

A G E N D A

PLANNING COMMISSION

Connie Coleman-Lacadie • Don Daniels • Robert Estrada • James Guerrero • Robert Pourpasand • Paul Wagemann • Christopher Webber

Regular Meeting

Wednesday, February 4, 2015, at 6:30 pm

City Hall, Council Chambers

6000 Main Street SW, Lakewood, Washington

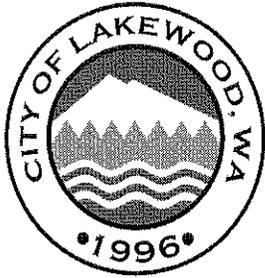
- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes January 21, 2015**
- 4. Public Comments**
(Members of the audience may comment on items that are not included on the agenda. Each person will be allowed 3 minutes to speak, to a total of 15 minutes per topic. Groups with a designated speaker may have a total of 10 minutes to speak.)
- 5. Public Hearings**
 - None
- 6. New Business**
 - Six year TIP Amendment
 - Economic Development Update
 - Community Visioning Update
 - Comprehensive Plan Update
- 7. Unfinished Business**
 - None
- 8. Reports from Commission Members & Staff**
(Planning Commission members and staff may make committee reports and announcements relating to items not on the agenda.)
 - Revised Subdivision Code (Title 17A) Amendments

Enclosures: January 15, 2015 draft minutes
Staff Report/Exhibits re: Six year TIP Amendment
Staff Report/Exhibits re: Economic Development Update
Staff Report/Exhibits re: Community Visioning Update
Staff Report/Exhibits re: Comprehensive Plan Update

Members Only:

Please call Karen Devereaux at 253.983.7767 by Tuesday, February 3, 2015, if you are unable to attend. Thank you.

The next meeting is tentatively scheduled for FEBRUARY 18, 2015



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, January 21, 2015
Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Dave Bugher, Assistant City Manager-Development.

Roll Call

Planning Commission Members Present: Don Daniels; Robert Pourpasand, Connie Coleman-Lacadie; Paul Wagemann; Robert Estrada; and Christopher Webber

PAB Member Excused: None

Staff Present: Dave Bugher, Assistant City Manager-Development; Dan Catron, Planning Manager; Heidi Wachter, City Attorney; and Karen Devereaux, Recording Secretary

Council Liaison: Councilmember Paul Bocchi

Approval of Minutes

None to approve.

Changes to Agenda

Mr. Dave Bugher suggested moving the City Attorney Orientation forward to follow the Public Comments segment of the meeting.

Introduction of Planning Commission Members

This was the first meeting of the newly created Planning Commission. Time was allowed for each commissioner to introduce themselves and share a brief personal background of related experience.

Election of Officers

Mr. Dave Bugher opened the floor for nominations for Chair. Ms. Connie Coleman-Lacadie nominated Mr. Don Daniels. Mr. Robert Pourpasand nominated Mr. Paul Wagemann. A voice vote was taken and Mr. Daniels was appointed the position of Chair. Mr. Daniels, Chair, opened the floor for nominations to the Vice-Chair position. Mr. Robert Pourpasand nominated himself. A nomination for Mr. Paul Wagemann was heard. A voice vote was taken with the final vote of 4-3 in favor of Mr. Robert Pourpasand being appointed Vice-Chair.

Public Comments

Mr. Glen Spieth, Lakewood resident, addressed the commission stating his disappointment with the City of Lakewood with regard to preservation of historic commercial properties, specifically Colonial Center, Ft. Steilacoom, and the Harkins Airport Hanger.

Public Hearing

Proposed Code Amendments to Change Planning Advisory Board to Planning Commission

Mr. Dave Bugher presented the staff report proposing to amend the Lakewood Municipal Code correcting the nomenclature by removing the term Planning Advisory Board and replacing it with Planning Commission. Mr. Bugher asked the Commission to hold a public hearing and to adopt the draft resolution to be forwarded to the Council for action in February.

Mr. Don Daniels, Chair opened the floor for comment and discussion. No one came forward. The hearing was closed. M/S/C Estrada / Pourpasand to adopt Resolution No. PC-01-15. A voice vote was taken and the motion was unanimously carried.

Unfinished Business

None to report.

New Business

City Attorney Orientation

Ms. Heidi Wachter presented her orientation to the Commission members which included 1) the City's Code of Ethics, 2) Open Public Meetings Act, 3) potential conflicts of interest, 4) what constitutes a public record, 5) appearance of fairness doctrine, and 6) difference between a public hearing and a public meeting.

At the request of Mr. Paul Wagemann, Ms. Wachter offered to provide a sheet detailing specific examples of procedural process of authority in making recommendations or decisions the members may forward to City Council.

Adoption of Planning Commission Rules of Procedure

Mr. Dan Catron, Planning Manager, described the proposed changes to the rules and procedures of 1) electing new officers at the first meeting of every year, 2) specifying meetings to be held every 1st/3rd Wednesday of the month at 6:30 p.m. in Council Chambers, 3) use of Robert's Rules of Order as parliamentary procedure for conducting commission business, 4) public comments, and 5) adoption of this internal document by a simple majority vote.

M/S/C Coleman-Lacadie/Guerrero to adopt the Planning Commission Rules of Procedure, Regulations, and By-Laws as written. A voice vote was taken and the motion carried unanimously.

Proposed Work Plan

Mr. Dave Bugher delivered a general overview of the Draft 2015 Planning Commission Work Plan, announcing a Joint Study Session is scheduled for February 23, 2015, between the Planning Commission and City Council at 7:00 p.m., where these items will be discussed in detail.

Reports from Commission Members and Staff

Report on Visioning Project Efforts

Mr. Dan Catron provided a brief overview of the past nine months of the visioning project and its public outreach efforts. It was noted the project consultant will be making a final presentation to City Council during the Planning Commission/City Council Joint Study Session on February 23, 2015.

The final plan will identify a series of action elements to support the measurable goals of project stakeholders. One of the tasks of staff, along with the Planning Commission, will be to incorporate those goals into the City's Comprehensive Plan in 2015.

Revised Subdivision Code (Title 17A) Amendments

Mr. Dan Catron provided history on the reconciliation of Council concerns regarding requirements for any new sub-divisions to connect to the public sewer system. It was noted the topic came before the Planning Advisory Board last year and would be before Council next week.

Mr. Bugher noted two additional related elements they may not be aware of: 1) The City Council is regularly provided an Economic Development update from Ms. Becky Newton who would be updating the Planning Commission with similar information in the future, and 2) The City recently received revised preliminary flood maps which may greatly affect certain areas, and would likely come before the Planning Commission in 2015.

Mr. Dave Bugher announced that Pierce County is looking for a Lakewood area representative for the Conservation Futures Advisory Board. This committee reviews submissions for reduction of property taxes and would then make recommendations to Pierce County Council on those applications.

The Planning Commission posed for a historical first photo.

Adjournment: 7:35 p.m.

Next Meeting: Wednesday, February 4, 2015.

Don Daniels, Chair
Planning Commission

2/4/2015

Karen Devereaux, Secretary
Planning Commission

2/4/2015



PUBLIC WORKS DEPARTMENT STAFF REPORT

TO: PLANNING COMMISSION

FROM: DESIRÉE WINKLER, TRANSPORTATION DIVISION MANAGER

PLANNING COMMISSION REVIEW: February 4, 2015 AGENDA ITEM:
STUDY SESSION: February 9, 2015 (City Council)
PUBLIC HEARING: February 17, 2015 (City Council)

**SUBJECT: AMENDMENT TO THE SIX-YEAR TRANSPORTATION
IMPROVEMENT PROGRAM (2015-2020) (TIP)**

RECOMMENDATION:

- Review staff report and proposed amendment;
- Adopt by minute motion recommending that the City Council approve the proposed Amendment 1 to the Six-Year Transportation Improvement Program (2015-2020) (TIP) as highlighted in the attached draft amendment (dated 1-27-15) after the public hearing and consideration of public comments.

ANALYSIS

BACKGROUND:

Chapter 35.77.010 RCW requires that each city shall annually update its Six(6) -Year TIP, and file a copy of the adopted TIP with the Secretary of the Washington State Department of Transportation within 30 days after its adoption. The current 6-Year TIP (2015-2020) was adopted on July 21, 2014. The TIP may be amended at any time by a majority of the City Council, but only after a public hearing. The proposed TIP amendments are needed in order for the City to accept and utilize newly awarded "Federal Highway Safety Improvement Program (HSIP)" funds.

WSDOT administers HSIP funding through competitive grant programs according to their "Strategic Highway Safety Plan." Washington State's plan is called "Target Zero" which presents strategies to reduce fatal and serious injury collisions to zero by the year 2030. They have two

programs: 1) City-wide program: focuses on lower cost, city-wide improvements (such as upgrading traffic signal displays to make them more visible); and 2) Spot-improvements: targets a specific location that has history of serious and fatal collisions.

The city was awarded two spot-improvement projects that must specifically be included in the current TIP in order to be utilized.

DESCRIPTION OF PROPOSED AMENDMENTS:

- 1) Add Project 2.81 Roadway Safety Improvements at 40th Ave. SW and 96th St. SW per grant award. Federal grant: \$823,000; City Match: \$20,000. Project timeline: 2015-2017.
Scope: Add guardrail, shared lane use markings, curb, gutter, sidewalk, and street lighting. Upgrade street signs. Pave the road.
- 2) Add Project 3.20 Military Rd. and 112th Safety Improvement per grant award. Federal grant: \$788,000; City Match: \$17,000. Project timeline: 2015-2017.
Scope: Replace existing traffic signal to improve visibility and operations (including implementing flashing-yellow arrow operation); upgrade curb ramps to current American with Disabilities Act (ADA) standards; upgrade street lighting; pave the intersection.
- 3) Modify project budget for 2.55 High Accident Location Safety Improvements. Reduce city funding by the amounts of city matching funds for the above added projects. Reallocate anticipated grant funds to the specific above added projects.
Scope: Various safety improvements at high accident locations. Place holder project for safety grant program.

IMPACT:

The proposed amendments allow implementation of two new safety capital improvement projects that are consistent with state and city goals. The total city match of \$37,000 will be accommodated in anticipated revenues in the street capital program.

PUBLIC NOTICE:

Public notice of the February 17, 2015 public hearing was posted at City Hall and published in the Tacoma News Tribune. On February 4, 2015, the amendments will be posted on the City web site and emailed to interested parties including: adjacent jurisdictions; Pierce Transit; Clover Park School District; and Lakewood utility providers.

ENVIRONMENTAL REVIEW STATUS:

Each project will be required to have project-specific NEPA review completed through WSDOT Highways and Local Programs on behalf of the Federal Highway Administration.

Both projects are designated as “Categorical Exclusions” and therefore not subject to an Environmental Assessment (EA).

A project specific SEPA may be required for projects requiring right-of-way acquisition. It is anticipated each project will receive Determination of Non-Significance (DNS).

CONCLUSION:

Based on the foregoing discussion, the Public Works Department recommends that the Planning Commission support the proposed amendments, and adopt by minute motion a recommendation that the City Council approve the proposed Amendment 1 to the Six-Year Transportation Improvement Program (2015-2020) (TIP) as highlighted in the attached draft amendment (dated 1-27-15) after the public hearing and consideration of public comments.

EXHIBITS:

1. Planning Commission Staff Report
2. 6-Year TIP (2015-2020) Amendment 1 – DRAFT 1-27-15
3. Notice of Public Hearing
4. Grant Award Letter (12-31-14) – *Roadway Safety Improvements – 40th Avenue SW and 96th Street SW*
5. Grant Award Letter (12-31-14) – *Military Rd. and 112th St. Safety Improvement*

PROJECT COSTS IN THOUSANDS OF DOLLARS											
EXPENDITURE PLAN	NOTE: BOLD and ITALICIZED numbers denote grant is secured										TOTAL FUNDS
		2015	2016	2017	2018	2019	2020	2015-2020			
SECTION 2 ROADWAY IMPROVEMENTS											
2.26 Safety Improvements in the Vicinity of Schools	May include sidewalks, crossing improvements, signage, etc. in vicinity of schools.		50		50		50	150			150
		City	600		600		600	1,800			1,800
		Grant	50		50		50	150			150
		Other	700		700		700	2,100			2,100
		Total	0	0	0	0	0	0			0
2.29 Steilacoom Blvd. Custer to 88th Street	Curbs, gutters, sidewalks, street lighting, on both sides. Signal modifications. Signal replacement Custer/Ardmore. Overlay.	City	150					150			1,550
		Grant	1,400					1,400			250
		Other	250					250			1,800
		Total	150	1,650	0	0	0	1,800			130
2.41 Steilacoom Blvd - Bridgeport Way to Fairlawn	Curbs, gutters, sidewalks, on both sides. Overlay.	City			10	20	100	130			1,170
		Grant			20	150	1,000	1,170			100
		Other									250
		Total	0	0	30	170	1,200	1,400			2,800
2.49 Bridgeport Way - 83rd to 75th	Curbs, gutters, sidewalks, street lighting, widening for 2-way left turn lane, drainage. Overlay.	City	2,800					2,800			300
		Grant	300					300			300
		Other	3,100					3,100			66
		Total	30	36				66			1,458
2.50 Gravelly Lake Drive - 100th to Bridgeport Way	Curbs, gutters, sidewalks, street lighting, drainage. Signal modifications. Signal replacement Mt. Tacoma.	City	100	1,358				1,458			250
		Grant	250					250			300
		Other	130	1,844	0	0	0	1,774			300
		Total	50	50	50	50	50	300			0
2.54 Minor Pedestrian Safety Improvements	Non-hardscape improvements. Shoulder widening on high-volume roads where less than 2' walkway exists.	City	44	20	49	50	50	263			0
		Grant	0	0	0	0	0	0			0
		Other	44	20	49	50	50	263			0
		Total	44	20	49	50	50	263			0
2.55 High Accident Location Safety Improvements	May include sight distance corrective measures, signal modifications, etc. at one of top 25 accident locations.	City	44	20	49	50	50	263			0
		Grant	0	0	0	0	0	0			0
		Other	44	20	49	50	50	263			0
		Total	44	20	49	50	50	263			0

Amendment No. 1: 2015-2017 Funds reallocated to 2.81 Roadway Safety Improvements to 40th Ave. SW and 96th St. SW and 3.20 Military Rd. and 112th St. Safety Improvement.

PROJECT COSTS IN THOUSANDS OF DOLLARS											
EXPENDITURE PLAN											
SECTION 2 ROADWAY IMPROVEMENTS	NOTE: BOLD and ITALICIZED numbers denote grant is secured	2015	2016	2017	2018	2019	2020	2015-2020	TOTAL FUNDS		
									2015	2016	2017
2.77 Washington Blvd - Edgewood Ave to Gravelly Lake Drive	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.		800	5,100				5,900			5,900
<i>TBD priority project</i>											
2.78 Oakbrook Sidewalks & Street Lighting	Curb, gutter, sidewalks, sharrow, turn lanes, street lighting, drainage, overlay.										
Onyx Dr W (97th to 87th); Onyx Dr E (Garret to Phillips) (Total Cost \$3,400)											
<i>TBD priority project for 2020+</i>											
2.79 Lake City Business District Sidewalks (American Lake Park to Veterans Dr / Alameda) (Total Cost \$2,100)	Curb, gutter, sidewalks, sharrow, street lighting, drainage, overlay.			300	1800						2,100
<i>TBD priority project</i>											
2.80 Interlaaken Drive SW / Mt. Tacoma Drive Non-Motorized Improvements - Short Lane to Whitman Avenue SW (Total Cost Mt. Tacoma Drive \$2,950) (Total Cost Interlaaken \$4,000) formerly project 5.7. <i>TBD priority project for 2020+</i>	Provide curb and gutter, sidewalk and a shared travel/bike lane on one side of Interlaaken / Mt. Tacoma Dr.			300	1,800						2,100
<i>TBD priority project</i>											
2.81 Roadway Safety Improvements at 40th Ave. SW and 96th St. SW	Curb, gutter, sidewalk, sharrow, guard rail, street lighting, pavement reconstruction	4	15	1				20			823
<i>Amendment No. 1: Federal Highway Safety grant awarded in Dec. 2014.</i>											
TOTALS											
		34	155	654	0	0	0	843			843
		363	361	913	783	514	400	3,034			3,034
		9,083	4,274	4,463	4,930	3,185	2,900	28,635			28,635
		1,358	1,445	6,180	3,470	3,556	3,150	19,159			19,159
		10,804	6,080	11,256	9,183	7,255	6,450	51,028			51,028

PROJECT COSTS IN THOUSANDS OF DOLLARS												
EXPENDITURE PLAN												
SECTION 3 TRAFFIC SIGNALS	2015	2016	2017	2018	2019	2020	2015- 2020	TOTAL FUNDS				
								City	Grant	Other	Total	
3.14 So. Tacoma Way / 92nd Street												
		100	550									
	Total	0	100	550	0	0	0					
3.16 Steilacoom Blvd / Western State Hospital Signal Replacement												
		210										
	Total	210	0	0	0	0	0					210 Fed
3.17 Steilacoom Blvd / Lakeview Ave Signal Replacement												
		65	275									
	Total	65	275	0	0	0	0					340 Fed
3.19 Traffic Signal Asset Management System												
		40	40	20	5	5						
	Total	40	40	20	5	5	0					0 Fed
3.20 Military Rd. and 112th St. Safety Improvement												
		2	15									
	Total	2	15									17 Fed
Amendment No. 1: Federal Highway Safety grant awarded in Dec. 2014												
TOTALS												
		807	938	1,645	915	265	15					
	Total	807	938	1,645	915	265	15					3,935

RESOLUTION NO. 2015-02

A RESOLUTION of the City of Lakewood City Council, setting a public hearing on February 17, 2015 for consideration of amending the 2015-2020 Six-Year Comprehensive Transportation Improvement Program

WHEREAS, pursuant to Section 35.77.010 of the Revised Code of Washington, cities are required to adopt a six-year comprehensive transportation improvement program and to review that program annually; and,

WHEREAS, on July 21, 2014, the City of Lakewood adopted its Six-Year Comprehensive Transportation Improvement Program (TIP) for the years 2015 through 2020; and

WHEREAS, on December 31, 2014, the City of Lakewood was awarded two (2) Federal Highway Safety Improvement Program grants including: 1) Roadway Safety Improvements at 40th Ave SW and 96th Street SW; and 2) Military Road and 112th Street Safety Improvement; and,

WHEREAS, grant projects shall be explicitly included in the local agency's 6-Year Transportation Improvement Program prior to grant funds being released; and,

WHEREAS, amendments to the TIP are appropriate, but should be considered after the City Council conducts a public hearing and receives public comment.

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

Section 1. That a public hearing is hereby set for February 17, 2015, for the City Council to hear and receive comment on amendments to its Six-Year Comprehensive Transportation Improvement Program for the years 2015 through 2020. This public hearing will be held at 7:00 p.m. at the City of Lakewood Council Chambers, 6000 Main Street S.W., Lakewood, Washington 98499. The City Clerk is authorized to provide notice of this public hearing as required by law.

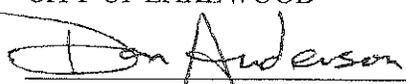
Section 2. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 20th day of January, 2015.

