



LAKWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, June 8, 2015

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Joint Parks and Recreation Advisory Board meeting.
 - Work Plan
- (5) 2. Review of Lakewood's Promise interlocal agreement. – (Memorandum)
- (14) 3. Review of community gardens, farmers market and urban agriculture. – (Memorandum)
- (21) 4. Review of multi-family fire suppression systems. – (Memorandum)
- (23) 5. Multi-Family Tax exemption fiscal analysis update. – (Memorandum)
- (30) 6. Sound Transit 3 update. – (Memorandum)

REPORTS BY THE CITY MANAGER

ITEMS TENTATIVELY SCHEDULED FOR THE JUNE 15, 2015 REGULAR CITY COUNCIL MEETING:

- 1. Item No. 2 above.
- 2. Proclamation recognizing Bret Farrar for meritorious service. – *Bret Farrar, former Lakewood Police Chief*
- 3. Business showcase – Crane's Creation - *Bob and Roma Crane, Owners*

The City Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

<http://www.cityoflakewood.us>

The Council Chambers will be closed 15 minutes after adjournment of the meeting.

4. Setting Monday, July 6, 2015, at approximately 7:00 p.m., as the date for a public hearing by the City Council on the Six Year (2016-2021) Transportation Improvement Program. – (Resolution – Consent Agenda)
5. Appointing members to the Salary Commission. – (Motion – Consent Agenda)
6. This is the date set for a public hearing by the City Council on authorizing the sale of Lakeland property at 12621 Lakeland Avenue SW.
7. Authorizing the acquisition of portions of property on South Tacoma Way (SR 512 to 96th Street) under threat of condemnation or by condemnation for the purpose of constructing roadway improvements. – (Ordinance – Regular Agenda)
8. Authorizing the execution of an agreement with Elway Research, Inc. relative to conducting a South Sound Military Community Partnership community survey. – (Motion – Regular Agenda)
9. Approving the Information Technology Six-Year Strategic Plan and funding. – (Motion – Regular Agenda)

COUNCIL COMMENTS

ADJOURNMENT

The City Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

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2015 Parks and Recreation Advisory Board (PRAB)

Members:

Jason Gerwen, Chairman
Vito Iacobazzi, Vice Chairman
Sylvia Allen
Alan Billingsley
Heinz Haskins
Annessa McClendon
Tanja Scott

Council Liaison:

Council Member Don Anderson

Meeting Schedule:

Fourth Tuesday of each month at 5:30-7:00 p.m. in Room 1E

PRAB Significant Accomplishments To-Date: (Last Joint Meeting April, 2014 – Update to April, 2015)

- Lakewood Legacy Plan was approved!
- Hosted an open house to discuss Rotary amphitheater project.
- Hosted an open house to discuss Waughop Lake Management Plan (DOE grant)
- Hosted 13th annual Parks Appreciation Day event at several locations.
- Reviewed the operation of a successful 3rd Farmers Market season.
- Recommended assuming Fort Steilacoom Park State lease from Pierce County.
- Supported Gateway ad hoc committee and provided feedback on the gateway vision and plan options.
- Reviewed and supported the expansion and development of Springbrook Park and Waughop Lake Trail for RCO grant applications.
- Reviewed and recommended approval the USGA proposal to use Fort Steilacoom Park for over-flow parking during the 2015 US Open Golf Tournament.
- Provided PRAB representative to Pierce County Conservation Futures Board to review projects for 2016 funding.
- Reviewed and recommended approval of Chambers Creek Trail interlocal agreement.
- Approved Eagle Scout Project (community garden gate) and Gold Award Project (emergency management mobile trailer meals).
- Discussed issues and impacts of 2015-16 budget reductions / changes citywide.

