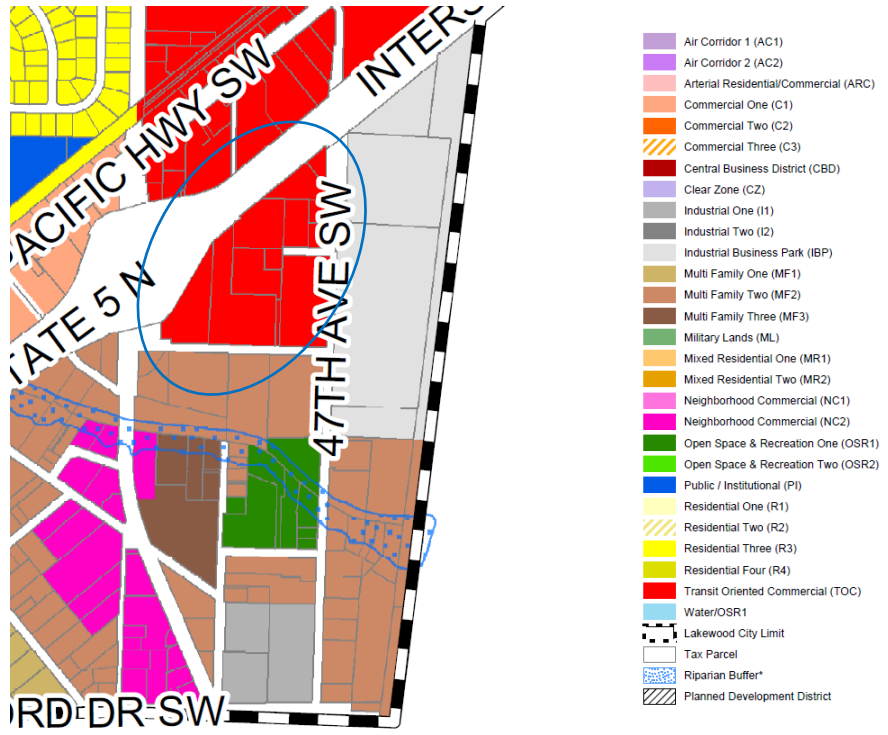
2020 Comprehensive Plan Amendment 2020-06



Map Date: March 09, 2020

- Amendment Area
- Tax Parcel
- Lakewood City Limit

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Aerial Vicinity Map for CPA/ZOA 2019-06



CEDD ANALYSIS OF 2020-06

Because of the complicated nature of analyzing this proposed application, staff is providing the information below rather than working through the eight standard criteria or providing a recommendation.

Housing Capacity Analysis:

Per Pierce County Ordinance 2017-24, Lakewood has a 2030 population allocation of 72,000, or an increase of 13,200 people above its 2008 population estimate of 58,780. This translates into an increase of 8,380 housing units from the 2008 total of 25,904 to reach the City's assigned 2030 target of 34,284 units.

There are two ways of examining the housing capacity. The first is to calculate the impact on *existing development*. At build-out, the proposal could result in the net loss 334 existing residential units (333 multifamily units and one single family residence.)

The second way is to examine the impact on housing based on an examination of the *comprehensive plan land use map*. Under current land use designations, this section of Springbrook is scheduled for medium- and high-density mixed use development with ranges in density of between 35- and 54-units per acre. However, much of the area is located in an existing floodplain. The floodplain poses constraints on maximum density. Based on a recent multifamily development project being proposed in Springbrook ("Cloverbrook"), which is located in the floodplain, it has been calculated that the maximum density cannot exceed 30-units per acre. Therefore, if this area were built-out under current land use designations, the maximum housing count would be 1,150 units. That also means that **if the same area were designated industrial** there would be a net loss of about 1,150 units, but again, this is a 'high-side' number.

Half of the properties in this area are in both the floodplain and the floodway. Development within the floodway is severely limited; housing would be prohibited. It is difficult to make a calculation of housing net loss in the floodway because the floodway meanders across a significant amount of land area and its boundaries cross many property lines. The most likely scenario is that housing net loss is about one-half of 1,150 units, or roughly 600 units.