Attest:

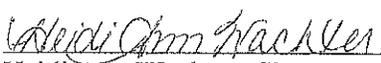

Alice M. Bush, MMC, City Clerk

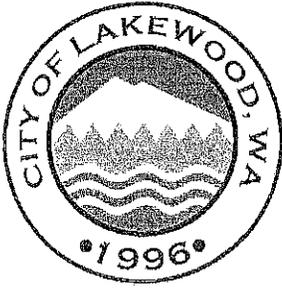
CITY OF LAKEWOOD



Don Anderson, Mayor

Approved as to Form:


Heidi Ann Wachter, City Attorney ^{for MK}



Don Anderson
Mayor

January 22, 2015

Jason Whalen
Deputy Mayor

PUBLIC HEARING

RE: 2015-2020 Six-Year Transportation Improvement Program Amendment

Mary Moss
Councilmember

On Tuesday, February 17, 2015, at 7:00 p.m., or soon thereafter, the Lakewood City Council will hear public testimony and receive additional information regarding the City of Lakewood 2015-2020 Six-Year Transportation Improvement Program amendment. The purpose of the amendment is to include roadway safety improvements at 40th Avenue SW and 96th Street SW and Military Road and 112th Street.

Michael D. Brandstetter
Councilmember

John Simpson
Councilmember

If you have concerns about this matter and want those concerns to be known and considered, they must be presented at the hearing or written comments can be submitted to the City Clerk, 6000 Main Street SW, 3rd floor, Lakewood, WA 98499, prior to the hearing. Comments may also be emailed prior to 4:30 p.m. February 17, 2015, to abush@cityoflakewood.us

Marie Barth
Councilmember

This hearing will take place in the City Council Chambers, 6000 Main Street SW, Lakewood, Washington. All persons will have an opportunity to present their oral comments at the hearing.

Paul Bocchi
Councilmember

For further information about the program, please call Desiree Winkler, Transportation Division Manager, at 253-983-7795. Copies of the 2015-2020 Six-Year Transportation Improvement Program amendment can be examined at the City of Lakewood, Public Works Department, 6000 Main Street SW, 2nd floor, Lakewood, Washington.

John J. Caulfield
City Manager

Alice M. Bush, MMC
City Clerk

Resolution 2015-02



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

December 31, 2014

Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

Mr. Don Wickstrom
Public Works Director
City of Lakewood
6000 Main Street, SW
Lakewood, WA 98499-5013

**Roadway Safety Improvements –
40th Avenue SW and 96th Street SW
FFY 2014 City Safety Program
Federal Highway Safety Improvement Program (HSIP)
Funding**

Dear Mr. Wickstrom:

WSDOT is pleased to advise you that the above mentioned safety project was recently selected. The federal funding is limited to the amount shown below:

Project Title: Roadway Safety Improvements at 40th Ave. SW and 96th St. SW **\$823,350**
Scope: See enclosed Detailed Project Description
Note: Safety projects require a 10 percent local match for design and right of way; projects that obtain construction authorization by September 30, 2017, are eligible for 100 percent federal funding for the construction phase.

In order to meet state and federal requirements, the following are required:

- Projects utilizing federal funds must be included in your current Transportation Improvement Program (TIP) as a complete programmed project. Once your TIP amendment is approved, WSDOT will amend the Statewide Transportation Improvement Program (STIP).
- Project expenditures incurred before receiving notice from Local Programs of federal fund obligation are not eligible for reimbursement.
- Any changes in scope, schedule, or budget will require approval from HQ Local Programs.
- To maintain funding, a Quarterly Project Report form (including schedule, scopes, and budget) must be completed by the end of March, June, September, and December each year. The online database can be found at: <http://www.wsdot.wa.gov/localprograms/>. To access the database you will need an account name and password. Your account name is **Lakewood** and your password is **Lakew246**. The password is case sensitive.

To obligate funding for the project, please refer to the information above and your Local Agency Guidelines (LAG) manual for additional information. As a reminder, Local Programs encourages all agencies to submit monthly progress billings to ensure timely reimbursement of eligible federal expenditures.

For assistance please contact Neal Campbell, your Region Local Programs Engineer, at 360.357.2666.

Sincerely,

Kathleen B. Davis
Director
Local Programs

KBD:km:sas
Enclosure

cc: Neal Campbell, Region Local Programs Engineer, MS 47440

Project Summary

Program: 2014 City Safety Program
Date: December 2014
Agency: City of Lakewood
Project Title: Roadway Safety Improvements at 40th Ave. SW and 96th St. SW
Project Number: Not yet assigned
Project Type: Spot location

Project Description: Add guardrail, shared lane use markings, curb, gutter, sidewalk, and street lighting. Upgrade street signs. Pave the road.

Detailed Project Description:

- A. Install curb, gutter, and sidewalk.
- B. Install approximately 325 feet of guardrail along 40th Ave. SW/ 96th St. SW on the outside of the curve, which is the west and north sides of the road.
- C. Install lighting.
- D. Remove and replace pavement.
- E. Upgrade signing to *Manual on Uniform Traffic Control Devices (MUTCD)*, as modified by WAC 468-95 standards.
- F. Install shared lane use markings (sharrows).

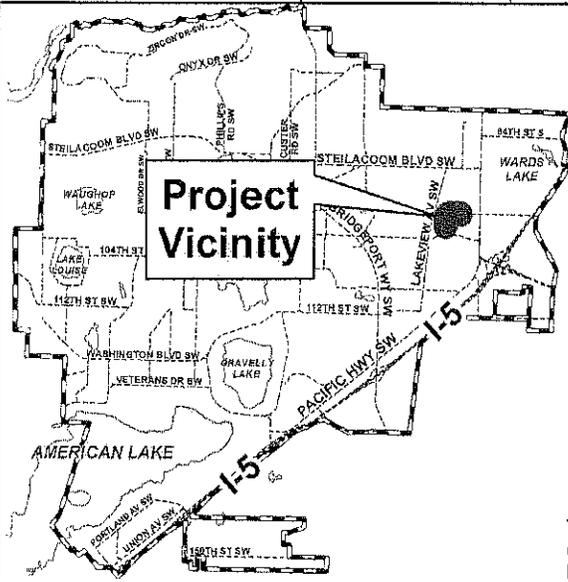
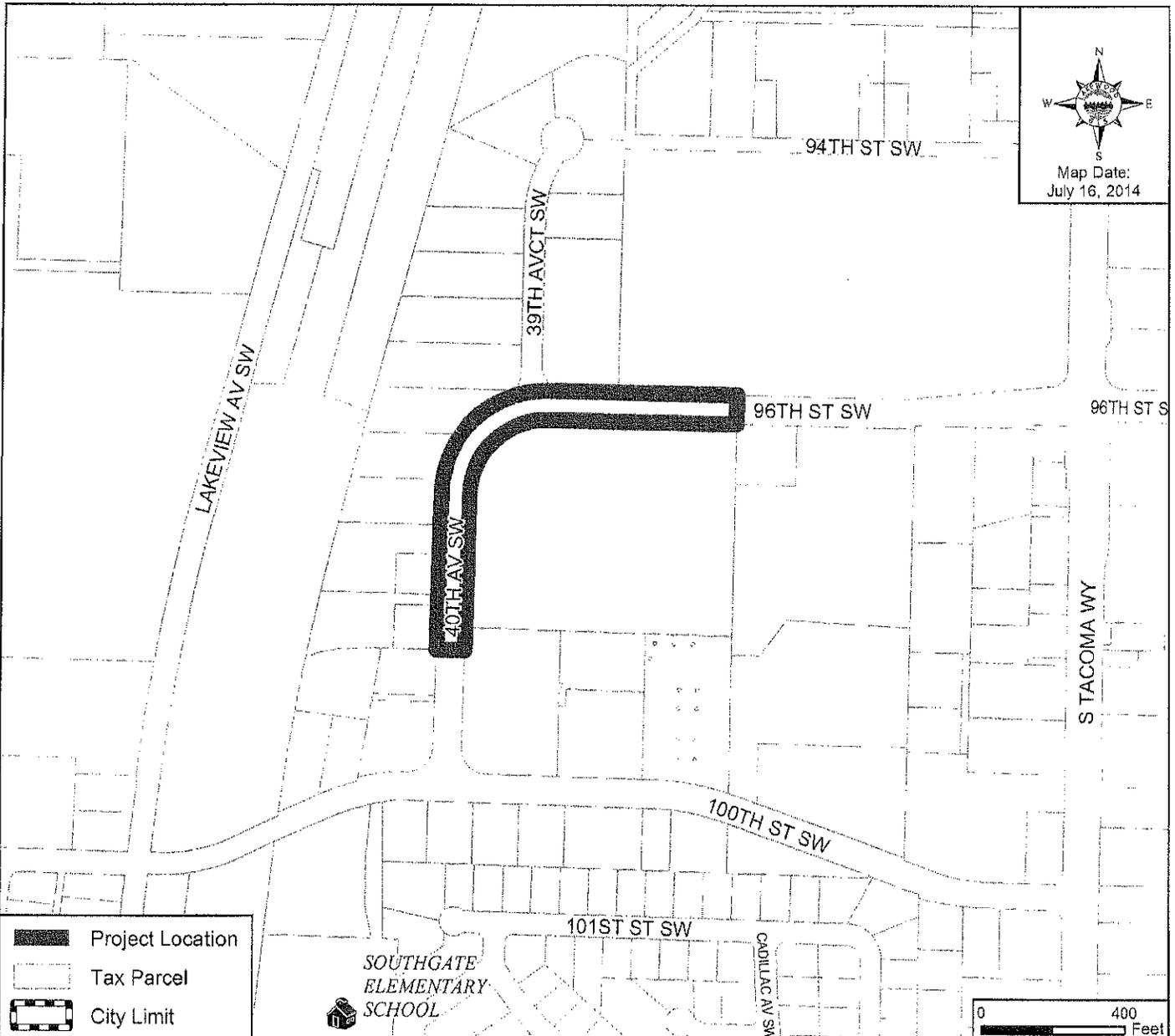
Project Schedule (Estimated):

Project added to local agency Transportation improvement Plan (TIP)	2/2015
Project added to regional TIP	5/2015
Project added to Statewide Transportation Improvement Plan (STIP)	6/2015
Project definition/Begin preliminary engineering (PE) phase	7/2015
NEPA kickoff	10/2015
Environmental documents approved	6/2016
Right-of-way start	NA
Right-of-way complete (certification)	NA
Geometric/30% design complete	2/2016
General plan/60% design complete	7/2016
Advertisement	9/2017
Contract awarded	11/2017
Open to traffic (operationally complete)	6/2018

Project Cost and Award Amount:

Phase	Total cost	10% local match required	Amount funded from previous federal funds (Does not count toward the local match)	Match provided (Amount funded from other sources)	Amount requested	Amount awarded
Preliminary Engineering	\$189,000	\$18,900	\$0	\$19,000	\$170,000	\$170,000
Right-of-Way	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$653,500	\$0*	\$0	\$150*	\$653,350*	\$653,350*
Total	\$842,500	\$18,900	\$0	\$19,150	\$823,350	\$823,350

*Project must be advertised by September 30, 2017 to waive the 10% local match requirement for the construction phase.



City of Lakewood Public Works

40TH AV SW & 96TH ST SW Roadway Safety Improvements

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

December 31, 2014

Mr. Don Wickstrom
Public Works Director
City of Lakewood
6000 Main Street, SW
Lakewood, WA 98499-5013

RECEIVED
JAN 05 2014
PUBLIC WORKS

**Military Rd. & 112th St. Safety Improvement
FFY 2014 City Safety Program
Federal Highway Safety Improvement Program (HSIP)
Funding**

Dear Mr. Wickstrom:

WSDOT is pleased to advise you that the above mentioned safety project was recently selected. The federal funding is limited to the amount shown below:

Project Title: Military Rd. & 112th St. Safety Improvement **\$788,500**
Scope: See enclosed Detailed Project Description
Note: Safety projects require a 10 percent local match for design and right of way; projects that obtain construction authorization by September 30, 2017, are eligible for 100 percent federal funding for the construction phase.

In order to meet state and federal requirements, the following are required:

- Projects utilizing federal funds must be included in your current Transportation Improvement Program (TIP) as a complete programmed project. Once your TIP amendment is approved, WSDOT will amend the Statewide Transportation Improvement Program (STIP).
- Project expenditures incurred before receiving notice from Local Programs of federal fund obligation are not eligible for reimbursement.
- Any changes in scope, schedule, or budget will require approval from HQ Local Programs.
- To maintain funding, a Quarterly Project Report form (including schedule, scopes, and budget) must be completed by the end of March, June, September, and December each year. The online database can be found at: <http://www.wsdot.wa.gov/localprograms/>. To access the database you will need an account name and password. Your account name is **Lakewood** and your password is **Lakew246**. The password is case sensitive.

To obligate funding for the project, please refer to the information above and your Local Agency Guidelines (LAG) manual for additional information. As a reminder, Local Programs encourages all agencies to submit monthly progress billings to ensure timely reimbursement of eligible federal expenditures.

For assistance please contact Neal Campbell, your Region Local Programs Engineer, at 360.357.2666.

Sincerely,

Kathleen B. Davis
Director
Local Programs

KBD:km:sas

Enclosure

cc: Neal Campbell, Region Local Programs Engineer, MS 47440

Project Summary

Program: 2014 City Safety Program

Date: December 2014

Agency: City of Lakewood

Project Title: Military Rd. & 112th St. Safety Improvement

Project Number: Not yet assigned

Project Type: Spot location

Project Description: Improve traffic signal phasing and the visibility of traffic signal heads. Improve street lighting and improve conditions for pedestrians in crosswalks.

Detailed Project Description:

- A. Remove the existing traffic signal and street lighting at the intersection of Military Rd. and 112th St. Install a new traffic signal system that includes:
1. protected/permissive flashing yellow left turn arrow left turn phasing for Military Rd.
 2. reflective yellow tape around traffic signal backplates.
 3. accessible countdown pedestrian signals.
 4. street lighting.
- B. Remove existing curb ramps and install ADA compliant curb ramps at the intersection of Military Rd. and 112th St.
- C. Pave the intersection.

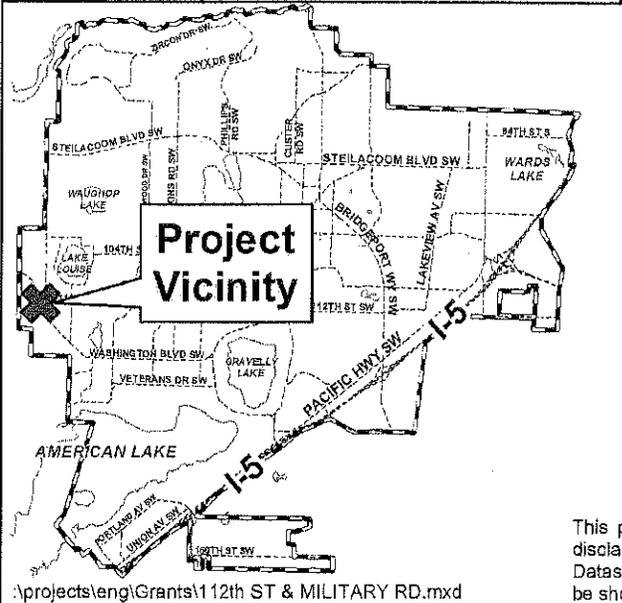
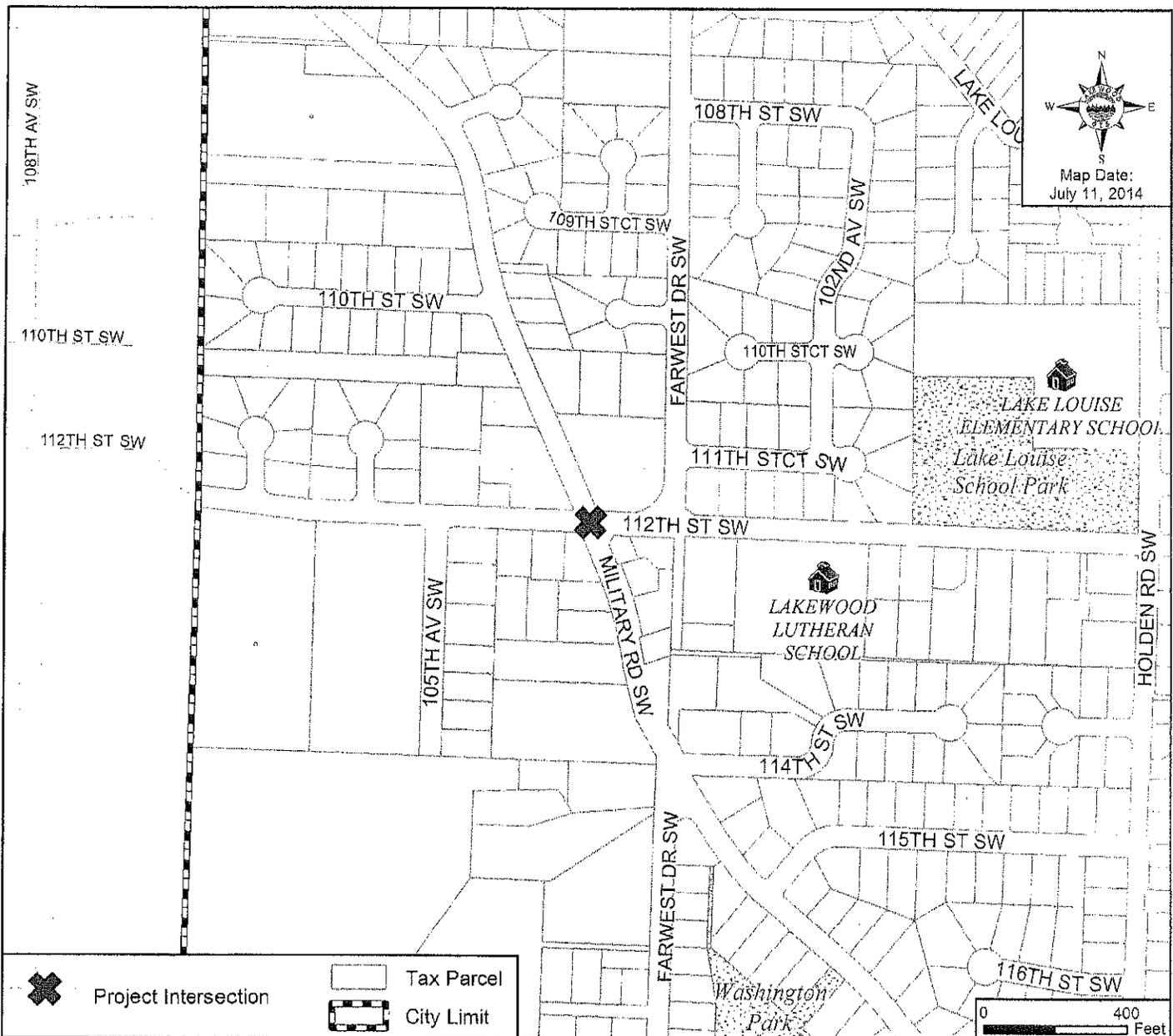
Project Schedule (Estimated):

Project added to local agency Transportation Improvement Plan (TIP)	2/2015
Project added to regional TIP	5/2015
Project added to Statewide Transportation Improvement Plan (STIP)	6/2015
Project definition/Begin preliminary engineering (PE) phase	7/2015
NEPA kickoff	10/2015
Environmental documents approved	6/2016
Right-of-way start	7/2016
Right-of-way complete (certification)	6/2017
Geometric/30% design complete	2/2016
General plan/60% design complete	7/2016
Advertisement	9/2017
Contract awarded	11/2017
Open to traffic (operationally complete)	6/2018

Project Cost and Award Amount:

Phase	Total cost	10% local match required	Amount funded from previous federal funds (Does not count toward the local match)	Match provided (Amount funded from other sources)	Amount requested	Amount awarded
Preliminary Engineering	\$100,000	\$10,000	\$0	\$10,000	\$90,000	\$90,000
Right-of-Way	\$65,000	\$6,500	\$0	\$6,500	\$58,500	\$58,500
Construction	\$640,000	\$0*	\$0	\$0*	\$640,000*	\$640,000*
Total	\$805,000	\$16,500	\$0	\$16,500	\$788,500	\$788,500

*Project must be advertised by September 30, 2017 to waive the 10% local match requirement for the construction phase.