2015 PRAB Current Work Plan

- Develop a Sponsorship and Advertising Policy for Lakewood PRCS
- Review program and impacts of USGA Open parking at Fort Steilacoom Park.
- Advocate for updated lease or property transfer of Ft Steilacoom Park from the State to the City.
- Review Parks, Recreation and Community Services budget and work program and impacts from organizational changes. Advocate for community needs.
- Advocate for long term funding strategies to sustain Park and Recreation projects and opportunities.
- Support development and expansion of Springbrook Park, Waughop Lake trail and Chambers Creek trail projects. Review site plans created from current master plan documents.
- Review and recommend code changes regarding model aircraft in parks.
- Host community meetings and review concepts for gathering places and spaces at Fort Steilacoom Park. Make a recommendation to Council.
- Support and monitor the Waughop Lake Management Plan (DOE grant)
- Continue to support various partnerships to enhance current and new opportunities (partners for parks, rotary club, Lakewood community foundation, RCO grants, YAF grants, Communities in Schools, etc...).
- Meet and tour Senior Activity Center and review findings from Sr Center relocation study.
- Review current fee structure, pricing philosophy and cost recovery model for parks and recreation.



To: Mayor and City Councilmembers

From: Mary Dodsworth, Parks, Recreation & Community Services Director

Through: John J. Caulfield, City Manager 

Date: June 1, 2015

Subject: Lakewood's Promise ILA update

Attachments: Draft Lakewood's Promise Partner Program Agreement

Summary: In 2012 the City modified the structure of the Lakewood's Promise program. A three year interlocal agreement (ILA) was developed to provide oversight and support and to outline the responsibilities of the various partners to ensure that the five promises were available to Lakewood youth. At this time the City also created by ordinance an eleven person Lakewood Promise Advisory Board. The ILA expired in May, 2015 and the Advisory Board recommended updating the agreement to be more inclusive and to define, encourage and allow local partners to participate in the Lakewood Promise movement.

History: America's Promise Alliance was created from The Presidents' Summit for America's Future in April 1997. That extraordinary event brought together thousands of leaders from across the country to refocus the nation's attention on the needs of children and youth. Attended by Presidents Clinton, Bush, Carter and Ford (with Nancy Reagan representing President Reagan), and chaired by Ret. General Colin Powell, that gathering challenged America to make children and youth a top national priority. Together, they signed a Summit Declaration that serves as the guiding force for the movement they started and for America's Promise Alliance. In July 2001, President George W. Bush added his signature. President Barack Obama signed the declaration in September 2014.

Soon after incorporation the City become a City of Promise and incorporated many of the America's Promise guiding principles which included the five promises we try to make available to Lakewood youth today. The Five Promises are to provide:

- Marketable skills through effective education
- Ongoing relationships with caring adults
- Safe places with structured activities during non-school hours
- Healthy start and future
- Opportunities to give back through community service

Current Status: The City of Lakewood has been recognized six times as one of the *100 Best Communities for Young People*. This award is based on the collaborative work of our many community partners. Various partners take the lead or provide support services at different times to provide the five promises to youth. The Lakewood Promise Advisory Board discussed updating the ILA at several board meetings earlier this year. The consensus was to remove the specifics for four partner groups and to open up the agreement to allow other community partners to “sign on”. This would create continuity for program development and implementation even during organizational changes. New administrative staff and/or board members would understand their agency’s role in Lakewood’s Promise from the start. This document would not define specific financial support. That would be outlined in funding contracts and other more appropriate documents.

The updated document outlines the purpose of Lakewood’s Promise and the responsibility of being a partner, which are to:

- Enhance awareness of, and interest in, Lakewood's Promise which may be in cooperation with any appropriate private, civic or public agency of the City, county, state or of the federal government, and
- Provide agency resources (staffing, supplies, equipment, facilities, marketing, volunteers, etc...) to support Lakewood Promise programs and projects, and
- Recommend ways and means of obtaining funds for the promotion of Lakewood's Promise programs and projects within the City, and
- Represent the community and the City to address Lakewood's Promise related issues.
- Serve as a catalyst to encourage collaboration among Lakewood’s businesses, organizations and agencies and,
- Serve as a clearing house for community youth programs and events.

A copy of the draft document is attached. The Lakewood’s Promise Advisory Board is interested in Council feedback regarding the new language. They will review and plan to make a recommendation regarding the document at their June 11, 2015 meeting.