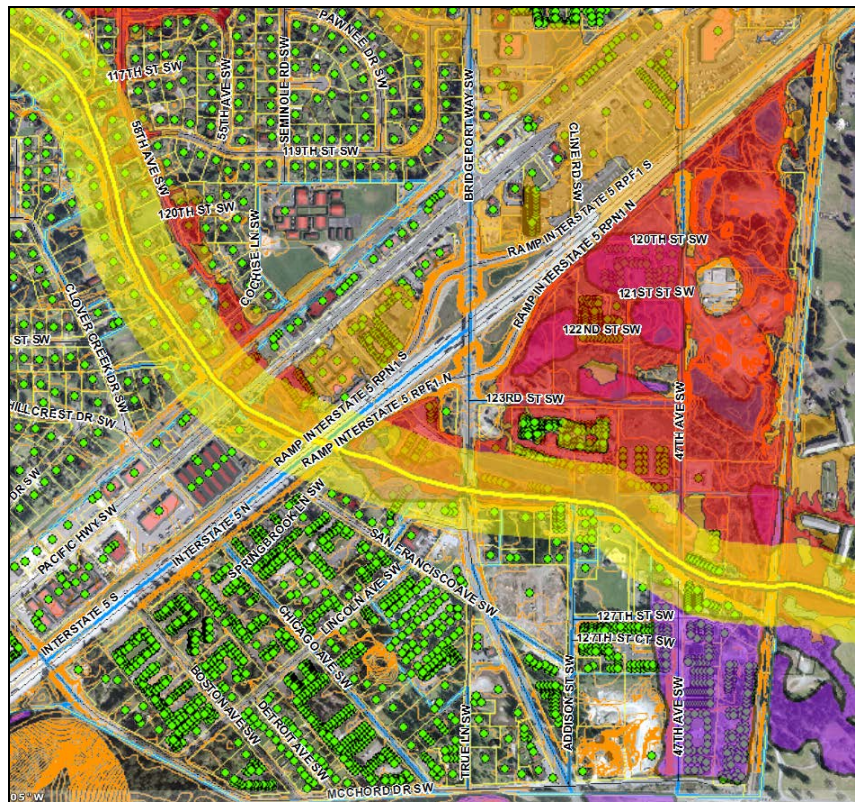
The 2018 Downtown Subarea Plan plans for a 2,257 net housing unit increase within its boundaries. This is an increase of 1,807 units within the Downtown boundaries and thus the City.

Assuming theoretical development at the maximum density allowed under the current zoning, the Springbrook neighborhood has the housing capacity for 1,548 units; again, given environmental constraint, the current real-world estimated maximum capacity is 1,150 units. **By rezoning the area to industrial**, the city-wide net increase in housing units would still be at least 773; using the more likely 600 unit build out for this area, the net citywide housing capacity increase taking the Downtown Subarea Plan increase of 1,807 units into account would be 1,207.

Comprehensive Plan Policy ED-5.13 directs that a subarea plan be developed and implemented in the Springbrook area. To date, this has not occurred, and Springbrook was removed from the boundaries identified by the City Council for the Lakewood Station District Subarea Plan in January 2020.

A map of the Springbrook area with a number of environmental layers applied is provided below.

Red	Special Flood Hazard Area (SFHA)
Light Orange	500 year flood zone
Thick Orange Lines	Topographic lines
Thick Yellow line	Creek(s)
Yellow	250' creek buffer per FEMA BiOp
Purple with black outline (looks pink)	Oak grasses (potential oak woodlands)
Blue	Potential Wetlands

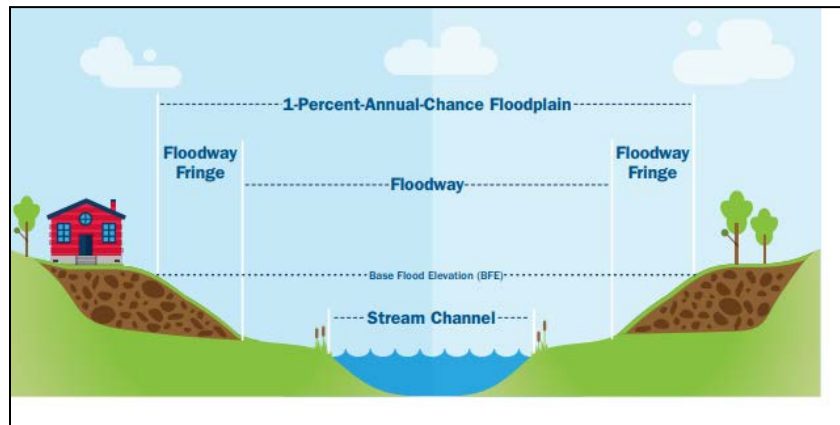


One of the difficulties with this application is the unusual nature of the floodway found within the project site. To explain the situation, it is important to first define “floodplain” and “floodway.”

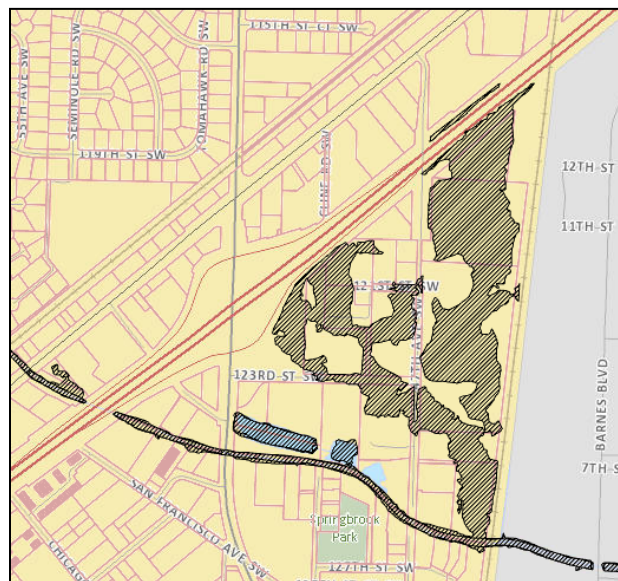
A “floodplain” is comprised of the “floodway” and the “floodway fringe.” The floodway includes the channel and adjacent overbank areas necessary to effectively convey floodwaters. The flood fringe are lands outside the floodway, at or below the Base Flood Elevation, that store but do not effectively convey floodwaters. FEMA regulates the floodplain to represent the 1 percent-annual-chance flood, known as the base flood.