City of Lakewood Public Works

112TH ST SW & MILITARY RD SW

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.



COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

TO: PLANNING COMMISSION

FROM: BECKY NEWTON, ECONOMIC DEVELOPMENT MANAGER

SUBJECT: ECONOMIC DEVELOPMENT UPDATE

Enclosed is a presentation of economic development activities for the period of August through December, 2014.

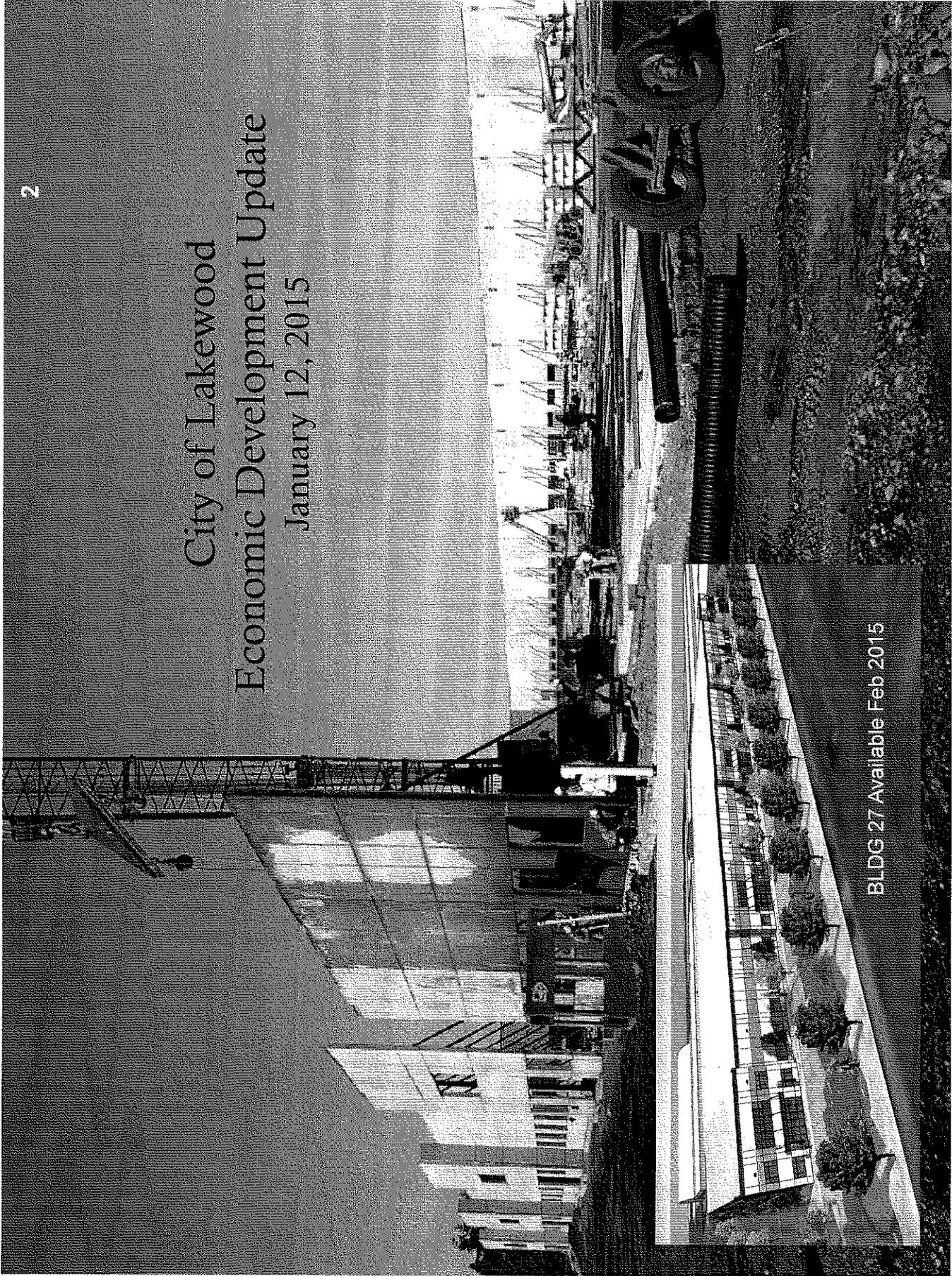
The areas of focus for this presentation are:

- Business Retention, and Expansion (BRE)
- Business Recruitment, and Attraction
- Target Area Development, and Redevelopment Activity
- Protect JBLM from Urban Encroachment
- Increase Housing Stock, Quality and Choices

BRE visits have increased and staff members continue to refine and improve development processes and communication City-wide, and with our partner agencies. While job creation by new businesses has dropped, activity remains high in recruitment efforts. Businesses are expanding, particularly niche manufacturing. There is a significant amount of work being done behind the scenes in the Lakewood Towne Center, and Colonial Center target areas. Redevelopment scenarios for Pacific Highway are summarized with additional detail and work to follow, long term. Lakewood Industrial Park is building, however, overall permitting has lagged excepting for a surge due to new and expanding schools (k-12 and post-secondary). Several actions are underway to protect JBLM from urban encroachment. Lastly, the housing market demand is creating opportunities for residential development here in Lakewood.

Attachment:
PowerPoint Presentation

City of Lakewood Economic Development Update January 12, 2015



BLDG 27 Available Feb 2015



Lakewood's Economic Development Purpose

Our mission is to improve the economic well-being of Lakewood through efforts that increase job creation, job retention, tax base enhancements and quality of life.

Support the Vision for a Strong Local Economy:

- Encourage diversification of business and industry and foster opportunities for existing businesses to grow and expand
- Develop a quality workforce that supports current and future businesses
- Promote creation of family-wage jobs
- Support small and minority-owned businesses



Economic Development Strategic Work Plan

- Business Retention, and Expansion (BRE)
- Business Recruitment, and Attraction
- Target Area Development, and Redevelopment
- Protect JBLM from Urban Encroachment
- Increase Housing Stock, Quality and Choices



Business Retention, and Expansion

Business Retention, and Expansion (BRE) Visits

Industry	# Companies		# Jobs	
	Aug - Dec 2014	Total 2014	Aug - Dec 2014	Total 2014
Construction	2	5	59	79
Manufacturing				
Durable Goods	7	16	193	515
Nondurable Goods	3	6	176	314
Trade, Transportation, and Utilities				
Wholesale Trade	2	6	14	454
Retail Trade	10	23	215	430
Transportation, Warehousing and Utilities	1	10	8	145
Education and Health Services	1	2	563	584
Finance and Insurance	2	9	239	404
Real Estate, Rental and Leasing	0	7	0	29
Professional, Scientific and Technical Leisure and Hospitality	3	8	20	80
Accommodation and Food Services	2	5	22	116
Other Services	1	4	2	23
TOTALS	34	101	1,511	3,173



Business Recruitment, and Attraction

New Businesses Opened August through December 2014*

Company	Industry/Description	Location	Jobs
Rainier Restoration	Construction	10608 Steele Street S.	8
Gamestar	Retail	6111 Lakewood Towne Center	6
Infinity Sign + Marketing	Sign Manufacturing	10025 South Tacoma Way	6
Custom Coatings West	Specialty Contracting	6101 100 th Street SW	5
Emerald City Weatherproofers	Roofing Contractors	10503 Lakeview Ave SW	5
El Pacifico Mexican Restaurant	Full Service Restaurant	10902 Bridgeport Way SW	5
Rhombus Construction Eng.	Construction Engineering	7602 Bridgeport Way W	4
Elm Locating & Utility Services	Power/Commercial Line/Construction Utility Services	10111 South Tacoma Way	3
Hair Affaire Facial and Nail	Beauty Salon and Nail Services	6501 Motor Avenue	3
Boost Mobile	Electronics Store	8415 Steilacoom Blvd. SW	3
Bright Smile Dental	Dental Offices	8811 South Tacoma Way	3
Lareau Jewelry	Retail Jewelry and Classes	10015 Lakewood Drive SW	3
Tacos El Chaparitto	Mobile Food Services	10239 Bridgeport Way SW	2
Weichert Realtors	Real Estate	10524 Bridgeport Way SW	2
Kerry's Caribbean Take-Out	Mobile Food Services	12001 Pacific Highway SW	2
K&M Estate Sales	Professional Services	6403 Steilacoom Blvd. SW	2
Sleepcare Medical Supplies	Health Care Supplies	8404 83 rd Ave SW	2
		Total Jobs	64

- Businesses Closed:**
- Best Japanese Auto
 - Billiard XQ
 - Diaz Auto Sales
 - Frenchy's
 - Ivy League Learning

- Mamma Mia Restaurant
- Miro Café
- PC Computers
- Surplus Ammo & Arms
- Taco Del Mar
- Wildside Pets

**Net new Jobs, New Businesses
Opened in 2014 = 314**

*266 total new business licenses issued include contractors, personal services, home occupations, sole proprietorships, and changes of ownership.



Business Recruitment, and Attraction

Recruitment Leads August through December 2014

Description	Jobs	Requirements
Manufacturer, need dry room infrastructure	50-70	20,000 to 50,000 SF; battery production; Minimum 2,400 Amps @480 Volt/3 phase. Decision to be made Q2 2015.
Construction/Developer	100+	Industrial pad ready land needed for warehousing and distribution 30-150 acres.
Auto Dealer	80+	2.5+ acres; New Car, Truck and RV Sales. Decision to be made Q2-Q3 2015.
Parts Manufacturing, wholesale and retail	50-60	2+ acres; easy access to I-5; existing building preferred – 20,000 SF+. Will move when ideal location is found.
Medical Facility	200+	Class A office, prefer existing. 3+ acres; 70,000 SF.
Indoor Recreational Facility	40-60	24+ foot ceiling; 25,000 SF; Prefer visibility to I-5, purchase or lease.
Restaurants (4)	40-150	2,500 to 8,000 SF (various) – lease.
Distribution/Warehousing (2)	35-80	20 Acres, natural gas, pad ready, build-to-suit; up to 100 acres pad ready, build-to-suit. – purchase.
Food Manufacturer	85	Existing facility or build-to-suit on 4+ acres; 50,000 SF – purchase.

The City of Lakewood works with the EDB Tacoma/Pierce County, and local brokers on recruitment leads.



Project Updates – Businesses

Permits Issued

Company	Description	Valuation
Northwest Building LLC	Building 27, Lakewood Industrial Park	\$10,690,000
DSHS-Phase II	Children's TI Phase II	\$2,046,422
Curbside Auto	New Office Building	\$1,004,037
Mountain View	New Mausoleum	\$992,230
Western State Hospital	Building 21 Re-roof	\$448,000
Greer Tank	New Commercial – Sand blast building	\$360,000
I-HOP	Remodel – Recladding/windows/Parapet flashing	\$200,000
Fir Acres	Demolition	\$182,362
United Methodist Church	Fire Damage Repair	\$100,000

Total Valuation of ALL Commercial Permits Issued with valuation >= \$100,000 for 2014 = \$37,844,972.74



Project Updates – Housing

New Residential Construction August - December 2014

SINGLE FAMILY	# Units		Total Valuation		Average Valuation	
	Aug-Dec '14	2014	Aug - Dec '14	2014	Aug - Dec '14	2014
NEW SFR	12	35	\$4,485,148.79	\$13,156,036.86	\$373,762.40	\$375,866.77
SFR Remodels	61	119	\$3,049,286.46	\$4,887,590.47	\$49,988.30	\$43,245.15
SFR Roof/Windows	33	65	\$210,048.77	\$537,830.89	\$6,365.11	\$8,274.31

Foreclosure/House Flipping

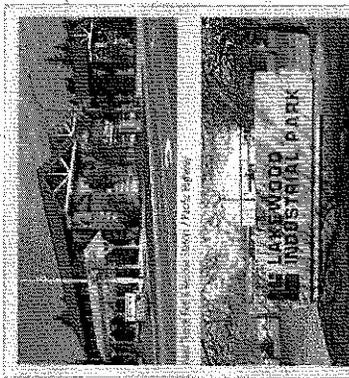
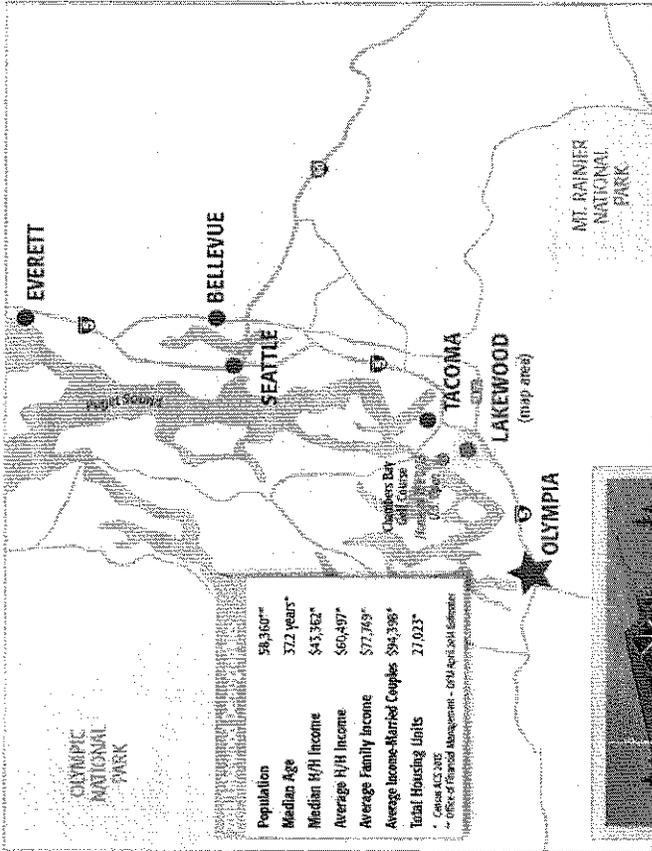
August 2012 through August 2013		August 2013 through August 2014	
Trustee/Bank/ Foreclosure	House Flipping	Trustee/Bank/ Foreclosure	House Flipping
55	10	123	7

MULTIFAMILY

NEW Multifamily	Value	2014 Total Valuation (issued and finalized)
11310 - 11312 Greystone DR SW Duplex	\$599,740.00	\$8,617,771.67

Multifamily Remodel - Valuation >=\$100,000	2014 Total Valuation (issued and finalized)
Seeley Lake Apartments Remodel office and clubhouse	\$2,927,945.00

Morningtree Apartments Fire damage repair \$120,000.00



Operating Costs. Operating Conditions. Quality of Life...

The City of Lakewood, Washington, is actively recruiting businesses and individuals who want to be part of a community that is economically prosperous and ready to grow. We invite you to call a local real estate agent, broker, or agent to discuss the opportunity. The agents' goal is to...

Have never experienced a city government support a business in the way that the City of Lakewood staff has supported the introduction of 10-20 Services. The economic development and planning department staff have been extraordinarily cooperative and encouraging as we have built our facility and launched our brand.

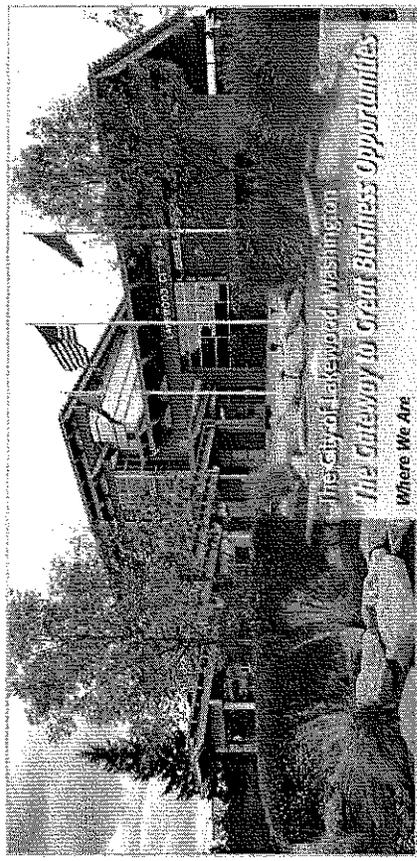
Rich Burnie, General Manager of 10-20 Services

When we chose Pacific Highway for our new 67,000 sq. ft. facility, the city was quick to jump in and make it work. The process went extremely well and every department in the city was very helpful.

Henry Krebs, General Manager, Lakewood Ford



Becky Newton
Economic Development Manager
253.983.7738
bnw@cityoflakewood.us



**The City of Lakewood, Washington
The Gateway to Great Business Opportunities**

Where We Are

Lakewood is the second largest city in Pierce County, Washington. It is strategically located between Seattle, North International Airport and Olympia, the state capital. The city has 68 miles of Interstate 5 freeway, freeways with six exits as well as being the terminus of SR-512, a three-state highway connecting Lakewood with our Pacific County neighbors and Mount Rainier, the most popular tourist destination in Washington. Lakewood is the gateway to the celebrated Chippewas Bay Golf Course, home of the 2015 U.S. Open.

Who We Are

Lakewood has 60,000 residents and 3,200 businesses, and three public parks areas: Boyce Center/Golden Center, Pacific Highway and the International District. Located in the heart of the community to Joint Base Lewis-McChord, one of the largest military installations in the United States, and Camp Murray, headquarters of the Washington State Air National Guard. Annapolis, Fremont, Wilton, and Rainier have joined Lakewood in a few as one of the nation's top highlighted best communities for young people.

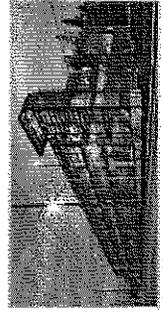
Economic development and job creation are top priorities for the City of Lakewood. The city has established a positive business climate to help Lakewood businesses compete in the marketplace. For example, Lakewood has no development impact fees of Business & Occupation (B&O) tax, an approved B&O Regional Center to promote phone investment and "plug and play" service to help businesses with the permitting process, apply for financing, and create a targeted workforce.

Where We're Headed

In the evolution of every city, there are milestones for new development and redevelopments. Lakewood has identified strategic business locations and residential neighborhoods for concentrated economic development activity aimed at attracting private investment. Targeted locations include the Pacific Highway, the International District, and Woodbrook for retail, commercial and industrial uses and the residential neighborhoods of Springbrook, Kordeck, Lakewood and Lake City for reinvigoration and new housing.

Maximizing the public infrastructure is a vital step in economic development. The City has made significant public investments to attract private investment. Public improvements include a new city-wide street improvements (curb and gutter) bike lanes, landscaping, lighting and storm drainage, and partnering with Sound Transit on the Lakewood Transit Station, a \$35 million multimodal transit center with regional commuter rail, express bus services, and a 600+ car commuter parking structure.

The City of Lakewood is the choice for businesses that are looking to grow and prosper!