**LAKWOOD'S PROMISE ADVISORY BOARD
AND COMMUNITY PARTNERS PROGRAM AGREEMENT
~~BETWEEN THE CITY OF LAKEWOOD, PIERCE COLLEGE, CLOVER PARK
SCHOOL DISTRICT, AND CLOVER PARK TECHNICAL COLLEGE~~
2012**

THIS AGREEMENT is entered into by and between the City of Lakewood, Washington, a code city duly organized and existing pursuant to laws of the State of Washington, hereinafter referred to as the "City"; and the following agencies (hereinafter referred to collectively as "Agencies": Pierce College, Clover Park School District, ~~and~~ Clover Park Technical College, Boys and Girls Club of South Puget Sound, YMCA of Pierce and Kitsap Counties, Saint Clare Hospital, Communities in Schools of Lakewood, Pierce County Library and others as authorized by the Interlocal Cooperation Act, Chapter 39.34 RCW. All entities in this Agreement are referred to collectively as the "Parties."

WHEREAS, the City is a five~~six~~-time winner of the prestigious 100 Best Communities Serving Young People award by America's Promise – The Alliance for Youth; and

WHEREAS, the Parties agree that all children, regardless of their circumstances of their birth, should have the opportunity to make the most of their full potential; and

WHEREAS, the challenges of today, especially those that confront our children, require a special commitment of us all, and

WHEREAS, the Lakewood's Promise program seeks to provide youth access to the "Five Promises" (~~addressed in "Exhibit A"~~) that support the fundamental resources that young people need for success in life; and

WHEREAS, the Parties agree that working collaboratively as defined in this Agreement will continue to promote Lakewood youth access to the Five Promises; ~~and~~therefore,

~~WHEREAS, the City desires to have the Agencies perform such services pursuant to certain terms and conditions, now, therefore,~~

~~WHEREAS,~~ **IN CONSIDERATION OF** the mutual benefits and conditions hereinafter contained, the Parties hereto agree as follows:

1. Purpose. The purpose of this Agreement is to create an three-year interagency agreement to formalize our collective intent to support the efforts of Lakewood's Promise pursuant to this Agreement. The mission of Lakewood's Promise (LP) is to provide the

opportunity for the youth of Lakewood to have access to the “Five Promises” through the coordinated efforts of community service providers. The Five Promises are to provide:

- Marketable skills through effective education
- Ongoing relationships with caring adults
- Safe places with structured activities during non-school hours
- Healthy start and future
- Opportunities to give back through community service

~~Examples of how LP Lakewood’s Promise may chose to support the Five Promises, provided for illustrative purposes only, are attached hereto as Exhibit A and incorporated herein by this reference.~~

2. Responsibilities: Each Party’s responsibilities under this Agreement shall be as follows:

- Enhance awareness of, and interest in, Lakewood's Promise which may be in cooperation with any appropriate private, civic or public agency of the City, county, state or of the federal government, and
- Provide agency resources (staffing, supplies, equipment, facilities, marketing, volunteers, etc...) to support Lakewood Promise programs and projects, and
- Recommend ways and means of obtaining private, local, county, state or federal funds for the promotion of Lakewood's Promise programs and projects within the City, and
- Represent the community and the City to address Lakewood's Promise related issues.
- Serve as a catalyst to encourage collaboration among Lakewood’s businesses, organizations and agencies and
- Serve as a clearing house for community youth programs and events.

~~LP seeks to serve as a catalyst to encourage collaboration among Lakewood’s businesses, organizations and agencies and to serve as a clearing house for community youth programs and events.~~

3. Program Coordinator. The Parties agree that the position of Program Coordinator shall be established. ~~The Program Coordinator shall be an employee of Pierce College.~~ This position shall be funded in accordance with the Parties’ Responsibilities set forth herein. The LP Coordinator will work directly with Parties City staff for guidance and support. The LP Coordinator will manage day-to-day activities of LP and support the LP Board.