A floodway is the primary conveyance area of a channel’s cross-section that is the natural conduit for flood waters. The floodway must remain open in order to allow flood waters to pass. When the floodway is obstructed by buildings, structures, or debris, flood waters will back up, resulting in greater flooding potential upstream. The distinction between the two is important when considering development and mitigating risk in a community.

Graphically, a floodplain and floodway generally looks like this:



However, the floodway for Clover Creek is much different, probably due to development in the area over the past several hundred years. It does not seem to follow a stream channel:



CPA-ZOA 2019-06 Options

OPTION 1 – Status Quo: Take no action (retain the current land use designations (Comprehensive Plan: Corridor Commercial & Multifamily) and zoning (TOC & MF2), subject to the current flood hazard overlay regulations.) This option would allow for the internal process being undertaken by Lakewood to reanalyze and verify the presence or absence of the floodplain and floodways currently mapped in Springbrook by FEMA. Included below is a description by the Public Works Director of the mapping process:

The mapped floodplain along Clover Creek that includes our 123rd St. SW project extension to 47th Ave SW, was conducted by FEMA using a modeling technique and base topographic information that results in exceedingly inaccurate areal extents and depths of water for the floodplain. In conversation with Pierce County SWM personnel and then an outside consultant who specializes in this field of practice and is very familiar with the FEMA mapping at this location, I am of the opinion that the City and the County would be benefitted by conducting a higher degree of analysis to determine a more accurate floodplain between JBLM extents along Clover Creek to Lake Steilacoom.

The Public GIS (<https://matterhornwab.co.pierce.wa.us/publicgis/>) mapping maintained by Pierce County reflects a floodplain and floodway overlay covering the vast majority of the Springbrook neighborhood as well as many parcels northwest across the freeway. This impacts any development proposed to occur within the Springbrook area including the County's gravel Pit along 47th Ave SW. As currently mapped, the County's property only has a limited area that would be buildable without significant efforts to mitigate or elevate by any proposed development. In conversation with Pierce County staff, the current model reflects upwards of 9 feet of inundation at the lowest point on the County pit site and upwards of 5 feet across our new road. I believe this is a direct result of the model used by FEMA and the much older and inaccurate topological data.

I've asked a firm to estimate the cost of doing a more accurate model using the County's 2010 LIDAR information (ground contours) and a more sophisticated modeling technique. The estimated timing for the work, which includes preparing and defending a Letter of Map Revision (LOMR) submittal to FEMA, 10-12 months, which includes approval by FEMA of a LOMR request. The timeline for the modeling work and LOMR preparation is approximately 4 months to LOMR submittal with the remaining 6-8 months for FEMA review and approval.

Current Conditions:

- Existing developed are already nonconforming with the flood hazard overlay regulations.

- Some properties have wetlands.
- Existing residential densities are low. Existing DUA for developed properties is on average 13.75. Highest DUA count is 33 DUA for one property. By comparison, the maximum DUA for TOC is 54; for MF2 is 35 DUA.
- For new development, under the current constraints, the lot coverage is 24 percent, impervious surface (parking areas), 46 percent, and open space flood protection, another 31 percent.
- Strict limitations/prohibitions to any increase in existing structures' square footage.
- Maximum residential density, 30 DUA with buildings having five levels.

Pros:

- Leaves the current situation as is; no changes.
- Within the region, there appears to be an affordable housing shortage. These lands at this density could help offset demand provided the market remains strong.
- Subject properties are located in the vicinity of the Lakewood Station, a major transit hub.
- With mixed use development permitted in the TOC zone, it improves the potential for better services within the Springbrook Neighborhood.

Cons:

- This area of Lakewood has been slow to redevelop. In part, this is because of a lack of infrastructure. Other reasons include the potential for flooding for properties adjacent to Clover creek, the surrounding conditions of existing properties, its geographical isolation, and lack of services.
- City is placing higher density in a floodplain. Generally, this is not sound public policy.

OPTION 2 – Lower Density: Reduce current residential densities; prohibit mixed use residential development.

Pros:

- Reduces residential density and would prohibit commercial development; lessens the impact of development in the floodplain.

Cons:

- Reduces Lakewood's underlying residential capacity as it relates to GMA; however, it is argued that allowing higher densities in a floodplain is counter to the overall goals of GMA.
- City is still allowing low- to medium-density within the floodplain.