Lakewood's Competitive Advantages

- Located just 31 miles from Seattle, across International Airport (17 miles) and the Puget Sound (70 miles) from the state capital in Olympia, and 29 miles from the state capital in Olympia, and the best of Olympia.
- No jobs tax. Corporate (B&O) tax, and no development impact fees.
- An approved B&O Regional Center to promote targeted investment.
- Close proximity to Pacific Highway, the Pacific Highway and the International District.
- Multiple tax incentives (B&O) to encourage high-density urban residential development in selected areas within the City.
- Joint Base Lewis-McChord, a major base for operations in Asia with over 50,000 employees and 7000 employees located adjacent to the City.
- More than 1,000 new jobs from the University of Central Florida contractors and other jobs from Lewis-McChord and other contractors.
- State Community College and Eastern Washington College team and support an excellent workforce.
- Award winning school zone.
- A wide variety of home styles, from townhomes to large homes, with diverse amenities.



Development Target Priorities

The Lakewood City Council has prioritized economic development for business recruitment and expansion and neighborhood redevelopment for the following areas within the city.

Industrial

- Lakewood Industrial Park (leasing)
- 512 Business Park (leasing)
- Woodbrook Industrial Business Park (development opportunity)

Retail and Mixed Use

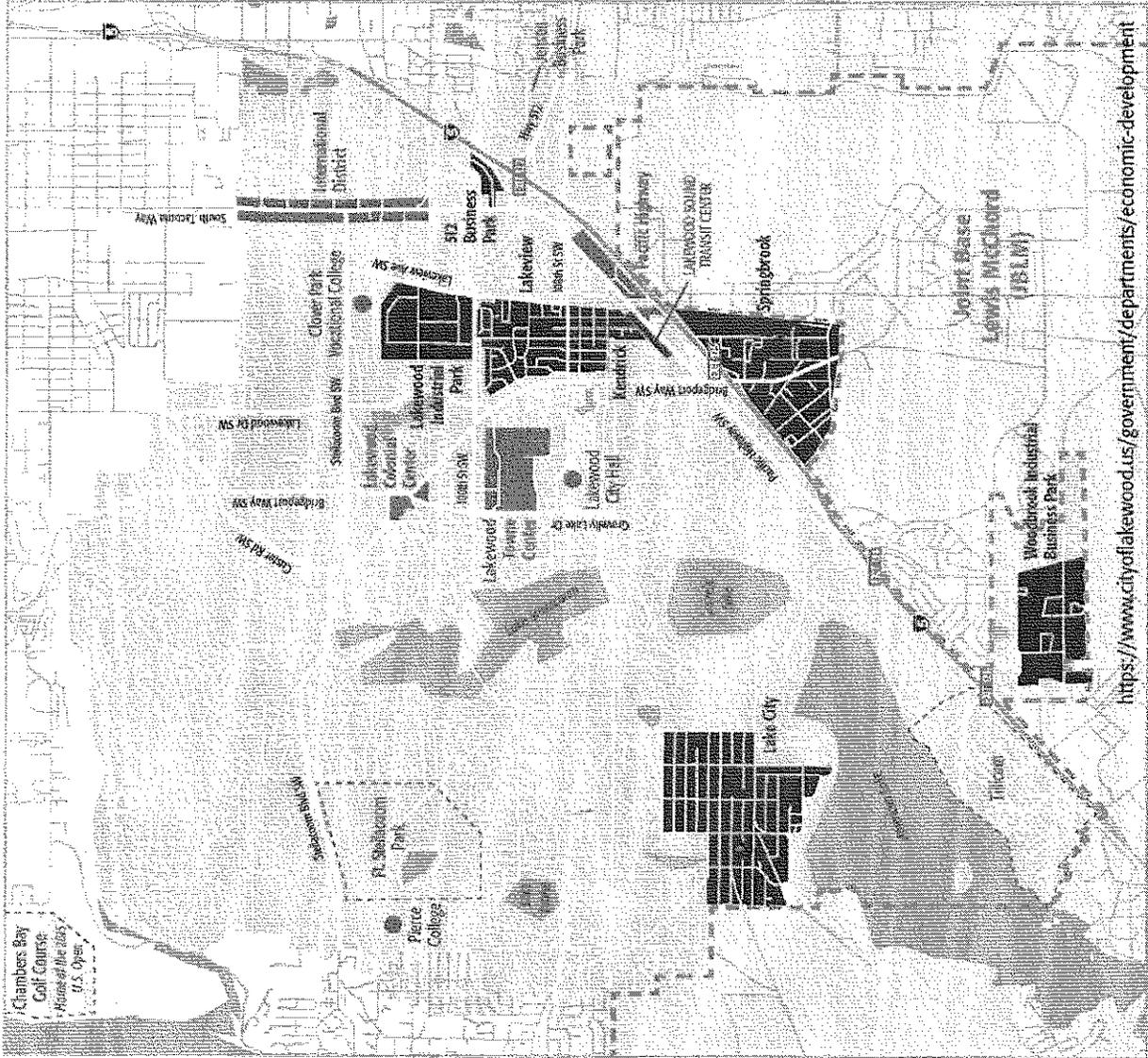
- Lakewood Colonial Center (leasing)
- Lakewood Towne Center (leasing)
- International District
- Pacific Highway

Residential Neighborhoods Ripe for Redevelopment

- Lakewood
- Kendrick
- Springbrook
- Lake City

Lakewood is awesome. As we win larger federal contracts and started to grow the City of Lakewood beat over backwards to help us stay and expand in Lakewood. It's been a great partnership.

T.D. King, Owner, MACNAK Construction



Becky Newton
Economic Development Manager
253.983.7733
bnw@cityoflakewood.us

6000 Main Street SW
Lakewood, WA 98499
(253) 482-2483
(253) 482-3774 (fax)



<https://www.cityoflakewood.us/government/departments/economic-development>

Targeted Industrial Opportunities, City of Lakewood, Washington

Site Location Checklist

Operating Costs • Operating Conditions • Quality of Life

Location / Description	LAKWOOD INDUSTRIAL PARK (LEASING)	512 BUSINESS PARK (LEASING)	WOODBROOK INDUSTRIAL / BUSINESS PARK (DEVELOPMENT OPPORTUNITY)
<p>Transportation Convenient access to I-5 / SR512 Rail Port of Tacoma Port of Olympia Seattle - Tacoma Airport</p> <p>Foreign Trade Zone (FTZ) Administered by Port of Tacoma http://portoftacoma.com/real-estate/ftz86</p> <p>EB5 Regional Center https://www.cityoflakewood.us/government/departments/economic-development/business-financial-assistance/foreign-investment-regional-center-eb5</p> <p>Zoning, Environmental Review, & Entitlements https://www.cityoflakewood.us/government/departments/planning/current-planning</p> <p>Websites</p>	<p>4927 95th St SW Lakewood, WA 98499</p> <p>26 buildings with over 2 million sq. ft. of distribution, warehouse, and manufacturing facilities.</p> <p>Flexible warehouse space from 5,000 - 150,000 sq. ft.</p> <p>Excellent truck maneuverability within the park.</p> <p>I-5 Exits #123/124 #125/126, #127 BNSF 11 miles 23 miles 31 miles</p>	<p>10111 S. Tacoma Way Lakewood, WA 98499</p> <p>Lakewood 512 Business Park offers more than 135,000 square feet of office and warehouse space. Suites range from 1,988 to 12,256 square feet and loading doors are on-grade.</p> <p>Located at I-5 / SR512 with highway visibility.</p> <p>I-5 Exit # 127 / SR512 Interchange 10 miles 24 miles 30 miles</p>	<p>Located east of Interstate 5 at Exit #123 (Thorne Lane) with possible I-5 visibility. Shared boundaries with Joint Base Lewis-McChord (JBLM) military installation.</p> <p>117+ acres of vacant land and residential properties identified as a redevelopment opportunity.</p> <p>See Woodbrook Business Park Development Report, City of Lakewood, 2009.</p> <p>I-5 #Exit #123 14 miles 20 miles 34 miles</p> <p>See Woodbrook Business Park Development Report, City of Lakewood, 2009 (Zoning Industrial Business Park -- IBP) https://www.cityoflakewood.us/documents/economic-development/presentations/presentations/woodbrook_business_park_dev_report_7-09.pdf</p>

For more information contact: Becky Newton, Economic Development Director, City of Lakewood, 6000 Main Street, Lakewood, WA 98499
 Email: BNewton@cityoflakewood.us Telephone: 253-983-7738

Targeted Industrial Opportunities, City of Lakewood, Washington

Site Location Checklist - Common Attributes

Operating Costs • Operating Conditions • Quality of Life

Utilities & Services
 Power
 Natural Gas
 Water
 Sewer
 Refuse
 Telecommunications
 Fire District
 Police Services

Lakeview Power & Light
 PSE
 Lakewood Water District
 Pierce Co. Sewer
 Lakewood Refuse
 CenturyLink, Comcast, Click!
 West Pierce Fire & Rescue
 City of Lakewood Police

Workforce
<https://www.cityoflakewood.us/government/departments/economic-development/workforce>

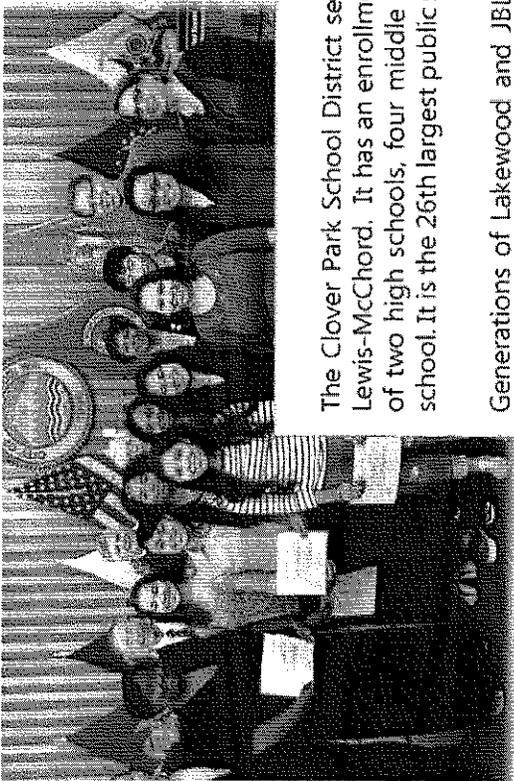
In addition to a highly trained local workforce, Joint Base Lewis-McChord provides a unique source of employees. Many highly trained and disciplined military personnel choose Pierce County as their last duty station so they can move into civilian life in the community and apply their technical skills in the private sector. Spouses of active military personnel also bring sought-after skills and abilities to the workforce.

Lakewood Demographics

Population	58,360**
Median Age	37.2 years*
Median H/H Income	\$43,362*
Average H/H Income	\$60,497*
Average Family Income	\$77,749*
Average Income-Married Couples	\$94,398*
Total Housing Units	27,023*

* Census ACS 2013
 ** Office of Financial Management - OFM April 2014 Estimates

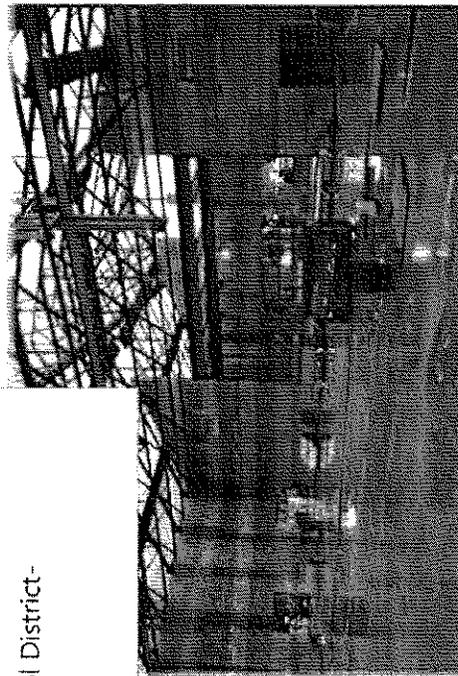
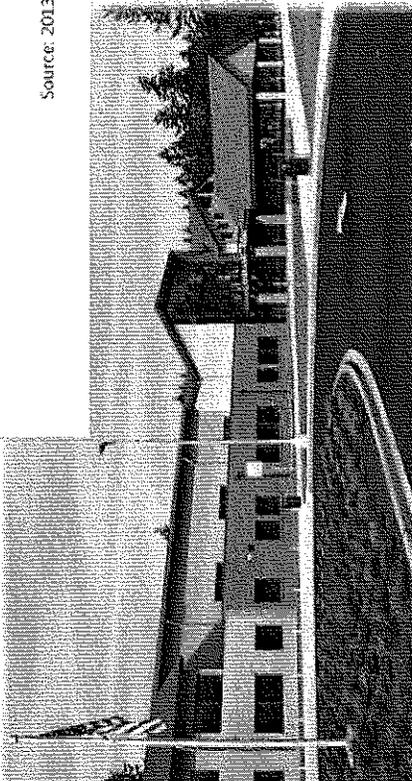
For more information contact: Becky Newton, Economic Development Director, City of Lakewood, 6000 Main Street, Lakewood, WA 98499
 Email: BNewton@cityoflakewood.us Telephone: 253-983-7738



The Clover Park School District serves the communities of Lakewood and Joint Base Lewis-McChord. It has an enrollment of more than 12,000 students and is comprised of two high schools, four middle schools, 17 elementary schools and a preparatory school. It is the 26th largest public school district in Washington and the fourth-largest in Pierce County.

Generations of Lakewood and JBLM families have learned and grown in CPSD. The school system has earned many honors and distinctions, and its staff and administration are dedicated to providing a great education for their students. Some examples:

- Since 2006, CPSD has built seven new schools, and another three are under construction
- Lakes High School boasts a graduation rate of 83 percent, one of the highest among area public schools *
- CPSD has International Baccalaureate programs at two of its schools
- CPSD has 161 staff with National Board Certification, which is an advanced teaching credential



- CPSD named 'Board of Distinction' by WSSDA -Award Winning Steilacoom Historical School District-

Source: 2013-2014 Washington State Report Card



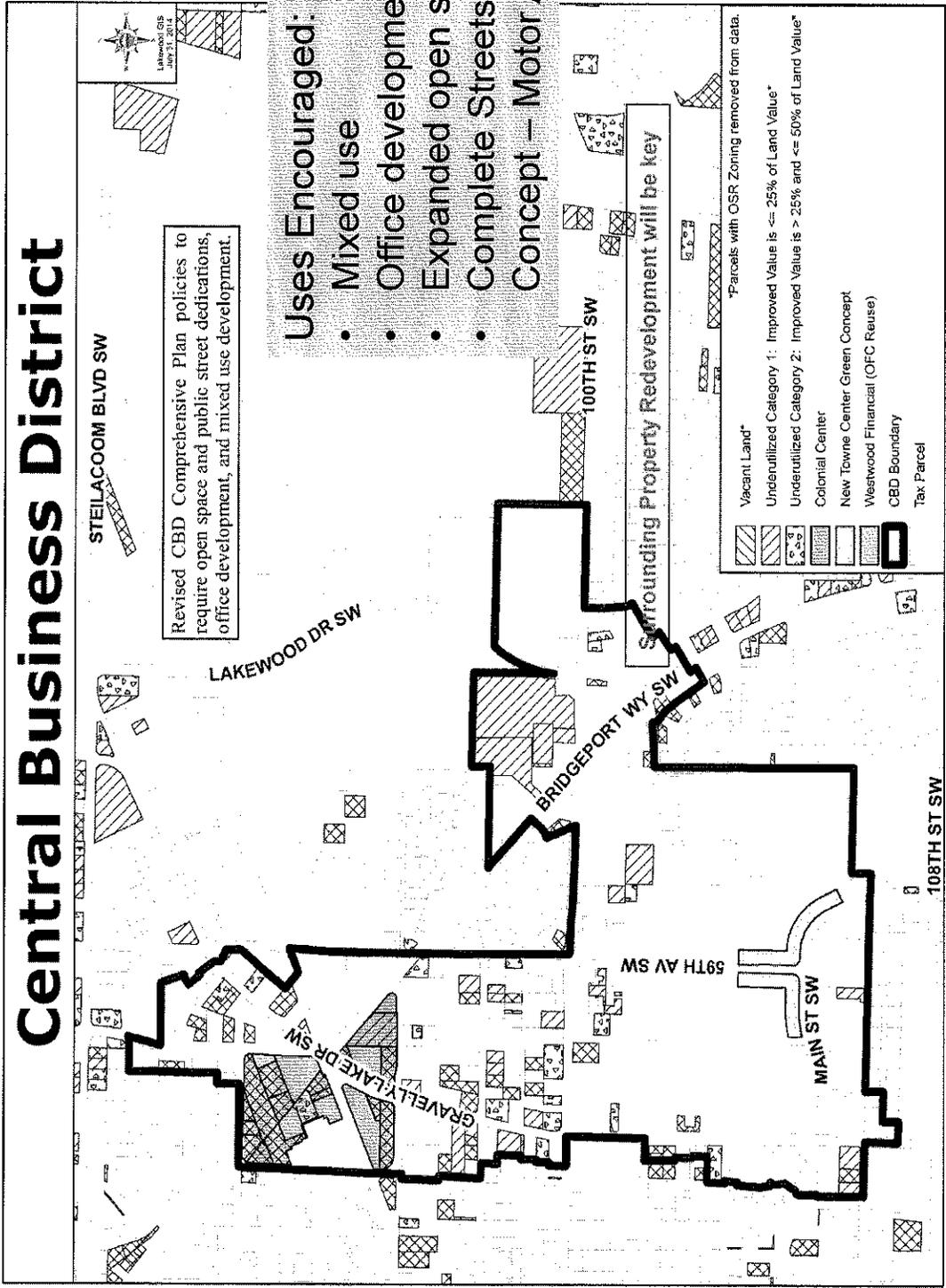
Business Recruitment, and Attraction

- New Website
- U.S. Open Website Component
- Video Segments (3, 90 second)
- Social Media Focused Ad Placement
- Connection – Magazine Style
- ED “Index” Newsletter and Economic Indicators
- Business Showcase and #IamLakewood Videos
- First Impressions Matter



