



February 3, 2010
NOTICE OF PUBLIC HEARING
DRAFT TILLICUM NEIGHBORHOOD PLAN

What's Going On?

The City of Lakewood is considering final adoption of the draft *Tillicum Neighborhood Plan* that was issued for public review in April 2009. Numerous plans relating to Tillicum dating back 30 years were reviewed in the plan's development, which goes on to examine where the neighborhood's greatest needs lie and suggests targeted public and private actions to build upon community assets – particularly the personal capacities of people; improve infrastructure, including transportation; reduce crime and blight; and redefine commercial and housing areas. Once adopted, the plan will be merged into the City's comprehensive plan and will direct future zoning and public investment in Tillicum. Since the draft plan was released, numerous public meetings have been held so property owners, business people, and residents of Tillicum could share their thoughts about the plan. Now, a formal public hearing is being held leading up to the plan's final adoption.

Why Should I Care?

You are receiving this notice either because you own property or a business in the area of proposed map amendments or are some other person or entity identified as potentially having an interest in these proposed changes.

How Can I Get Involved?

You can testify at a public hearing before the PAB on Wednesday, February 17, 2010, in the City Council Chambers at the address shown below, beginning at 6:30 pm.

If you can't attend the hearing, you can comment in writing no later than the end of the public hearing. If you choose to submit written comments, you need not appear at the public hearing unless you wish to address the PAB directly.

Please address comments to:

Deborah Johnson, Senior Planner
Lakewood Community Development Dept.
6000 Main Street SW, 2nd floor
Lakewood, WA 98499-5027
E-mail: djohnson@cityoflakewood.us
Fax: 253.512.2268

What Would Change?

The *Tillicum Neighborhood Plan* is intended to further improvements, both “on the ground” and to the overall quality of life, in the Tillicum neighborhood. The draft plan identifies and is intended to guide a series of implementing actions which, along with general time frames, are set out in the document. These implementing actions include the following:

- Actions that are currently programmed and already in various stages of being carried out, such as the installation of sewer trunk lines to serve Tillicum.
- Future infrastructure improvements and other such “on the ground” projects, which may or may not have identified funding at this time.
- Actions that are in the realm of policy or community/interagency involvement.
- Actions that are unprogrammed, unfunded, and not directly under the City’s purview.

If adopted, the plan is expected to result in subsequent adjustments to zoning and development regulations for portions of Tillicum, as well as future capital investment. Based on other projects and stakeholder input the City has received since the draft was released, staff plans to amend the document in the following ways prior to final adoption:

- Update discussion of sewer project to reflect construction that has occurred (pp.24-25 & 57-58; recommendations & implementation tables). Include availability of low-interest loans to finance individual connections within the recommended actions.
- Commit to a 50-foot-wide Union Ave. right-of-way width (pp. 74 &77; recommendations & implementation tables), with the additional ten feet of right of way coming solely from the north side of the street (in other words, commit to no additional right-of-way acquisition along the railroad side of the street).
- Incorporate information from the proposed Camp Murray master plan indicating gate relocation to Portland Ave. Camp Murray’s plans are not yet finalized, although the state Military Department has indicated to the City that it expects to hold a public meeting in Tillicum in the near future to discuss its master plan. The City’s plan would probably outline the concept and indicate the City’s willingness to work with the Military Department toward accomplishing the gate relocation, while not addressing the finer points at this time.
- Update discussion of miscellaneous other projects/programs within document to reflect current status. Incorporate additional veterans’ services information (GI Voice/Coffee Strong) previously reviewed by the PAB.

What Impact Will This Have on the Environment?

In April 2009, the City issued a determination of environmental nonsignificance (DNS) for this plan. As individual construction projects are built in the future, they might be subject to separate, project-level environmental review and related requirements. However, adoption of the plan itself would not pose significant environmental impacts. No comments were received during the mandatory waiting period following issuance of the DNS. This decision is now final.

What Happens Next?

After considering public testimony and written comments, the PAB will make recommendations about the proposed plan to the City Council. Ultimately, the City Council will vote on the plan after considering public, PAB, and staff recommendations. Any written comments submitted by the comment deadline will be compiled and made available for PAB's and ultimately the City Council's review.

How Can I Find Out More?

Reference copies of the draft plan are available for public review during regular business hours at the following locations: Tillicum Library reference desk, 14916 Washington Ave. SW; Lakewood Library reference desk, 6300 Wildaire Road SW; or Lakewood Community Development Department at the address shown above. The plan is also posted on the City's Web site at <http://www.cityoflakewood.us/documents/public_works/documents/tillicum_plan_public_draft.pdf>.

If you have any questions or need additional information, please contact Deborah Johnson at 253.512.2261 or e-mail <djohnson@cityoflakewood.us>.