OPTION 3 – Open Space: Change the comprehensive land use designation to Open Space & Recreation (OSR) and the zoning classification Open Space & Recreation 2 (OSR2), respectively. Allow both public and private higher intensity open space uses such as golf

courses, tennis courts, driving ranges, archery ranges, picnic grounds, swimming areas, ice-skating rinks, parks, wildlife and nature preserves, bicycle, and hiking trails.

Pros:

- Consistent with FEMA regulations.
- Consistent with the City's Flood Hazard Overlay regulations.
- Consistent with the goals of GMA.
- Expands open space opportunities within the City.
- In the long-term, may improve the biological viability of Clover Creek.

Cons:

- Reduces Lakewood's residential capacity.
- Reduces the City's opportunity for economic redevelopment particularly in a market that is desiring additional industrial lands supporting the current level of activity in the ports of Tacoma and Seattle.
- Existing uses would zoning-wise, become nonconforming (however, existing developed areas are already nonconforming with the flood hazard overlay regulations).

OPTION 4 - Industrial: Amend the land use designations (Corridor Commercial (CC) & Multifamily (MF) and zoning (Transit Oriented Commercial (TOC) and Multifamily 2 (MF2)) to Industrial and Industrial Business Park (IBP), respectively.

Pros:

- Supports the City's goals for economic redevelopment and investment.
- Encourages new infrastructure.
- Properties are located in an Opportunity Zone.

Cons:

- Potential loss of land for housing development.
- Development within the floodplain is subject to the City's Flood Hazard Overlay Zone.
 - All new development shall be designed and located to minimize the impact on flood flows, flood storage, water quality and habitat.
 - New construction for any commercial, industrial or other non-residential structure shall be elevated at least one (1) foot above the base flood elevation, with attendant utility and sanitary facilities.
 - No new development shall create a threat to public health, public safety, or water quality. Chemicals, explosives, gasoline, propane, buoyant materials, animal wastes, fertilizers, flammable liquids, pollutants, or other materials that are hazardous, toxic, or a threat to water quality are prohibited from the Regulatory Floodplain. (This prohibition does not apply to small quantities of these materials kept for normal household use.)
- Significant site constraints in relation to typical industrial development: lot

coverage, 24 percent; impervious surface (parking areas), 46 percent; and open space for flood protection, another 31 percent.

Transportation analysis (daily trip generation rates) for Option 4 (analysis subject to change):

Current daily trip generation: 1,512 trips +/- (from current 334 units).

Current designation/zoning build-out trip generation using a constrained analysis based on floodplain problems: 9,197 +/-.

Trip generation with conversion to industrial, also using a constrained analysis because of floodplain: 5,078 +/- . This number is relatively low due to an assumption that only 30% of the land can be covered with structures because the area is in a floodplain.

Total acreage: 42.03 acres

Existing number of residential units: 334

Existing dwelling units per acre (DUA) for the subject area: 13.75 (very low!)

Maximum number of units based on current code: 1,670

Daily trip generation based on existing uses: 1,512 (very low!)

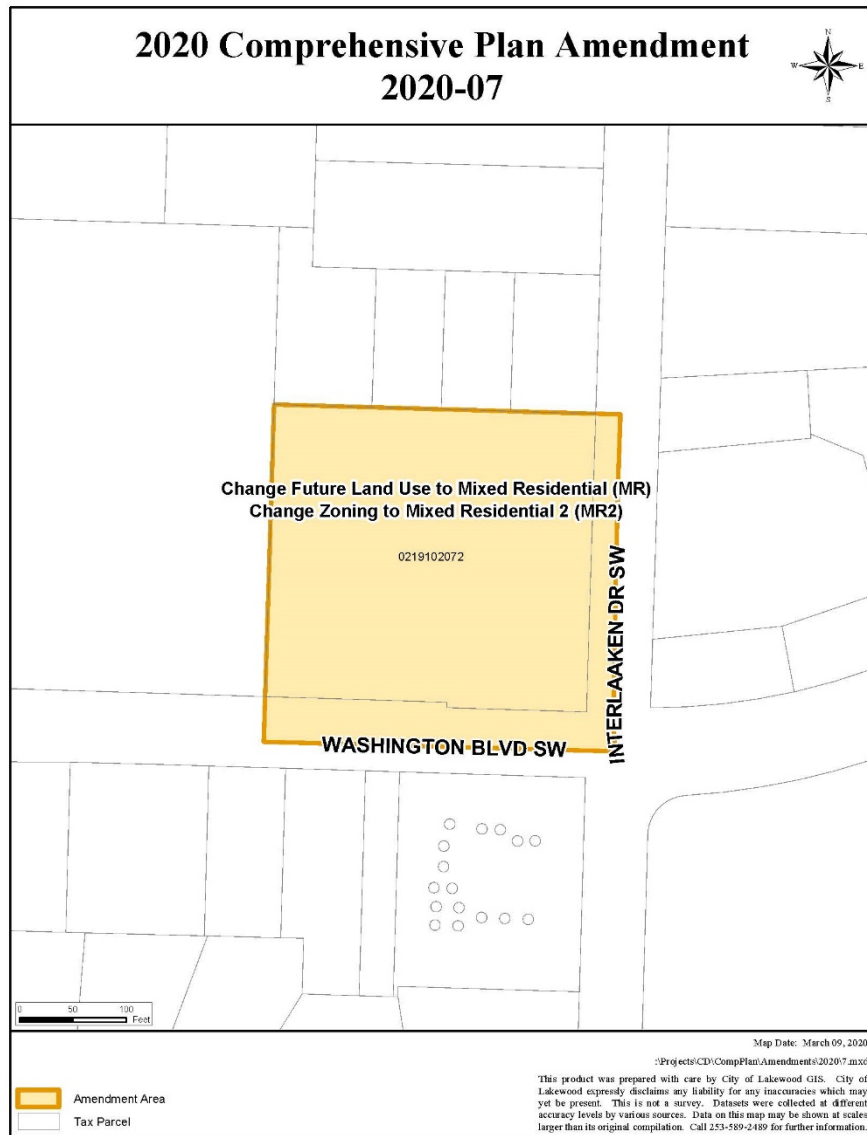
Miscellaneous: Should this Option be pursued, it may require follow-up amendments to the City's Shoreline Master Plan.