~~2.~~

~~3.~~ 4. Advisory Board :

~~Established.~~ A LP Board with up to 11 members is established. The LP Board will operate as a City of Lakewood Advisory board, and be restructured for consistency with other City boards and commissions. The City Council will recruit and approve appoint Board members based on agency affiliation, LP work program and community need. Lakewood residency will be preferred for members but not required. Four (4) members representing the original partner agencies - Clover Park School District, Pierce College, Clover Park Technical College, and City of Lakewood shall be on the

Lakewood's Promise Advisory Board. One (1) member shall be a representative of the Youth Council. The Board may also include representatives from the partner agencies ~~including, along with~~ Saint Clare hospital, YMCA, Boys and Girls Club, Pierce County Library, the business community, faith community, military, youth service providers or other individuals that support the Five Promises.

~~A. — Responsibilities. The LP Board shall be responsible for advising the council regarding the undertaking that is Lakewood's Promise.~~

~~4. — Responsibilities. Each Party's responsibilities under this Agreement shall be as follows:~~

~~A. — City of Lakewood: fund a portion of the Program Coordinator's salary (up to \$26,000 in 2012 (which is approximately .5 FTE costs for services provided pursuant to this Agreement), be the fiscal agent for donations and funding, provide technology and marketing support, provide guidance and support to the Program Coordinator and provide input on the Program Coordinators performance review, and provide support staff to implement LP's mission, programs and services.~~

~~B. — Pierce College: fund balance of Program Coordinator's costs including employee benefits, provide access to Computer Clubhouse equipment, programs and technology for LP's efforts, supervise the Program Coordinator and provide input on performance review, provide support staff as needed for reporting Outcome Based Education and other grant/donation related requirements and/or to implement LP's mission, programs and services.~~

~~C. — Clover Park School District: provide office and program space as needed, provide marketing support, provide access to staff, schools and programs as needed to implement LP's mission, program and services.~~

~~D. — Clover Park Technical College: provide access to technology and support use of equipment and space for LP's efforts, access to Americorp, service learning programs, student mentors and staff to support LP's mission, programs and services.~~

5. Compliance with all Laws. In performing such responsibilities, the Parties shall at all times comply with all Federal, State, and local statutes, ordinances and rules applicable to the performance of such services and the handling of any funds used in connection therewith. An Agency that is a Party to this Agreement shall request, in writing, prior approval from the other Parties should that Agency desire to amend its responsibilities under this agreement. The amended responsibilities must be approved in writing by all Parties.

6. Identified Community Support. In order to recognize the participation and involvement of the parties in the support of this Agreement, and to ensure that those people who benefit from the activities and services of the Agencies are aware of the parties' involvement, when possible, include the words "~~funded in part by the City of Lakewood, Clover Park School District, Clover Park Technical College and Pierce College~~ Lakewood Promise agencies" ~~or include the names or logos of each LP agency.~~" on flyers, pamphlets, brochures, advertisements, annual reports or other printed information prepared by or used in advertising or promoting the activities and services of the parties.

~~7. Compensation and Methods of Payment for Program Coordinator. The City shall pay Pierce College for services rendered as set forth in "Exhibit A." The total amount to be paid shall not exceed \$26,000.00 annually. Compensation shall be paid by the City following receipt of an invoice(s). All invoices for work ending each calendar year must be submitted by January 15 of the following year.~~

~~78. Duration of Agreement. This Agreement shall be in full force and effect ~~for a period of three (3) years~~ commencing on the date of the last signature required to fully executive the Agreement (if the Agreement is signed on different dates); unless sooner terminated pursuant to this Agreement.~~

~~89. Independent Contractor. The parties agree that the Agencies are independent Contractors with respect to the services provided pursuant to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the Parties. Neither the Agencies nor any employees of the Agencies shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security payments or contributing to the State Industrial Insurance Program, or otherwise assuming the duties of an employer with respect to the Agencies, or any other employee of the Agencies.~~

~~9.10. Indemnification and Defense. The parties to this agreement shall defend, indemnify and hold the parties, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Agencies, their agents, servants, officers, employees, or volunteers, in performance of this Agreement, except for injuries and damages caused by the sole negligence of the party. In the event that a party shall elect to defend itself against any claim or suit arising from such injury, death or damage, the parties shall, in addition to indemnifying and holding the parties harmless from any liability, indemnify the party for any and all expense incurred by the party in defending such claim or suit, including attorney's fees. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Agencies and the City, its officers, officials, employees, and volunteers, the Agencies' liability hereunder shall be only to the extent of the Agencies' negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Agencies' waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.~~