Geographic Strategy - CBD

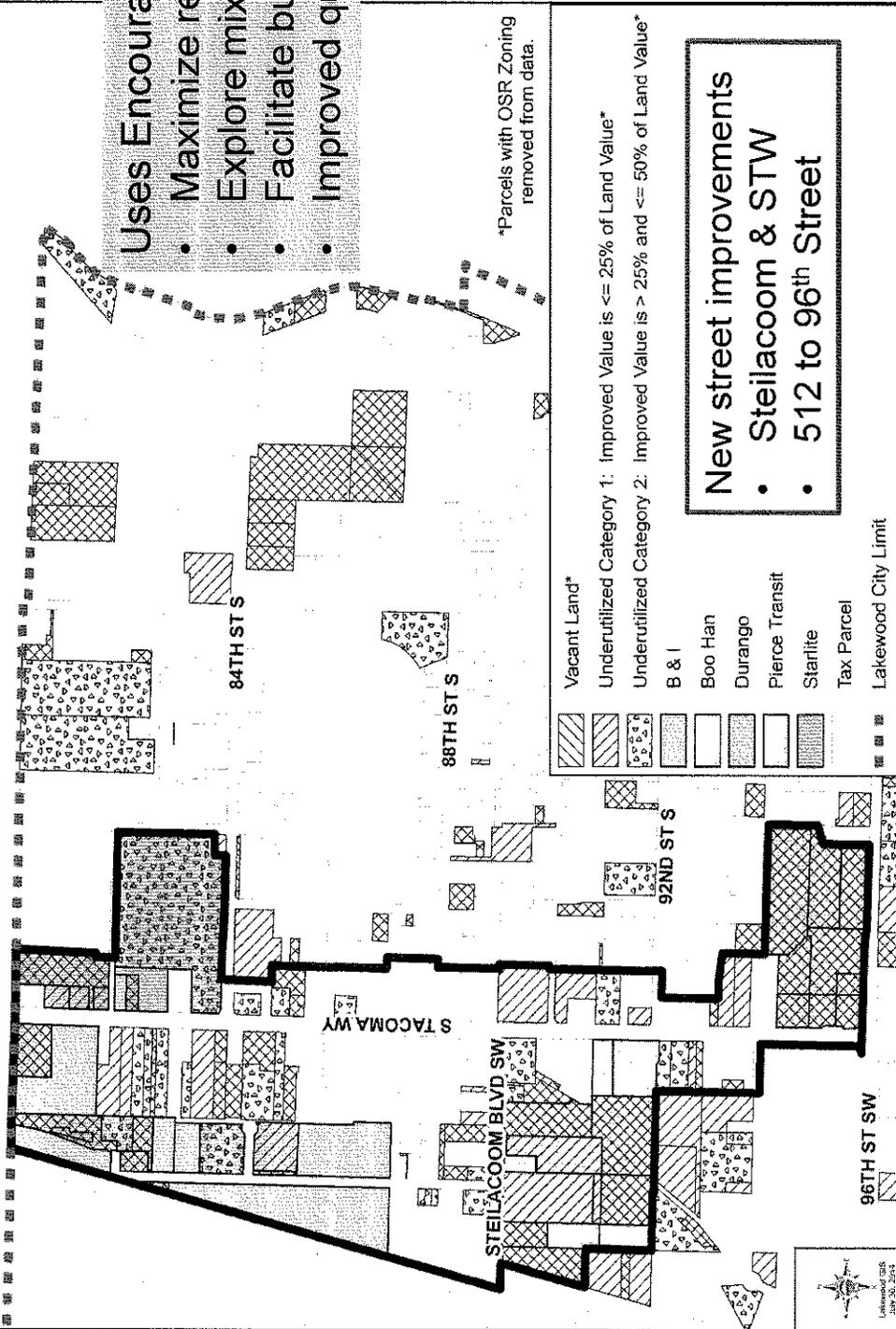
Central Business District





Geographic Strategy- STW

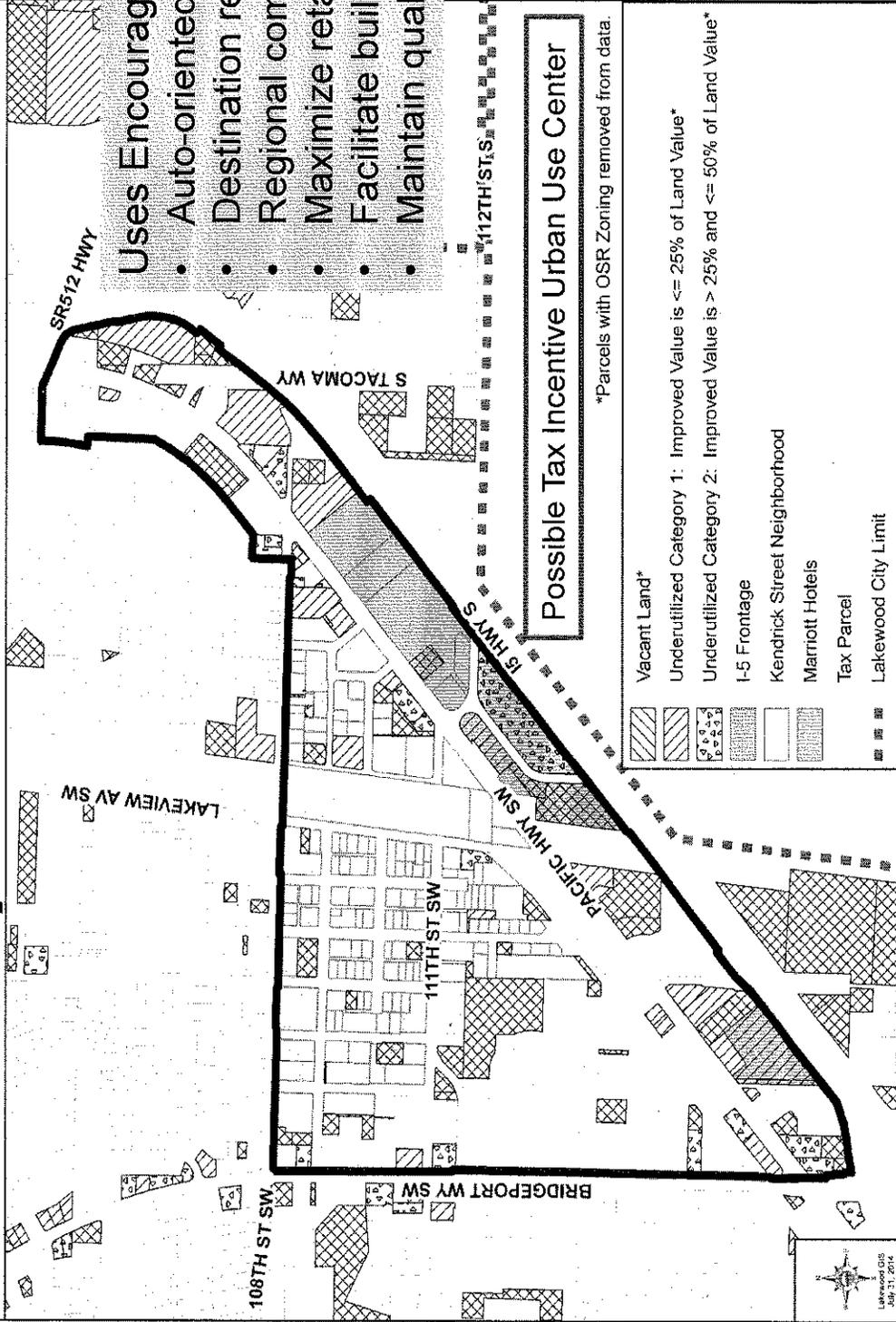
South Tacoma Way Corridor





Geographic Strategy – Pac Hwy/Lkwd Station

Pacific Hwy Corridor & Lkwd Station







Potential Redevelopment Scenarios

Scenarios Including an Auto Dealership

Type of Retail Space	Scenario 1: High-End Retail	Scenario 2: Mid-Level Retail	Scenario 3: Outlet w/Grocery	Scenario 4: Outlet Mall
Anchor Retail Tenant SF	47,000	126,000	30,000	-
Inline Retail SF	180,000	-	125,000	227,500
Detached Retail SF	15,000	15,000	30,000	-
Restaurant SF	-	4,000	9,800	12,700
Grocery SF	-	-	45,000	-
Discount Grocery SF	-	95,000	-	-
Auto Dealership SF	30,000	30,000	30,000	30,000
Total SF	272,000	270,000	269,800	270,200
Floor Area Ratio (FAR)	0.22	0.22	0.22	0.22

Scenarios Not Including an Auto Dealership

Type of Retail Space	Scenario 1: High-End Retail	Scenario 2: Mid-Level Retail	Scenario 3: Outlet w/Grocery	Scenario 4: Outlet Mall
Anchor Retail Tenant SF	143,000	126,000	30,000	-
Inline Retail SF	135,000	50,000	170,000	277,500
Detached Retail SF	15,000	20,200	45,000	-
Restaurant SF	-	-	2,900	9,800
Grocery SF	-	-	45,000	-
Discount Grocery SF	-	95,000	-	-
Total SF	293,000	291,200	292,900	287,300
Floor Area Ratio (FAR)	0.24	0.24	0.24	0.24



Estimated Revenue Impacts

Scenarios Including an Auto Dealership

	Scenario 1: High-End Retail	Scenario 2: Mid-Level Retail	Scenario 3: Outlet w/Grocery	Scenario 4: Outlet Mall
Total Retail SF	272,000	270,000	269,800	270,200
Estimated Revenue Impacts (annually, in 2014\$)				
Retail Sales & Use Tax	1,109,000	902,000	1,066,000	1,181,000
Property Tax	73,000	72,000	72,000	72,000
Utility Tax	48,000	48,000	47,000	48,000
Estimated Gross Annual Revenue Impact	1,230,000	1,022,000	1,185,000	1,301,000
<i>Loss of current use</i>	<i>(74,000)</i>	<i>(74,000)</i>	<i>(74,000)</i>	<i>(74,000)</i>
Estimated Net Annual Revenue Impact	1,156,000	948,000	1,111,000	1,227,000
Estimated One-time Sales Tax from Construction	370,000	367,000	367,000	367,000

Scenarios Not Including an Auto Dealership

	Scenario 1: High-End Retail	Scenario 2 - Mid- Level Retail	Scenario 3: Outlet w/Grocery	Scenario 4: Outlet Mall
Total Retail SF	293,000	291,200	292,900	287,300
Estimated Revenue Impacts (annually, in 2014\$)				
Retail Sales & Use Tax	646,000	543,000	703,000	815,000
Property Tax	78,000	78,000	78,000	77,000
Utility Tax	55,000	55,000	55,000	54,000
Gross Annual Estimated Annual Revenue Impact	779,000	676,000	836,000	946,000
<i>Loss of current use</i>	<i>(74,000)</i>	<i>(74,000)</i>	<i>(74,000)</i>	<i>(74,000)</i>
Net Annual Estimated Annual Revenue Impact	705,000	602,000	762,000	872,000
Estimated One-time Sales Tax from Construction	398,000	396,000	398,000	391,000

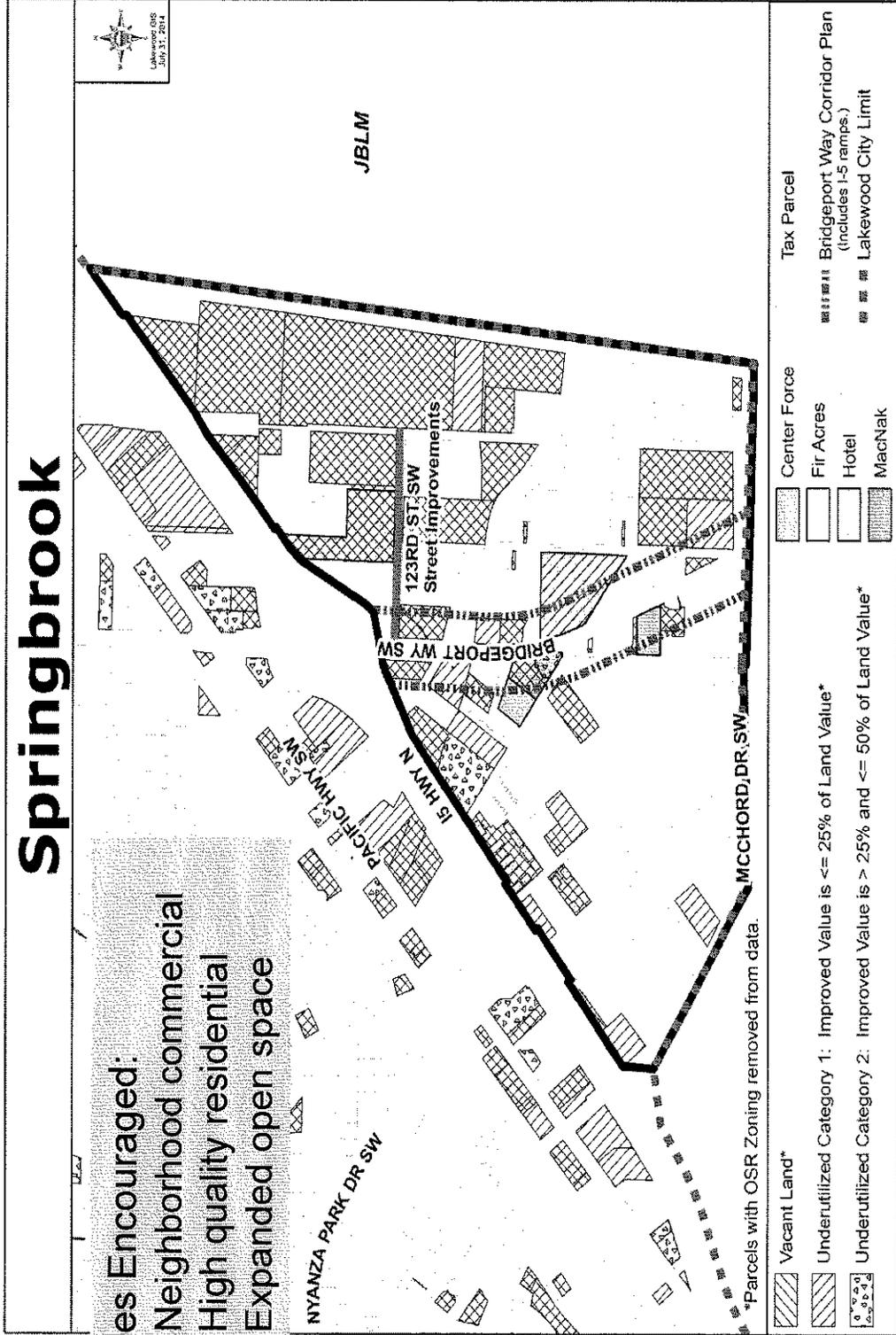


Geographic Strategy - Springbrook

Springbrook

Uses Encouraged:

- Neighborhood commercial
- High quality residential
- Expanded open space



*Parcels with OSR Zoning removed from data.

Vacant Land*

Underutilized Category 1: Improved Value is <= 25% of Land Value*

Underutilized Category 2: Improved Value is > 25% and <= 50% of Land Value*

Center Force

Fir Acres

Hotel

MacNak

Tax Parcel

Bridgeport Way Corridor Plan
(includes I-5 ramps.)

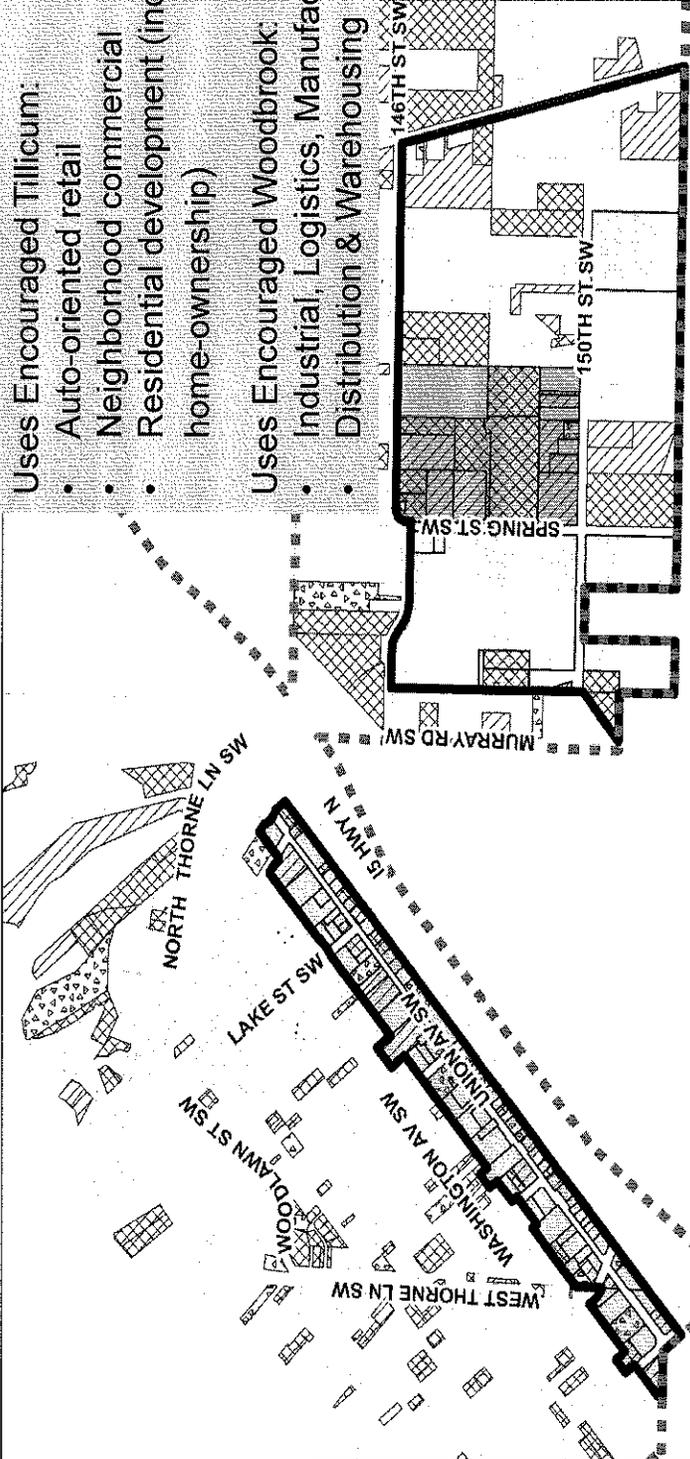
Lakewood City Limit



Geographic Strategy – Tillicum/Woodbrook

Tillicum/Woodbrook

- Uses Encouraged Tillicum:
- Auto-oriented retail
 - Neighborhood commercial
 - Residential development (increased home-ownership)
- Uses Encouraged Woodbrook:
- Industrial, Logistics, Manufacturing
 - Distribution & Warehousing



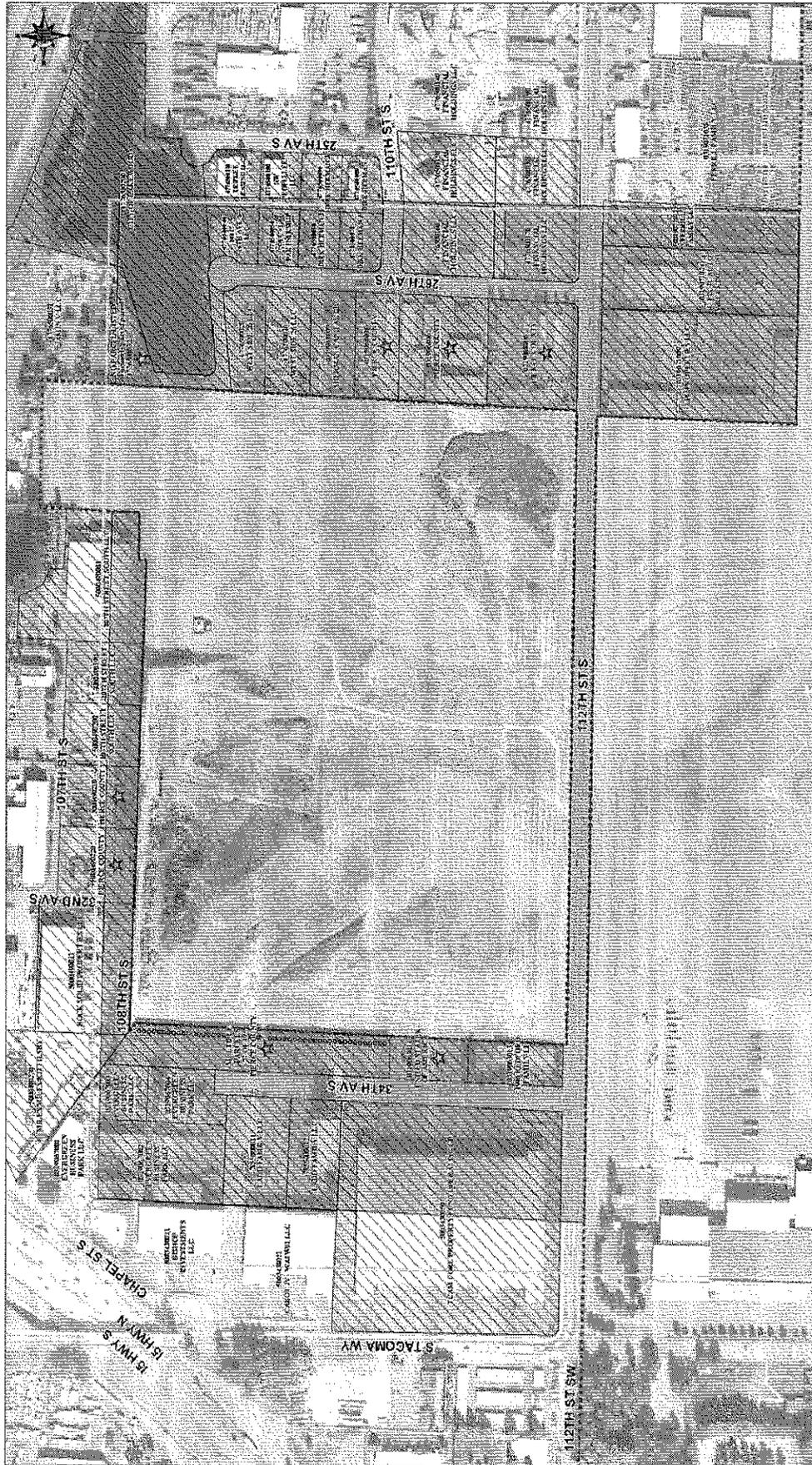
	Vacant Land*		I-5 Commerce Center
	Underutilized Category 1: Improved Value is <= 25% of Land Value*		Industrial Reserve
	Underutilized Category 2: Improved Value is > 25% and <= 50% of Land Value*		Olympic Moving & Storage
			Union Ave Urban Renewal Area
			Tax Parcel
			Lakewood City Limit

*Parcels with OSR Zoning removed from data.