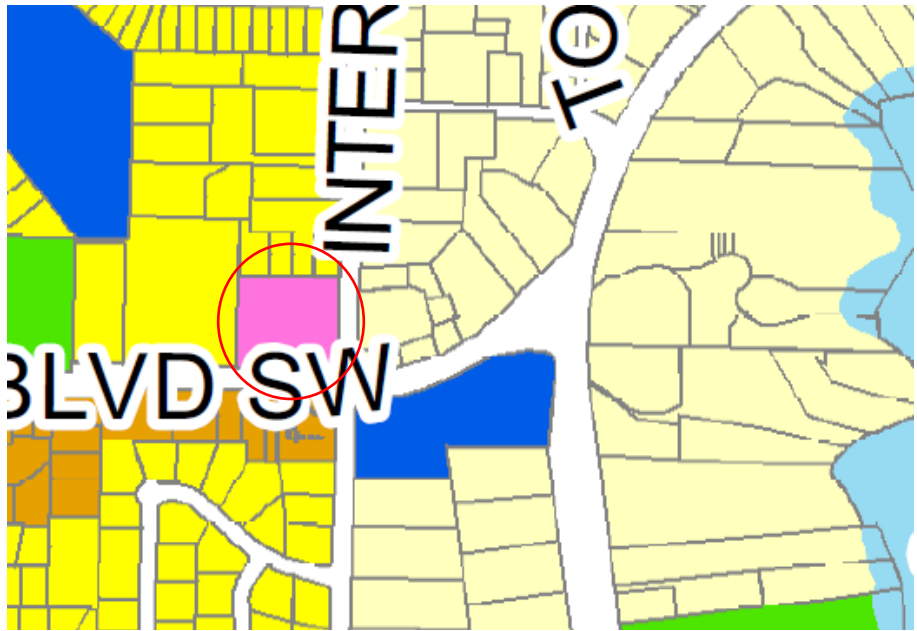
Planning Commission Recommendation (*made without knowledge that Lakewood Public Works had withdrawn the LOMR request from FEMA*): Continue CPA/ZOA-2020-06 to the 2021 CPA cycle to allow for completion of FEMA analysis and updates to City's mapped floodplain.

CPA/ZOA-2020-07 (Washington Blvd. & Interlaaken Blvd.)

1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Neighborhood Business District (NBD) to Mixed Residential (MR); and
2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 1 (NC1) to Mixed Residential 2 (MR2).

Location: 7907 Washington Blvd SW
Assessor's Tax Parcel Nos.: 0219102072





- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
- Commercial Three (C3)
- Central Business District (CBD)
- Clear Zone (CZ)
- Industrial One (I1)
- Industrial Two (I2)
- Industrial Business Park (IBP)
- Multi Family One (MF1)
- Multi Family Two (MF2)
- Multi Family Three (MF3)
- Military Lands (ML)
- Mixed Residential One (MR1)
- Mixed Residential Two (MR2)
- Neighborhood Commercial (NC1)
- Neighborhood Commercial (NC2)
- Open Space & Recreation One (OSR1)
- Open Space & Recreation Two (OSR2)
- Public / Institutional (PI)
- Residential One (R1)
- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Transit Oriented Commercial (TOC)
- Water/OSR1
- Lakewood City Limit
- Tax Parcel
- Riparian Buffer*
- Planned Development District