~~10.11. Insurance.~~

~~A. ~~The~~Each Agency shall procure and maintain in full force throughout the duration of the Contract commercial comprehensive general liability insurance with a minimum coverage of \$1,000,000.00 per occurrence combined single limit and \$2,000,000.00 in the aggregate for personal injury and property damage and non-owned automobile. The said policy~~

shall name the City as an additional named insured on the insurance policies, and A COPY OF THE ENDORSEMENT NAMING THE CITY AS AN ADDITIONAL INSURED SHALL BE ATTACHED TO THE CERTIFICATE OF INSURANCE.

B. In addition to the insurance provided for in Paragraph A above, the Agency shall maintain or insure that its professional employees or contractors maintain professional liability insurance in the event that services delivered pursuant to this Contract, either directly or indirectly, involve providing professional services. Such professional liability insurance shall be maintained in an amount not less than \$500,000.00 combined single limit per claim and in the aggregate. For the purposes of this paragraph "professional service" shall mean services provided by a physician, licensed psychologist, or other licensed professional.

C. Certificates of coverage as required by Paragraph A and B above shall be delivered to the City within fifteen (15) days of execution of this contract. Further, ~~it is~~ it is the responsibility of the Agency to ensure a valid certificate of insurance is in effect at all times throughout the course of this contract. ~~Requests for reimbursement under this contract may be withheld until such time as a valid certificate of insurance is provided to the City.~~

11. 12. Interlocal Cooperation Act Provisions. No special budget or funds are anticipated nor shall any be created. It is not intended that a separate legal entity be established to conduct this cooperative undertaking; nor is there any acquisition, holding or disposal of real or personal property other than as specifically provided within the terms of this Agreement.

123. Record Keeping and Reporting.

A. The Agencies shall maintain their own accounts and records, including personnel, property, financial and programmatic records which sufficiently and properly reflect all direct and indirect costs of any nature expended and the services performed in the performance of this Agreement. ~~and other such records as may be deemed necessary to the City to ensure proper accounting for all funds contributed by the City for the performance of this Agreement and compliance with this Agreement. The Agencies shall notify the City within ten (10) days of any change in program personnel.~~

B. These records shall be maintained for a period of seven (7) years after termination hereof or for the time period set forth in applicable Washington State records retention laws, whichever is longer. If permission to destroy records is granted by the office of the archivist in accordance with Chapter 40.14 RCW, records that do not legally require retention may be destroyed prior to the seven (7) year time period.

~~C. The program staff shall provide monthly activity reports to the City containing program goals and outputs.~~

134. Audits and Inspections. The records and documents for each Agency with respect to all matters covered by this Agreement shall be subject at all times to inspection, review or audit during the performance of this Agreement.

145. Termination. All parties may suspend or terminate this Agreement in whole or in part for convenience, upon thirty (30) days written notice to the parties. ~~If funding is eliminated~~

~~or limited for any reason, the parties shall have the right to terminate this Agreement immediately. In addition, this Agreement may be terminated by the parties if a party no longer provides services identified in Exhibit A.~~

156. Discrimination Prohibited. The Agencies shall not discriminate against any employee, applicant for employment, or any person seeking the services of the Agencies to be provided under this Agreement on the basis of race, color, religion, creed, sex, age, national origin, marital status or presence of any sensory, mental or physical handicap.

167. Assignment and Subagreement. The Agencies shall not assign or enter into subagreements for any portion of the services contained or contemplated by this Agreement without prior written consent of the parties.

178. Entire Agreement. This Agreement contains the entire agreement between the Parties hereto and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind any of the Parties hereto. The Parties may request changes in the Agreement. Proposed changes which are mutually agreed upon shall be incorporated by written amendments to this Agreement.

189. Notices. Notices required by terms of this Agreement shall be sent to the other Parties in writing.

1920. Applicable Law, Venue, Attorney's Fees. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the Parties specifically understand and agree that venue shall be properly laid in Pierce County, Washington. The prevailing Party in any such action shall be entitled to its attorney's fees and costs of suit.