Protect JBLM



☆ Purchased (Price Change)
 ☆ Purchased (Risk Factor)
 ☆ Clear Zone North (UGL/Lik. Data)

Clear Zone (Lakewood Zoning Designated)
 Clear Zone (Risk Factor)

City of Lakewood
 Clear Zone

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Map Date: November 04, 2014
 Map Scale: 1" = 100'

Land Swap Area





Increase Housing Stock, Quality and Choices

- Housing Forum (May 2014)
- Residential Broker Forum (November 2014)
- Developers Forum (Spring 2015)
- Identify Prime Properties for re-use
- Lakewood Towne Center
- Types of Development
- Redevelopment Strategy



Next Steps (3-6 Months)

- Visioning
- Permitting Cost Recovery Modeling
- Title 12A Traffic Mitigation
- Identify Single Family to Re-Zone (R1/R2)
- Conduct Developers Forum
- Possible Urban Use Area Expansion
- Motor Avenue “Complete Streets” Concept
- Clarify Lakewood Towne Center Uses
- Contact Property Owners on Pacific Highway
- JLUS Draft (complete September 2015)
- Continue BRE, Recruitment, and Attraction



COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

TO: PLANNING COMMISSION
FROM: DAN CATRON, PLANNING MANAGER
MEETING DATE: FEBRUARY 4, 2015 AGENDA ITEM:
SUBJECT: CITY VISIONING PROJECT UPDATE

The on-going Lakewood Community Visioning Project is nearing its conclusion (at least with regard to issuance of the Final Community Vision Plan document). The project began in late April 2014. The City's consultants, Tindale Oliver Associates and Fregonese Associates, have completed the community profile, public survey, public outreach, and scenario development portions of the project, and are finalizing the Community Vision Plan document.

A key element of the Community Vision Plan is the interpretation of input collected at a public meeting held at the McGavick Center on September 23, 2014. The consultants digitized collected preference data expressed by attendees on maps to create a number of potential development scenarios. The development scenarios were then analyzed with regard to a number of different metrics (acres of land used, # of new housing units, housing units by type, etc.). The analysis produced several interesting conclusions, including the conclusion that the County targets for new housing units and jobs (8,380 new dwelling units and 9,285 new jobs by 2030) is likely more aggressive than can be achieved.

Two other key elements of the plan are the Community Vision Plan Statement and Action Plan concepts. A working draft of Community Visioning Statement and Action Plan Elements is attached. The Vision Plan Statement and Action Plan Concepts were developed with input from the Visioning Committee.

The City Council is expected to receive an initial presentation of the Final Community Vision Plan at its study session meetings on February 9th and 23rd.

EXHIBITS:

1. Community Vision Plan Statement and Action Plan Concepts- Working Draft
2. Four Scenarios

**City of Lakewood Community Vision Plan
Materials for the Vision Committee Meeting on January 16, 2015**



Draft Community Vision Plan Statement and Action Plan Concepts

The Consultant and City staff have been working to draft a community vision statement and series of community values in support of the community vision. The community vision statement and community values have been developed to reflect the input received during the public outreach completed between June and November, 2014. In support of each community value, we have started to develop a list of activities ("action plan") that the City of Lakewood and other community partners can work to implement over time in support of the Lakewood Community Vision.

As Vision Committee members, we are providing these draft community vision plan concepts in advance of this meeting this Friday so that you can be prepared to share your thoughts and work to build Committee consensus as we move forward with drafting the Lakewood Community Vision Plan.

Draft Lakewood Community Vision Statement

Lakewood: Northwest living at its finest!

Lakewood today is a safe, culturally diverse, and beautiful city. As Lakewood grows, we will continue to be one of Washington's premier places to live, raise a family, and cultivate a business. Our premier parks, scenic lakes, protected open spaces, and abundant natural amenities make Lakewood the undiscovered gem of the Puget Sound region. Lakewood values include family, service, community engagement, and protection of the natural environment. Active and on-going support for America's service members at Joint Base Lewis-McChord is an explicit mission of the City. Lakewood's convenient location, robust economy, and high quality public services, parks and recreation facilities, and K-12 and higher education institutions round out the list of reasons that make the City of Lakewood the perfect place to call home.

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Draft Community Values to support the Vision:

- Friendly and welcoming community
- High quality public services and facilities
- Vibrant and connected community places unique to Lakewood
- Strong local economy
- Sustainable and responsible practices
- Mutually beneficial and supportive partnership with Joint-Base Lewis McChord (note: may be a separate value or included under "Friendly and welcoming community")

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Comment [ES1]: What do you think about the phrase "mutually beneficial" -- I want to get the concept in that it's not must the city supporting JBLM, but vice versa as well. In looking at the South Sound Community Partnership's mission (below) they also use the words "mutual benefit" so I thought it might be appropriate. Thoughts?

Mission: Foster effective communication, understanding, and mutual benefit by serving as the primary point of coordination for resolution of those issues which transcend the specific interests of the military and civilian communities of the South Sound region.

Draft Action Plan Elements to support the Vision:

Please note that while some of the proposed action plan elements are brand new ideas, several elements are already being undertaken by the City of Lakewood and we wanted to note that these existing activities will also be documented in the action plan as ways to support implementing the Lakewood Community Vision. We welcome your thoughts on activities or strategies that the City should consider to implement the community vision.

• **Friendly and Welcoming Community**

- Create a diversity board formed of citizens representing different ethnic/community groups and community advocates to advise the City Council on strategies that strengthen connections among diverse community groups and with the city government
 - The Diversity Board should initially be tasked to prepare a Diversity, Equity, and Inclusion Plan that that embraces the City's goal to build a friendly and welcoming community.
- Increase connections among diverse community groups
 - Provide welcoming signage in multiple languages in prominent places (City Hall, city website, etc.)
 - Incorporate multiculturalism in public art/community spaces
 - Identify and market a unique community event to promote diversity of Lakewood – for example, the International Festival to showcase the different cultures in Lakewood.
- Strengthen community identity
 - Build upon the #IamLakewood brand (incorporate into website and other "instant" modes of communication)
 - Strengthen City signage at gateways and street signs for major roads/intersections
- Expand public participation and communication reach
 - Lakewood Connections
 - Social media
 - Evaluate community events to ensure they are frequent, unique and interesting; and appeal to a wide-range of audiences
- Promote a strong relationship at the citizen level with JBLM and neighbor communities
 - Partner with JBLM and surrounding communities to advertise family-friendly events and other opportunities to showcase Lakewood as a great place to live.

• **High quality public services and facilities**

- Provide coordinated and open municipal services
 - Prepare and market an annual report highlighting city programs/efforts, incorporating benchmarks and performance measures (should be very user-friendly and easy for public consumption/marketing)

- Work with community partners to provide superior education, health care, and social services to the citizens of Lakewood.
 - Strengthen the partnerships between the City of Lakewood and the two nationally recognized institutions of higher education within the city, Clover Park Technical College and Pierce College.
 - Work with St. Clare's and other community partners to expand mentorship programs in Springbrook and other needed areas
 - Work with Boys and Girls Club to bring programs to the Springbrook neighborhood
- Provide a clean, safe and attractive city for all
 - Continue to enhance safety and reduce crime in all areas of the city
 - Identify targeted activities to help combat public image of Lakewood as unsafe
 - Heavily market reduced crime statistics
 - Note Lakewood Police Department as "Agency of the Year" in RISE Awards competition
 - Identify and clean up "problem" properties
 - Develop a program to fund clean-up of principal problem properties; expand program to place liens on properties in an effort to recoup any money from property owners that the City spends to clean up properties
 - Implement a program to require "maintenance plan" and insurance for vacant properties
- Develop a policy-based, self-implemented "Tax Increment Financing" program – set aside a pre-determined percentage of increased property taxes as a result of redevelopment to fund city infrastructure/services
- Expand wireless network access for public spaces and technology centers
- Partner with the Clover Park School District to market positive statistics about public schools in Lakewood and help combat negative and unfounded perceptions
- Create a community center open to all residents that focuses on activities for youth/teens and provides needed resources for adults (note: long term goal)
- Expand local support public services for non-English speaking or traditionally underserved residents
 - Work with community partners to create and fund a "safe-place" resource center (translation, legal, housing, public services)
 - Become active member of the Family Support Partnership
 - Create a city services resource guide in multiple languages – look for community volunteers and partners to help with translation
- **Vibrant and connected community places unique to Lakewood**
 - Provide a safe and connected multimodal transportation system
 - Evaluate and prioritize sidewalk and bicycle facility gaps and safety needs

- Assess locations where streetlights are needed to address safety concerns
 - Evaluate locations for possible low cost traffic calming improvements
 - Better connect Springbrook residents to Town Center (currently requires transfer using Pierce Transit)
 - Complete \$15.7 million in transportation projects to be funded by the vehicle licensing fee and general fund between 2015-2020
 - Create project priority list for needed improvements after 2020; create plan to engage citizens in this decision-making process
 - Create signage program to identify projects paid for with vehicle licensing fee
 - Make the Town Center a premier multi-use destination
 - Redevelopment study to attract more housing/retail/restaurant choices
 - Beautify entryways and gateways into the city
 - Preserve established and stable neighborhoods
 - Maximize the redevelopment potential of underutilized properties or less stable neighborhoods
 - Improve the quality and balance of housing options, affordability, and styles
 - Create an apartment inspection program
 - Conduct a market analysis to inventory existing housing stock, evaluate assets and design policies to meet future demand for housing needs
 - Encourage programs and policies to increase home ownership rates within Lakewood
 - Nurture the historical, arts and cultural assets of the City
 - Work with community partners (Playhouse, Lakewood Gardens, etc.) to promote and expand historical, arts, and cultural programs
 - Create a city culture guide for residents and visitors
 - Support expansion of Lakewood Playhouse within the existing Town Center or long-term centralized community cultural center as an asset to the Town Center
 - Work with community partners and Clover Park School District to bring school/programs for youth arts to Lakewood (example: Fab 5 program in Tacoma)
 - Work with Pierce County library to expand library space in the city and explore additional space for book mobile/library to serve the Springbrook neighborhood
- **Strong Local Economy**
 - Encourage diversification of business and industry and foster opportunities for existing businesses to grow and expand
 - Create a business retention and attraction program that includes a detailed strategy and description of the City of Lakewood's commitment to help retain and expand local business as well as attract new business. This plan should also identify barriers to existing business growth and development.
 - Develop a quality workforce that supports current and future businesses

Comment [ES2]: Noted that City already has one. Need to look more into this and update action plan to reflect its existence and ways to leverage it.

Deleted: <#>Use Planning Commission as a forum to discuss building permitting and approval process/issues with business/developer community.¶

- Join the Tacoma-Pierce County Growth Partnership
- Establish youth workforce training and business internship program
- Work with institutions of higher education to develop job-match programs and other support programs.
- Promote creation of family-wage jobs
 - Partner with Workforce Central to promote and educate community about opportunities for workforce training
- Support small and minority-owned businesses
 - Small business resource guide
 - Small business incentive program to waive permits and fees for qualifying local businesses
 - Partner with the Chamber of Commerce to
 - Establish a “buy-local” program
 - Create a Lakewood “restaurant” week
 - Expand Lakewood Farmer’s Market
 - Feature “business of the week”
 - Indoor space during non-summer weeks

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• **Sustainable and Responsible Practices**

- Preserve and protect natural resources and extensive recreational spaces
- Enhance connectivity of paths and greenway systems
- Involve the community in park beautification and improvement projects
 - Help market Partner for Parks, a volunteer program and better connect community volunteers to this program.
- Encourage sustainable design and business practices
 - Develop a Community Sustainability Plan to coordinate, track and report efforts to preserve natural assets, improve sustainable practices, and reduce Lakewood’s carbon footprint.
 - Incorporate permeable sidewalks, native vegetation, and other sustainable practices when redevelopment streetscapes
 - Develop incentives for sustainable building designs (e.g., expedited building review process; residential deconstruction)
 - Ensure recycling is provided at key (high volume) locations with the goal of having a recycling bin next to every trash can
 - Create a citywide composting program
 - Install solar trash compactors at key (high volume) locations
 - Install “360” trash, recycling, compost bins at key (high volume) locations
- Increase community awareness of their role in making Lakewood a sustainable community

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- Identify community events (farmers market, etc.) to piggy back educational opportunities for residents on sustainable practices, such as recycling, energy savings, appliance replacement programs, etc.

The Four Scenarios



- **Scenario A**
 - This was a scenario that was developed to try and maximize vacant land use, and areas with redevelopment potential.
- **Scenario B**
 - This was a scenario that was developed based on an integration of the feedback received at the workshops.
- **Scenario C**
 - This was a scenario that blended A and B. It utilized much of the infill identified in Scenario A, while incorporating the feedback from Scenario B.
- **Scenario D**
 - This was Scenario C, with refinements from consultant team and city staff to better reflect existing conditions and factors. It also reduces new households and the redevelopment rate to a more reasonable range.





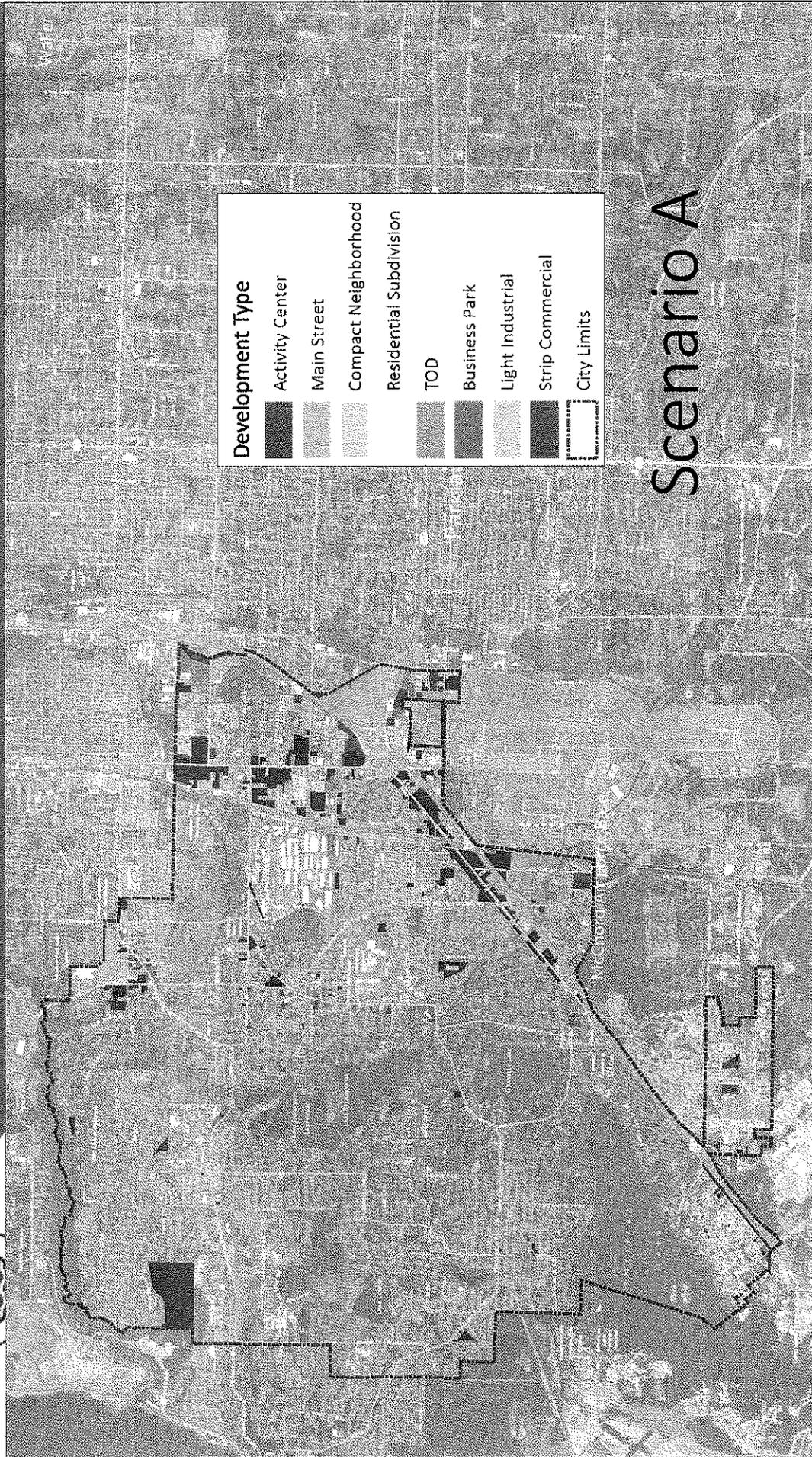
Housing and Employment Summary

	Scenario A	Scenario B	Scenario C	Scenario D	County Targets
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Housing Units					
Gross	4,560	4,530	8,618	5,381	
Net	4,544	3,822	7,946	4,989	8,380

Jobs					
Gross	6,696	4,4815	7,983	7,579	
Net	3,602	1,245	2,866	2,304	9,285





Development Type	
	Activity Center
	Main Street
	Compact Neighborhood
	Residential Subdivision
	TOD
	Business Park
	Light Industrial
	Strip Commercial
	City Limits