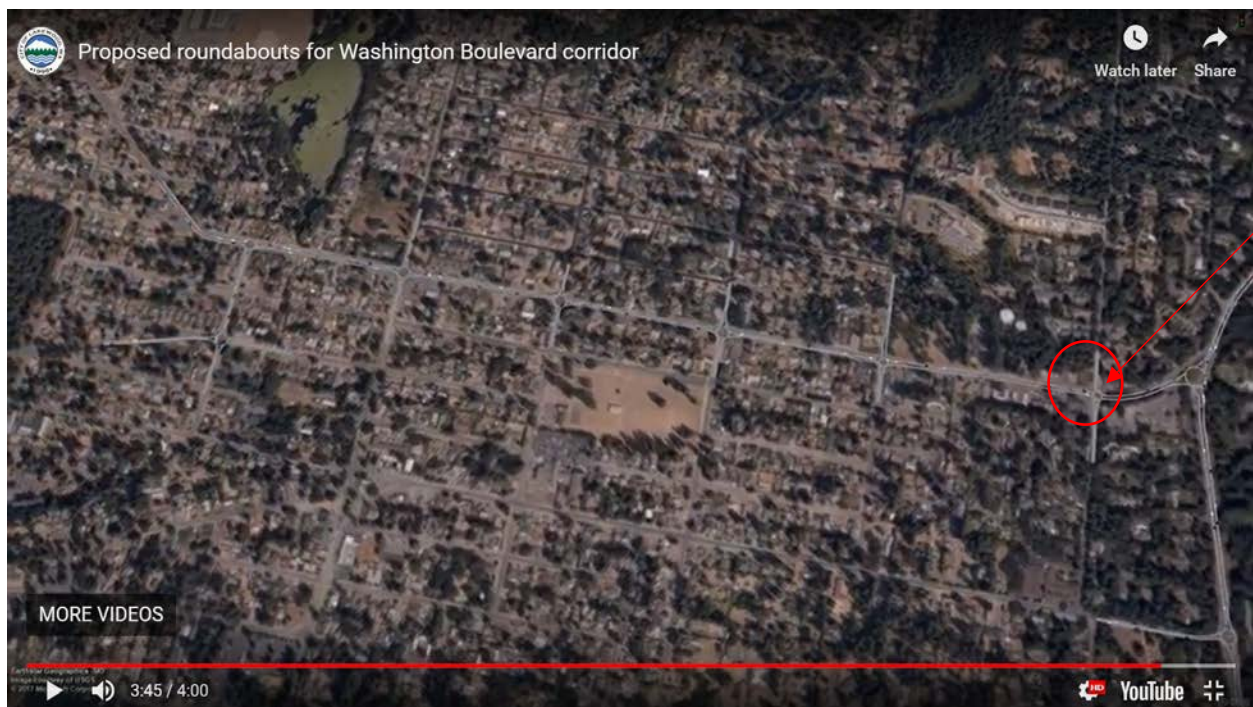
CEDD ANALYSIS OF 2020-07

This application addresses a single parcel and should be analyzed as a site-specific rezone under LMC 18A.30.680 and .690.

As part of the City's plans to improve safety around the Washington Boulevard corridor on the city's western border with Joint Base Lewis-McChord, part of the redesigned road will include the addition of up to 10 roundabouts. The purpose of the roundabouts is to help traffic flow more smoothly, and to decrease speeds through the busy corridor that is traveled not only by residents but also by people accessing Joint Base Lewis-McChord.

In an effort to help residents visualize what the new roadway (as proposed) would look like, the city requested its design contractor create a video showing the traffic flow along Washington Boulevard with the roundabouts, including one at the intersection of Washington Blvd. and Interlaaken Dr. SW. Also shown are proposed improvements at Gravelly Lake Drive, Edgewood Drive and Northgate Road.

Included below is a screen shot from the video with the roundabout at Washington & Interlaaken shown.



<https://cityoflakewood.us/video-washington-boulevard-proposed-roundabouts/?fbclid=IwAR0M7TVEhDwMNRf4UzN21v1n9-LdEYcUjTLvIB71hcJwZjzn5ONL9gnzNwg>

Housing Capacity Analysis: Rezoning this 1.82 acre parcel from NC1 to MF2 would provide for up to 35 du on the land, or up to 63 additional units of high density housing.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

This parcel is adjacent to MR2 and R3 parcels and could provide additional affordable housing options within close proximity to retail and commercial uses within mixed use development. The NC1 zone is intended to foster a sense of neighborhood identity and provide limited services within a neighborhood. The district provides for a small-scale mix of activities, including residential, retail, office, and local services, which serve the surrounding neighborhood. However, although its has been zoned NC1 for a number of years, no development at NC1 intensity has occurred.

The MF2 zone provides for high-density housing types and designs, especially of a multiple-story design, that combine urban design elements to enhance the living environment. Urban design elements stress pedestrian orientation and connections, security, transportation, and integration of housing.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Yes. This parcel is adjacent to MR2 and R3 parcels and could provide additional affordable housing options in close proximity to retail and commercial uses within mixed use development. The affordable housing shortage continues to worsen in Lakewood and the region.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