Scenario A

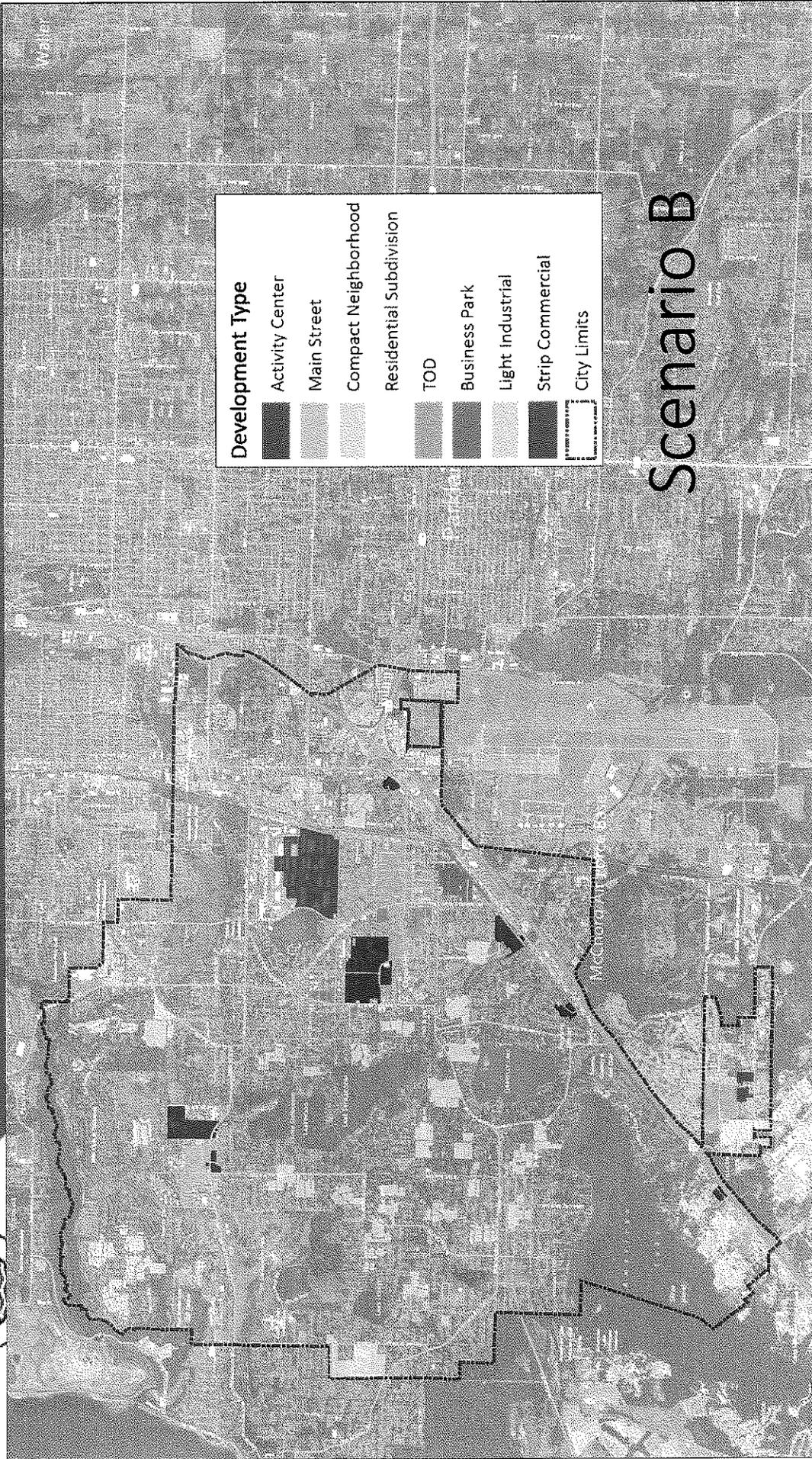


Scenario A



- Focused on infilling vacant residential parcels, and infill/redevelopment of non-residential parcels. There was no redevelopment of existing single family residential.
- Resulted in more employment relative to housing. New employment was mainly retail, and new housing was mainly infill townhomes.
- Under this scenario Lakewood would receive **4,544** net new housing units, and **3,602** net new jobs.





Scenario B

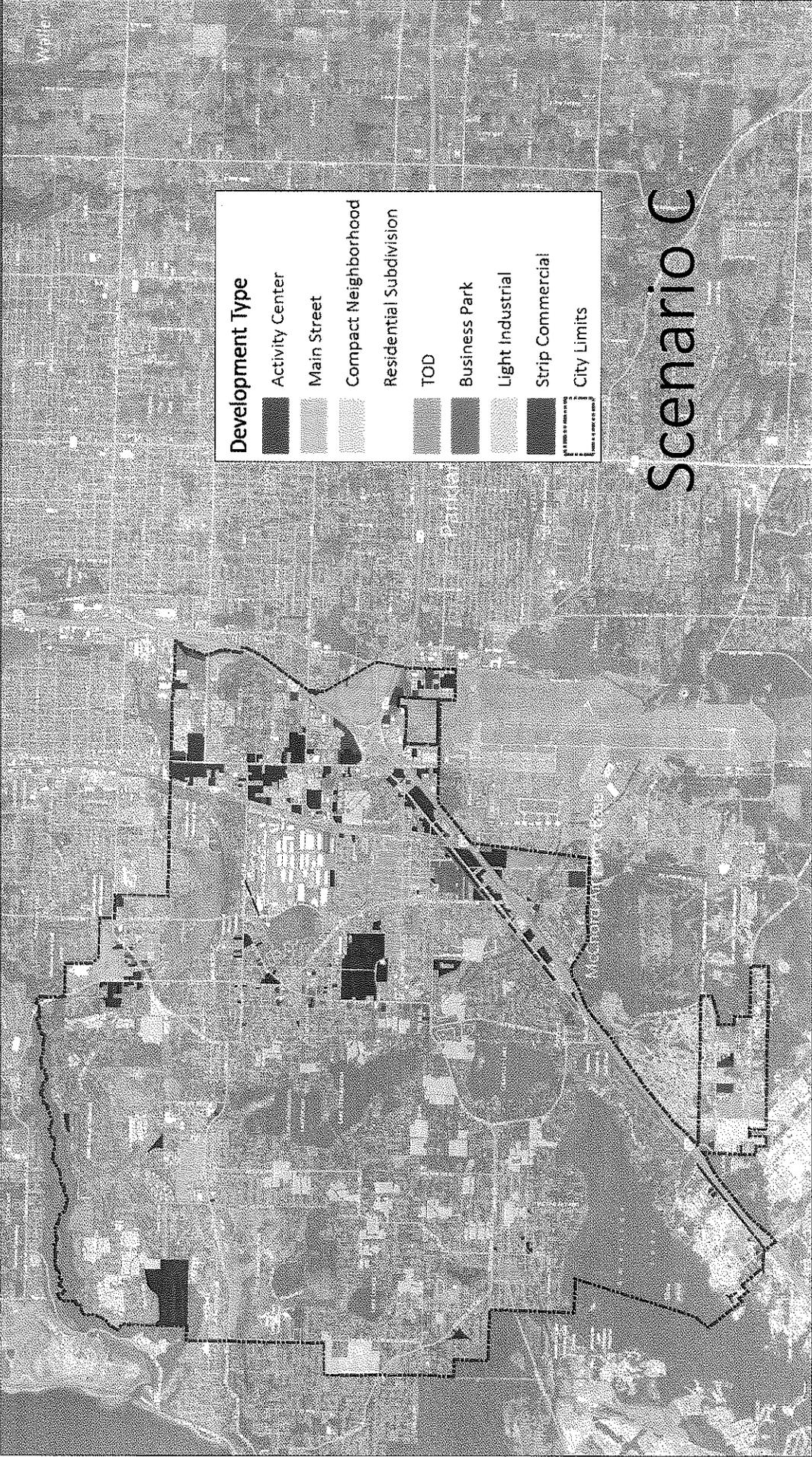


Scenario B



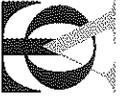
- Scenario based on the consensus of the workshop session. Residents envisioned large redevelopment of existing neighborhoods, a new activity center downtown, and more transit oriented design.
- Under this scenario Lakewood would receive **3,822** net new housing units, and **1,245** net new jobs.





Development Type	
	Activity Center
	Main Street
	Compact Neighborhood
	Residential Subdivision
	TOD
	Business Park
	Light Industrial
	Strip Commercial
	City Limits

Scenario C

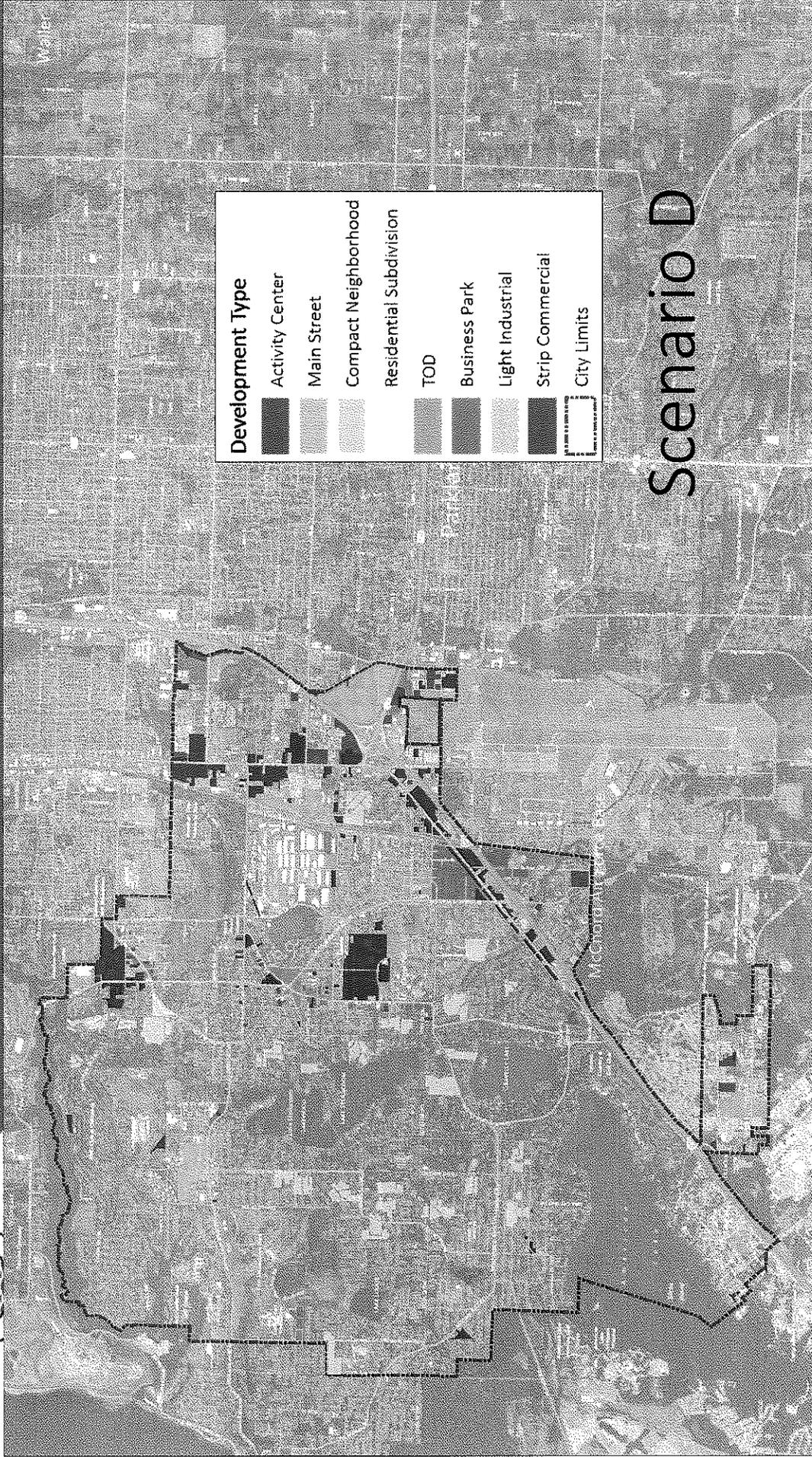




Scenario C

- Scenario was a mix of Scenarios A and B. It took the redevelopment of existing neighborhoods, and the new activity center and transit oriented design areas of Scenario B, and blended it with infill and commercial redevelopment of Scenario A.
- Resulted in a large amount of new housing, and a good amount of new employment. New housing was a mix of townhouses and single family, and new employment was mainly retail, but also office and industrial.
- Under this scenario Lakewood would receive **7,946** net new housing units, and **2,866** net new jobs.



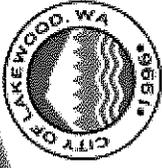


Development Type

- Activity Center
- Main Street
- Compact Neighborhood
- Residential Subdivision
- TOD
- Business Park
- Light Industrial
- Strip Commercial
- City Limits

Scenario D





Scenario D

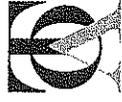
- Scenario D is a refinement of Scenario C. It reduces the redevelopment of existing neighborhoods and the total number of new households.
- Under this scenario Lakewood would receive **4,989** net new housing units, and **2,304** net new jobs.



Conclusions



- The County forecast for households and jobs is likely more aggressive than can be achieved.
- Under any scenario a substantial part of Lakewood's growth will be through redevelopment and infill.
- The majority of the new housing units over the next 20 year will be in higher density products such as townhomes, duplexes and condos.
- There is potential for some single family redevelopment but it wont be a large portion of the household growth.
- Reinvesting in the Towne Center and areas good public transit should be a focus for new growth.





COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

TO: PLANNING COMMISSION
FROM: DAN CATRON, PLANNING MANAGER
MEETING DATE: FEBRUARY 4, 2015 AGENDA ITEM:
SUBJECT: COMPREHENSIVE PLAN- DOC CHECKLIST

The Washington State Department of Commerce provides a checklist for jurisdictions to use as they conduct the periodic review and update of their comprehensive plans. The checklist is helpful to identify items in the City's comprehensive plan or development regulations that may need to be updated to reflect changes in applicable state law since the last update. The Puget Sound Regional Council (PSRC) also provides a checklist for comprehensive plan updates. Attached for the Planning Commission's information is the draft Department of Commerce Checklist addressing the comprehensive plan update adopted by the City Council in December 2014 via Ordinance 600. The PSRC checklist is a bit more lengthy, requires narrative answers, and is not yet completed.

1. Department of Commerce Periodic Update Checklist for Cities- draft



Periodic Update Checklist for Cities – Updated June 2013

Covers laws through 2012

This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) to conduct the “periodic review and update” of comprehensive plans and development regulations required by RCW 36.70A.130(4). Cities can use the checklist to identify components of their comprehensive plan and development regulations that may need to be updated to reflect the latest local conditions or to comply with changes to the GMA since their last update.

This checklist includes components of the comprehensive plan and development regulations that are specifically required by the GMA. Statutory requirements adopted since 2003 are emphasized in highlighted text to help identify new components of the GMA that may not have been addressed in annual updates or other amendments outside of the required periodic update process. Cities within the Puget Sound Regional Council boundaries may want to use this checklist in tandem with PSRC checklists. A separate checklist is available for counties. Expanded checklists (one for Comprehensive Plans, one for Development Regulations) are also available, which include a more comprehensive list of related good ideas and things to consider.

How to fill out the checklist

With the most recent version of your comprehensive plan and development regulations in hand, fill out each item in the checklist. Select the check box or type in the fields, answering the following questions:

Is this item addressed in your current plan or regulations? If YES, fill in the form with citation(s) to where in the plan or code the item is addressed. We recommend using citations rather than page numbers because they stay the same regardless of how the document is printed. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce web page or contact a Commerce planner assigned to your region.

Is amendment needed to meet current statute? Check YES to indicate a change to your plan or regulations will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn’t changed since your previous update, if your city has kept current with required inventories, or if there haven’t been many changes in local circumstances. Check “Further Review Needed” if you are unsure whether the requirement has already been met or if the city is considering a review, but hasn’t yet decided.

Is your city considering optional amendments? Use this field to note areas where your city may elect to work on or amend sections of your plan or development regulations that are not required by the GMA.

How to use the completed checklist

Commerce strongly encourages you to use the completed checklist to develop a detailed work plan (see Appendix B) for your periodic update. The checklist can be used to inform the contents of a city council resolution that defines what actions will be taken as part of the GMA periodic update.

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
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I. Required Comprehensive Plan Elements and Components

1. A Land Use Element that is consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1).			
a. A future land use map showing city limits and urban growth area (UGA) boundaries. RCW 36.70A.070(1) and RCW 36.70A.110(6) WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)	<input type="checkbox"/> No x Yes Location(s) Comp Plan figure 2.1	<input type="checkbox"/> Yes x No <input type="checkbox"/> Further review needed	
b. Consideration of urban planning approaches that increase physical activity. RCW 36.70A.070(1), Amended in 2005 WAC 365-196-405 (2)(j)	<input type="checkbox"/> No x Yes Location(s) <ul style="list-style-type: none"> • Station district and ped bridge • NMTP • Most commercial areas are mixed use • Sidewalk requirements • Legacy Parks Plan 	<input type="checkbox"/> Yes x No <input type="checkbox"/> Further review needed	
c. A consistent population projection throughout the plan which should be consistent with the Office of Financial Management forecast for the county or the county's sub-county allocation of that forecast. RCW 43.62.035, WAC 365-196-405(f)	<input type="checkbox"/> No X Yes Location(s) Comp Plan 3.2.5, 3.2.6 (2030= 72,000)	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
d. Estimates of population densities and building intensities based on future land uses. RCW 36.70A.070(1); WAC 365-196-405(2)(i)	<input type="checkbox"/> No X Yes Location(s) Comp Plan Table 3.2	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
e. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1)	<input type="checkbox"/> No x Yes Location(s) CP Sec. 3.11.7 LMC 14A.150-Aquifer Recharge Areas LWD Comp. Water Plan	<input type="checkbox"/> Yes x No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
<p>f. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses. RCW 36.70A.150 and WAC 365-196-340</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Sec 3.8, 3.9, 3.10 PI zone OS zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>g. Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. RCW 36.70A.160 and WAC 365-196-335</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Sec 3.10 Ft Steilacoom Park Phillips Rd Game Farm Chambers Ck Cyn. Flett Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>h. If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. [RCW 36.70A.510, RCW 36.70.547, New in 1996] <i>Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT. WAC 365-196-455</i></p>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) No g.a. airports; See CP Sec 3.7 for JBLM policies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>i. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), New in 2004. See WAC 365-196-475</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP 3.6, 3.7 JBLM JLUS update in progress	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
<p>j. Where applicable, a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.70(1) and WAC 365-196-405(2)(c) <i>Note: RCW 90.56.010(26) defines waters of the state.</i></p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP 3.12.4, 3.12.7	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP 3.12.1, 3.12.2, 3.12.4, 3.12.5, 3.12.8 LMC 14A.142 et seq; BAS Report from Geo Engineers dated 8/18/2004	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
RCW 36.70A.030(5), RCW 36.70A.172, BAS added in 1995. See WAC 365-195-900 through -925, WAC 365-190-080 <i>Note:</i> A voluntary stewardship program was created in 2011 as an alternative for protecting critical areas in areas used for agricultural activities. Counties had the opportunity to opt into this voluntary program before January 22, 2012. See requirements of the voluntary stewardship program. RCW 36.70A.700 through .904.			
1. <i>If forest or agricultural lands of long-term commercial significance are designated inside city: a program authorizing Transfer (or Purchase) of Development Rights.</i> RCW 36.70A.060(4), Amended in 2005	x No <input type="checkbox"/> Yes Location(s) NA	<input type="checkbox"/> Yes x No <input type="checkbox"/> Further review needed	
2. A Housing Element to ensure the vitality and character of established residential neighborhoods and is consistent with relevant CWPPs, and RCW 36.70A.070(2).			
a. Goals, policies, and objectives for the preservation, improvement, and development of housing. RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a)	<input type="checkbox"/> No X Yes Location(s) CP Section 3.2	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
b. An inventory and analysis of existing and projected housing needs over the planning period. RCW 36.70A.070(2)(a) and WAC 365-196-410(2)(b) and (c)	<input type="checkbox"/> No X Yes Location(s) CP Sec. 3.2.7; Table 3.1	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
c. Identification of sufficient land for housing , including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. RCW 36.70A.070(2)(c)	<input type="checkbox"/> No X Yes Location(s) CP Sec. 3.2.7; Table 3.2	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
d. Adequate provisions for existing and projected housing needs for all economic segments of the community. RCW 36.70A.070(2)(d) and WAC 365-196-410	<input type="checkbox"/> No X Yes Location(s) CP Sec. 3.2.8;	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
e. <i>If enacting or expanding an affordable housing program under RCW 36.70A.540: identification of land use</i>	<input type="checkbox"/> No X Yes	<input type="checkbox"/> Yes X No	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
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designations within a geographic area where increased residential development will assist in achieving local growth management and housing policies. RCW 36.70A.540, New in 2006 . WAC 365-196-870	Location(s) CP Sec 3.2, Policies LU 2.38 thru LU 2.42	<input type="checkbox"/> Further review needed	
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f. Policies so that manufactured housing is not regulated differently than site built housing. RCW 35.21.684, 35.63.160, 35A.21.312, and 36.01.225, Amended in 2004	<input type="checkbox"/> No x Yes Location(s) CP LU-7.6 LMC 18A.50.180	<input type="checkbox"/> Yes x No <input type="checkbox"/> Further review needed	
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g. <i>If</i> the city has a population of over 20,000: provisions for accessory dwelling units (ADUs) to be allowed in single-family residential areas. RCW 36.70A.400, RCW 43.63A.215(3)	<input type="checkbox"/> No x Yes Location(s) CP LU-6.2, 6.3 LMC 18A.70.300	<input type="checkbox"/> Yes x No <input type="checkbox"/> Further review needed	
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3. A Capital Facilities Plan (CFP) Element to serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided, and paid for by public entities including local government and special districts, etc.; including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from Park and Recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3), and include:

a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	x No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No x Further review needed	
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b. An inventory of existing capital facilities owned by public entities. RCW 36.70A.070(3)(a) and WAC 365-196-415(2)(a)	x No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No x Further review needed	
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c. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415 (b) <i>Note:</i> The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	x No <input type="checkbox"/> Yes Location(s) Adopted LOS:	<input type="checkbox"/> Yes <input type="checkbox"/> No x Further review needed	
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	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
	Future needs:		
d. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415 (3)(C)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
e. A six-year plan (at least) identifying sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d) and RCW 36.70A.120 WAC 365-196-415	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
f. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) WAC 365-196-415(2)(d)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
g. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(4) WAC 365-196-850	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) NA. NO impact fees.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
4. A Utilities Element which is consistent with relevant CWPPs and RCW 36.70A.070(4) and includes:			
a. The general location, proposed location and capacity of all existing and proposed utilities. RCW 36.70A.070(4) WAC 365-196-420	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Ch 7.0- Utilities Element	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
5. A Transportation Element which is consistent with relevant CWPPs and RCW 36.70A.070(6) and includes:			
a. An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) and WAC 365-196-430(2)(c).	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Ch 6.0- Transportation Element	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
<p>b. Adopted levels of service (LOS) standards for all arterials, transit routes and highways. RCW 36.70A.070(6)(a)(iii)(B), New in 1997. WAC 365-196-430</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Section 6.6	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>c. Identification of specific actions to bring locally-owned transportation facilities and services to established LOS. RCW 36.70A.070(6)(a)(iii)(D), Amended in 2005. WAC 365-196-430</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Section 6.3 (TDM) CP Section 6.7 (Reassessment strategy)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>d. A forecast of traffic for at least 10 years, including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i), RCW 36.70A.070(6)(a)(iii)(E) WAC 365-196-430(2)(f).</p>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>e. A projection of state and local system needs to meet current and future demand. RCW 36.70A.070(6)(a)(iii)(F) WAC 365-196-430(2)(f)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Section 6.7 (Reassessment strategy)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>f. A pedestrian and bicycle component. RCW 36.70A.070(6)(a)(vii), Amended 2005 WAC 365-196-430(2)(j)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Goal T-14 and sub. policies. NMTP adopted 11/08	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>g. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) WAC 365-196-430(2)(i)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP section 6.3	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>h. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A) WAC 365.196-430(2)(k)(iv)</p>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
i. A multiyear financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010 WAC 365-196-430(2)(k)(ii)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
j. <i>If probable funding falls short of meeting identified needs: a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met.</i> RCW 36.70A.070(6)(a)(iv)(C); WAC 365-196-430(2)(l)(ii)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) T-13.7, 13.8; Goal T-21; Section 6.7 Reassessment Strategy	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
k. A description of intergovernmental coordination efforts , including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v); WAC 365-196-430(2)(a)(iv)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Goals T-2, T-13 and sub policies. Policy T-19.2	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
6. Provisions for siting essential public facilities (EPFs), consistent with CWPPs and RCW 36.70A.200. This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.			
a. A process or criteria for identifying and siting essential public facilities (EPFs) . [RCW 36.70A.200, Amended in 1997 and 2001] <i>Notes:</i> EPFs are defined in RCW 71.09.020(14). Cities should consider OFM's list of EPFs that are required or likely to be built within the next six years. Regional Transit Authority facilities are included in the list of essential public facilities RCW 36.70A.200, amended 2010. WAC 365-196-550(d)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP Section 3.8, and Chapter 8.0 – Public Services, LMC 18A.30.800 et. seq.; LMC 18A.20.400.D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs . RCW 36.70A.200(5) <i>Note:</i> If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CWPP EPF-1 thru EPF-8	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
7. Consistency is required by the GMA.			
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable,	<input type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
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Multicounty Planning Policies (MPPs), and the GMA. RCW 36.70A.100 and 210 WAC 365-196-400(2)(c), 305 and 520	Location(s)	<input type="checkbox"/> Further review needed	
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b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble). WAC 365-197-400(2)(f)	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
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c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 WAC 365-196-520	<input type="checkbox"/> No X Yes Location(s) Section 10.3.3; Table 10-3	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
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8. Shoreline Provisions

Comprehensive plan acknowledges that for shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 are added as one of the goals of this chapter as set forth in RCW 36.70A.020 without creating an order of priority among the fourteen goals. The goals and policies of the shoreline master program approved under RCW 90.58 shall be considered an element of the comprehensive plan. RCW 36.70A.480, WAC 365-196-580	<input type="checkbox"/> No x Yes Location(s) CP Section 3.11.3; SMP Update recently approved by DOE	<input type="checkbox"/> Yes x No <input type="checkbox"/> Further review needed	
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9. Public participation, plan amendments and monitoring.
Note: House Bill 2834, passed in 2012, eliminates the requirement for cities planning under the GMA to report every 5 years on its progress in implementing its comprehensive plans.

a. A process to ensure public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140; WAC 365-196-600(3) The process should address annual amendments (if the jurisdiction allows for them) [RCW 36.70A.130(2), Amended in 2006], emergency amendments [RCW 36.70A.130(2)(b)], and may include a specialized periodic update process. Plan amendment processes may be coordinated among cities within a county [RCW 36.70A.130(2)(a)] and should be well publicized.	<input type="checkbox"/> No X Yes Location(s) CP Section 10.4, 10.6, 10.7, LMC 18A.02.400, 18A.02.565	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
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b. A process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property. See <i>Attorney General's Advisory</i>	X No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No X Further	
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	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
<i>Memorandum: Avoiding Unconstitutional Takings of Private Property for guidance.</i> RCW 36.70A.370	See 18A.50.135.1	review needed	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
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II. Required Components of Development Regulations WAC 365-196-810

<p>10. Regulations designating and protecting critical areas are required by RCW 36.70A.170, RCW 36.70A.060(2) and RCW 36.70A.172(1).</p> <p><i>Note:</i> A voluntary stewardship program was created in ESHB 1886 (2011) as an alternative for protecting critical areas in areas used for agricultural activities. Counties may choose to opt into this voluntary program before January 22, 2012. Click here for the requirements of the voluntary stewardship program.</p>			
<p>a. Classification and designation of each of the five types of critical areas (<i>wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas</i>), if they are found within your city.</p> <p>RCW 36.70A.170; WAC 365-196-830(2)</p> <p><i>Note:</i> Senate Bill 5292 adopted in 2012 clarified that certain water-based artificial features or constructs are excluded from being considered part of a fish and wildlife habitat conservation areas.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) <small>LMC 14A.142 et seq.</small>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>b. Findings that demonstrate Best Available Science (BAS) was included in developing policies and development regulations to protect the function and values of critical areas. In addition, findings should document special consideration given to conservation or protection measures necessary to preserve or enhance anadromous fisheries.</p> <p>RCW 36.70A.172(1); WAC 365-195, WAC 365-195</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) <small>BAS Review prepared by GeoEngineers Inc. dated August 18, 2004</small>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>c. Regulations that protect the functions and values of wetlands.</p> <p>RCW 36.70A.060(2) and RCW 36.70A.172(1) WAC 365-190-090</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) <small>LMC 14A.162</small>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>d. A definition of wetlands consistent with RCW 36.70A.030(21)</p> <p>WAC 365-190-090, WAC 173-22-035</p>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) <small>LMC 14A.165.010</small>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	Need to update language
<p>e. Delineation of wetlands using the approved federal wetlands delineation manual and applicable regional supplements [RCW 36.70A.175, RCW 90.58.380 (1995) (2011)]</p> <p><u>WAC 173-22-035</u></p>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) <small>LMC 14A.162.020</small>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	Need to reference 2014 rating system (Need to update CARL by 6/30/15)

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
<p>f. Regulations that protect the functions and values of critical aquifer recharge areas (“areas with a critical recharging effect on aquifers used for potable water” RCW 36.70A.030(5)(b)). RCW 36.70A.060(2) and RCW 36.70A.172(1) WAC 365-190-100</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) LMC 14A.150	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>g. Regulations to protect the quality and quantity of ground water used for public water supplies. RCW 36.70A.070(1)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) CP 3.11.7; LMC 14A.150; Lot size and lot coverage limits in zoning code.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>h. Regulations that protect the functions and values of fish and wildlife habitat conservation areas. RCW 36.70A.060(2) and RCW 36.70A.172(1) WAC 365-195-925(3), 365-190-130</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) LMC 14A.154	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed to analyze WAC 365-190-130 adopted 2010.	(Need to update CARL by 6/30/15)
<p>i. Regulations that protect the functions and values of frequently flooded areas. RCW 36.70A.060(2) and RCW 36.70A.172(1) WAC 365-190-110, WAC 173-158-040</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) LMC 14A.158; LMC 18A.40.100 et seq.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed Update references to latest FEMA maps.	(Need to update CARL by 6/30/15)
<p>j. Definition of “fish and wildlife habitat conservation areas” does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. New in 2012. RCW 36.70A.030(5)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) LMC 14A.165.010	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed NEEDS UPDATE TO ADD CLARIFICATION LANGUAGE?	(Need to update CARL by 6/30/15)
<p>k. Provisions to ensure water quality and stormwater drainage regulations are consistent with applicable Land Use Element policies. RCW 36.70A.070(1)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) LMC 12A.10, 12A.11, 14A.150	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
l. Regulation of geologically hazardous areas consistent with public health and safety concerns. RCW 36.70A.030(9), RCW 36.70A.060(2) and RCW 36.70A.172(1) WAC 365-190-120	<input type="checkbox"/> No X Yes Location(s) LMC 14A.146	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
m. Provisions that allow “ reasonable use ” of properties constrained by presence of critical areas. RCW 36.70A.370. See <i>Attorney General’s Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property</i> for guidance	<input type="checkbox"/> No X Yes Location(s) LMC 14A.142.080 and 090	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
n. <i>If your city is assuming regulation of forest practices as provided in RCW 76.09.240: forest practices regulations that protect public resources, require appropriate approvals for all phases of conversion of forest lands, are guided by GMA planning goals, and are consistent with adopted critical areas regulations.</i> RCW 36.70A.570, Amended in 2007, 2010 and RCW 76.09.240 Amended in 2007, 2010 <i>Note: Applies only to counties fully planning under the GMA with a population greater than 100,000 and the cities and towns within those counties where a certain number of Class IV applications have been filed within a certain timeframe.</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s) NA	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
11. Shoreline Master Program			
See Washington State Department of Ecology’s SMP Submittal Checklist			
a. Zoning is consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.070; RCW 36.70A.480 WAC 365-196-580	<input type="checkbox"/> No X Yes Location(s) SMP Table II- development standards refer to underlying zoning.	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
b. <i>If SMP regulations</i> have been updated to meet Ecology’s shoreline regulations: protection for critical areas in shorelines is accomplished solely through the SMP. RCW 36.70A.480(4), Amended in 2003 and 2010 and RCW 90.58.090(4). WAC 365-196-580	<input type="checkbox"/> No X Yes Location(s) SMP Chapter 3, Section B.3	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
12. The Zoning Code should contain the following provisions:			
a. Family daycare providers are allowed in areas zoned for residential or commercial uses. Zoning conditions should be no more restrictive than those imposed on other residential	<input type="checkbox"/> No X Yes Location(s)	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
<p>dwellings in the same zone, but may address drop-off and pickup areas and hours of operation. RCW 36.70A.450, WAC 365-196-865</p>	LMC 18A.70.100	review needed	
<p>b. Manufactured housing is regulated the same as site-built housing. RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225, All Amended in 2004</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) LMC 18A.50.180; 18A.70.400 et seq.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>c. If the city has a population over 20,000 accessory dwelling units (ADUs) are allowed in single-family residential areas. RCW 43.63A.215(3)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) LMC 18A.70.310	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>m. If there is an airport within or adjacent to the city: zoning that discourages the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547, New in 1996) <i>Note:</i> The zoning regulations must be filed with the Aviation Division of WSDOT. WAC 365-196-455</p>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s) NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>n. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: zoning that discourages the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), New in 2004. WAC 365-196-475</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) LMC 18A.30.700 et. seq, JBLM JLUS update underway 2014	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>o. Residential structures that are occupied by persons with handicaps must be regulated the same as a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410, WAC 365-196-860</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) See LMC 18A.90.200 def'n of 'family'; and allowance for Type 1 Group Homes in all residential zones.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>p. Cities adjacent to I-5, I-90, I-405, or SR 520 and counties -- for lands within 1 mile of these highways -- must adopt regulations that allow electric vehicle infrastructure (EVI) as a use in all areas except those zoned for residential or resource use, or critical areas <i>by July 1, 2011.</i> RCW 36.70A.695, New in 2009</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) See Admin policy dated ____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
<p>q. Development regulations of all jurisdictions must allow electric vehicle battery charging stations in all areas except</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
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those zoned for residential or resource use, or critical areas by July 1, 2011. RCW 36.70A.695, New in 2009	Location(s) See Admin policy dated ____	<input type="checkbox"/> Further review needed	
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13. Subdivision Code regulations

a. Subdivision code is consistent with and implements comprehensive plan policies. RCW 36.70A.030(7) and 36.70A.040(4)(d), WAC 365-196-820	<input type="checkbox"/> No X Yes Location(s) LMC 17.10.030 as amended by Ord 591. 17.14.020.A; 17.22.050.B	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
b. Code requires written findings documenting that proposed subdivisions provide appropriate provision under RCW 58.17.110(2)(a) for: Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students; potable water supplies [RCW 19.27.097], sanitary wastes, and drainage ways (stormwater retention and detention); open spaces, parks and recreation, and playgrounds; and schools and school grounds. WAC 365-196-820(1)	<input type="checkbox"/> No X Yes Location(s) LMC 17.14.030.A.1 and B.1; LMC 17.22.070.B.1	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
c. Subdivision regulations may implement traffic demand management (TDM) policies. RCW 36.70A.070(6)(a)(vi)	<input type="checkbox"/> No X Yes Location(s) CP Section 6.3;	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	
d. Preliminary subdivision approvals under RCW 58.17.140 are valid for a period of five, seven, or nine years. [RCW 58.17.140 and RCW 58.17.170. Amended 2010 by SB 6544. Expires 2014. Amended 2012 by HB 2152 <i>Note: House Bill 2152, adopted by the Legislature in 2012, modified timelines. The preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and nine years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or after December 31, 2007.</i>	<input type="checkbox"/> No X Yes Location(s) LMC 17.14.040 as amended by Ord 591. Note, checklist does not seem to accurately reflect RCW 58.17.140(3)(b).	<input type="checkbox"/> Yes X No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
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14. Concurrency, Impact Fees, and TDM

a. The transportation concurrency ordinance includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) <small>LMC 18A.50.195, LMC 12A.09</small>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
b. <i>If adopted:</i> impact fee methods are consistent with RCW 82.02.050 through 100 <i>Note:</i> The timeframe for expending or encumbering impact fees has been extended to ten years. RCW 82.02.070 and RCW 82.02.080, Amended in 2011. WAC 365-196-850	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s) <small>NA</small>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<i>If required by RCW 70.94.527:</i> a commute trip reduction ordinance to reduce the proportion of single-occupant vehicle commute trips. RCW 70.94.521-551, Amended in 2006. WAC 468-63 <i>Note:</i> WSDOT maintains a list of affected jurisdictions	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) <small>LMC 12A.13</small>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

15. Siting Essential Public Facilities (EPFs)

Regulations are consistent with Essential Public Facility siting process in countywide planning policies or city comprehensive plan, and do not preclude the siting of EPFs. RCW 36.70A.200(5) WAC 365-196-550	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) <small>LMC 18A.20.400.D, 18A.30.830.A.1.b</small>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
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16. Project Review Procedures

Project review processes integrate permit and environmental review for: notice of application; notice of complete application; one open-record public hearing; allowing applicants to combine public hearings and decisions for multiple permits; notice of decision; one closed-record appeal. RCW 36.70A.470, RCW 36.70B and RCW 43.21C WAC 365-196-845	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) <small>LMC 18A.02 et seq</small>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
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17. General Provisions: The GMA requires that development regulations be consistent with and implement the comprehensive plan. RCW 36.70A.030(7) and .040(4)(d). Regulations should also include:

a. A process for early and continuous public participation in the development regulation development and amendment process. RCW 36.70A.020(11), .035, .130 and .140	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) <small>CP 10.4; LMC 18A.02.565.</small>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
b. A process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further	

	Addressed in current plan or regs? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments?
RCW 36.70A.370, WAC 365-196-855 <i>Note: See Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property.</i>		review needed	

This checklist covers the requirements of the Growth Management Act through the laws of 2012. It does not address related issues, or things that are not required but that are commonly found in comprehensive plans and the implementing regulations. It may be useful to look at the expanded checklists (one for comprehensive plans, one for development regulations) and the Growth Management Act Amendment Changes 1995-2012 (amended annually). For more information, please visit:

<http://www.commerce.wa.gov/Services/localgovernment/GrowthManagement/Growth-Management-Planning-Topics/Pages/GMA-Periodic-Update.aspx>