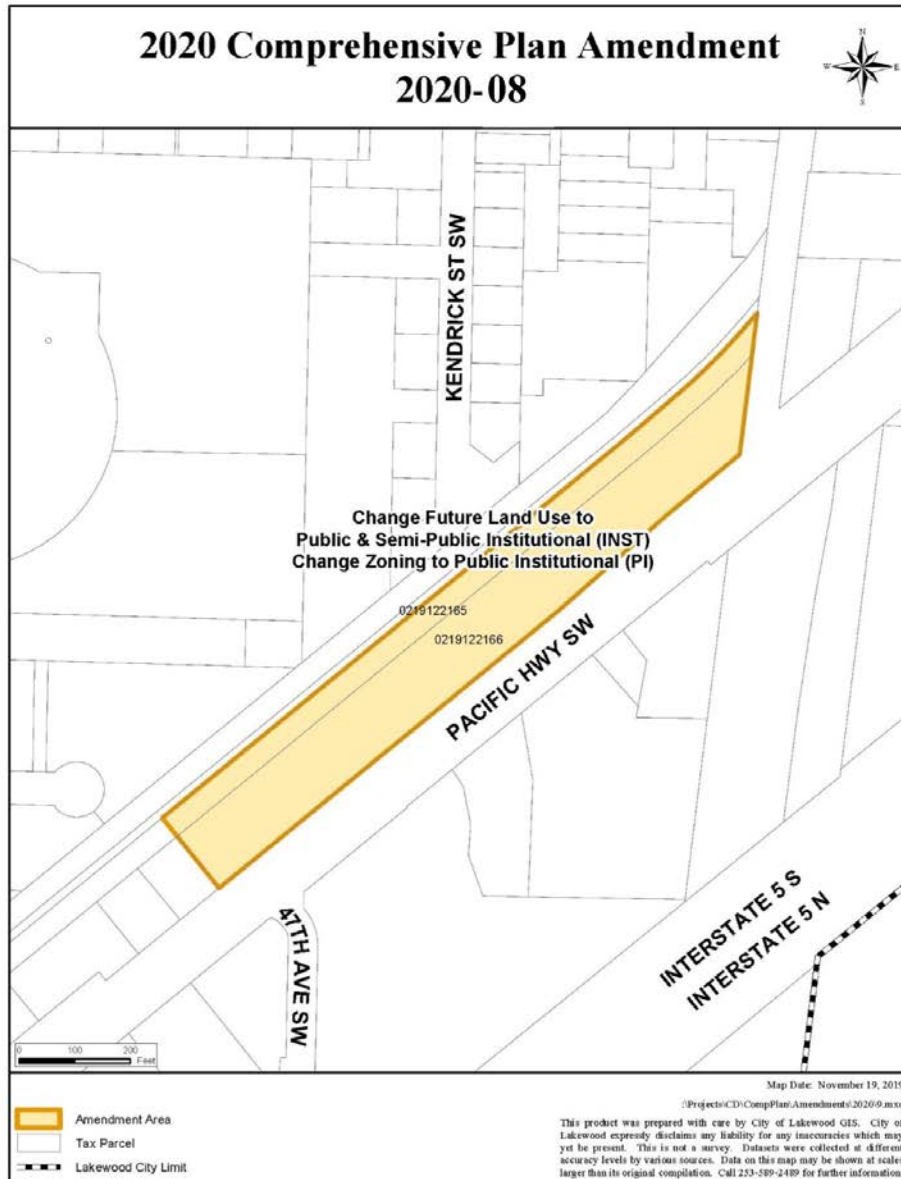
Yes.

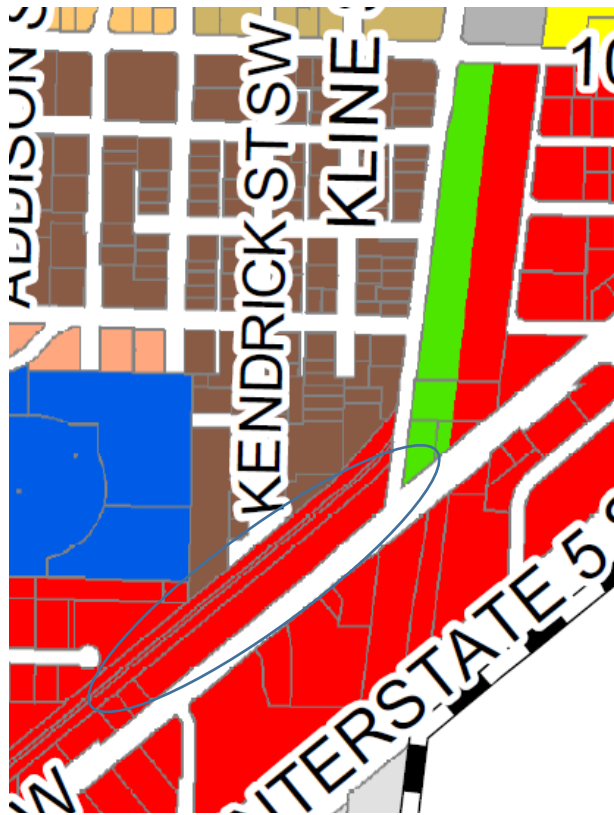
Planning Commission Recommendation: Since this application addresses a single parcel, remove the application from the docket and pursue it as a site-specific rezone per LMC 18A.30.680 and .690.

CPA/ZOA-2020-08 (Lakewood Transit Station)

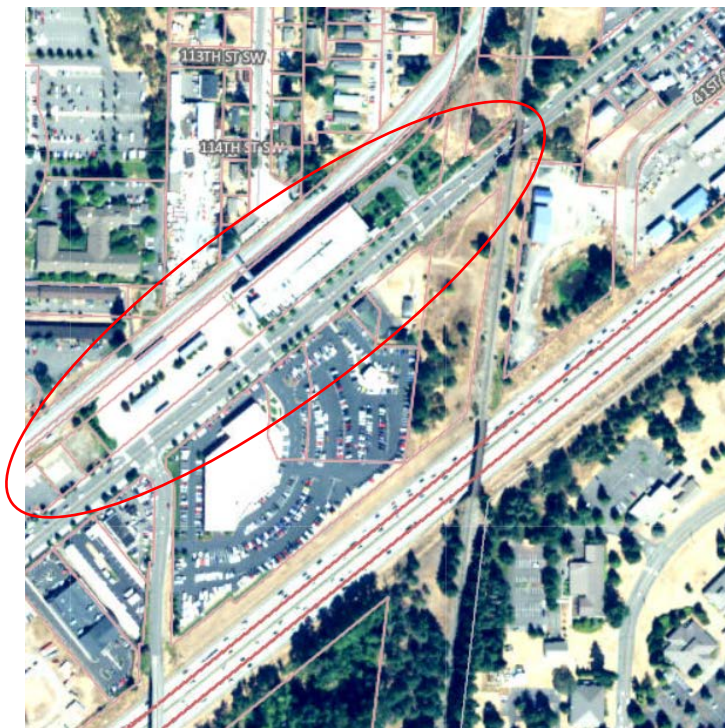
1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Public & Semi-Public Institutional (INST); and
2. Amend the zoning map to rezone the subject property from Transit Oriented Commercial (TOC) to Public Institutional (PI).

Location: XXX Pacific Hwy SW, 11402, 11424 & 11602 Pacific Hwy SW
Assessor's Tax Parcel Nos.: 0219122165, 0219122166





- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
- Commercial Three (C3)
- Central Business District (CBD)
- Clear Zone (CZ)
- Industrial One (I1)
- Industrial Two (I2)
- Industrial Business Park (IBP)
- Multi Family One (MF1)
- Multi Family Two (MF2)
- Multi Family Three (MF3)
- Military Lands (ML)
- Mixed Residential One (MR1)
- Mixed Residential Two (MR2)
- Neighborhood Commercial (NC1)
- Neighborhood Commercial (NC2)
- Open Space & Recreation One (OSR1)
- Open Space & Recreation Two (OSR2)
- Public / Institutional (PI)
- Residential One (R1)
- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Transit Oriented Commercial (TOC)
- Water/OSR1
- Lakewood City Limit
- Tax Parcel
- Riparian Buffer*
- Planned Development District



CEDD ANALYSIS OF 2020-08

Housing Capacity Analysis: No change to Lakewood's housing capacity.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Not applicable; this application is essentially a scrivener correction to zone the parcel on which the Sounder Station is located to Public Institutional (PI.)

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Not applicable; this application is essentially a scrivener correction to zone the parcel on which the Sounder Station is located to Public Institutional (PI.)

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Not applicable; this application is essentially a scrivener correction to zone the parcel on which the Sounder Station is located to Public Institutional (PI.)

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Not applicable; this application is essentially a scrivener correction to zone the parcel on which the Sounder Station is located to Public Institutional (PI.)

Planning Commission Recommendation: Approval.

CPA/ZOA-2020-09 (Rail Policies)

Delete freight mobility policy T-18.4 from the Comprehensive Plan Transportation Chapter:

~~T-18.4: Examine the potential of unused or underutilized rail lines in Lakewood for freight rail.~~

Revise existing freight mobility policy T-18.6 in the Comprehensive Plan Transportation Chapter:

T-18.6: Promote the continued operation of existing rail lines to serve the transportation needs of Lakewood businesses and Joint Base Lewis McChord.

Amend the Transportation Chapter of the Comprehensive Plan, adding a new policy:

T-18.10: The City discourages increased freight traffic along this corridor that is above and beyond the activity already in place and does not have a destination within Lakewood or Joint Base Lewis-McChord. With the opening of the Point Defiance Bypass project in support of Amtrak passenger rail coupled with increasing demands on freight rail, there is concern that the Point Defiance Bypass project could eventually lead to increased freight traffic in addition to new passenger rail.

CEDD ANALYSIS OF 2020-09

Housing Capacity Analysis: Not applicable.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?
2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Lakewood has long advocated for safer rail operations within its boundaries; the City's concerns were confirmed by the December, 2017 Amtrak derailment. This application would amend the Comprehensive Plan to better reflect concerns the City has with public safety and rail traffic in Lakewood.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Yes.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes.

Planning Commission Recommendation: Approval