IN WITNESS WHEREOF THE PARTIES HERETO EXECUTED THIS AGREEMENT AS OF THE DATE AND YEAR FIRST ABOVE WRITTEN.

CITY OF LAKEWOOD

PIERCE COLLEGE

Andrew E. Neiditz John J Caulfield
City Manager

Dr. Michele Johnson, Chancellor

YMCA of PIERCE AND KITSAP
COUNTIES

CLOVER PARK TECHNICAL COLLEGE

Clayton DeNault, Executive Director

John Walstrum Dr. Lonnie Howard, President

SAINT CLARE HOSPITAL

(date)
Kathy Bressler, President

COMMUNITIES IN SCHOOLS OF
LAKEWOOD

(date)
Dave O’Keeffe, Executive Director

PIERCE COUNTY LIBRARY

(date)

Attest:

(date)
Alice M. Bush, MMC, City Clerk

Attest:

(date)
Alice M. Bush, MMC, City Clerk

Approved as to Form:

(date)
Heidi Ann Wachter, City Attorney

CLOVER PARK SCHOOL DISTRICT

(date)
Debbie LeBeau, Superintendent

BOYS AND GIRLS CLUB OF SOUTH
PUGET SOUND

(date)
Elvin Bucu, Executive Director

ANOTHER GREAT AGENCY

(date)

Approved as to Form:

(date)
Heidi Ann Wachter, City Attorney

CLOVER PARK SCHOOL DISTRICT

(date)
Debbie LeBeau, Superintendent



To: Mayor and City Councilmembers

From: Heidi Ann Wachter, City Attorney

Through: John J. Caulfield, City Manager *John J. Caulfield*

Date: June 8, 2015

Subject: Community Gardens, Farmers Markets, and Urban Agriculture

This memorandum is to provide foundation for discussion of Community Gardens, Farmers Markets, and Urban Agriculture which will be included in background for exploring options for best practices for the City. Over the past decade there has been increasing interest in urban agriculture, community gardens and farmer’s markets with particular attention to local sustainable and organic food.¹ In many cities programs have been implemented to meet the demand, ranging from specific Code language allowing certain small animals in residential areas to full programs coordinating agriculture, gardens and markets. While there are examples of community gardens, farmers markets and urban agriculture in the City of Lakewood, the adequacy of City regulation and programming has not been comprehensively reviewed.

BACKGROUND

Essentially, the City of Lakewood has absorbed demand for community gardens, farmers markets and urban agriculture in an ad-hoc fashion, with the following administrative results:

	Code Language	Plan or Admin Rule	Program
Community Gardens		x	x
Farmer’s Market		x	x
Urban Agriculture	?		

¹ It should be noted that the general heading of “urban agriculture” includes the components of community gardens and farmers markets. For purposes of this memo, community gardens and farmers markets will receive individual attention and other aspects of urban agriculture will be addressed under that heading.

The results of the programs have been very good – an exceptional farmers market and three well-received community gardens. However, without sufficient administrative support such as well-defined regulation, the City has been subject to occasional issues that must be resolved without adequate guidance in the Code. One example is the infrequent chicken coop in a residential neighborhood. Similarly, there is concern for potential disruption in popular programs should an incident arise which has not been adequately addressed in the Code.

1. Urban Agriculture

The City of Lakewood has a code section regarding animals in residential districts which was adopted in 2001. It is under Code Chapter 18A.50, 'Development Standards' and falls in between 'Vehicle Service and Repair Accessory to Residential Uses Vehicle Service and Repair Accessory to Residential Uses' and 'Commercial Uses in the Multifamily 3 Zone within the Lakewood Station District'² This is the sole guidance available for situations involving chicken coops and the like and it was not drafted in the spirit of "urban agriculture":

18A.50.160 - Animals in Residential Districts

A. Peacocks, roosters, turkeys, ostriches, emus, other similar birds, wild, undomesticated or exotic mammals, and cows, sheep, llamas, goats, swine, and other livestock, but excluding horses, shall be prohibited in all zoning districts in the City except AC1 and AC2. Horses and equestrian facilities shall be permitted only as allowed by LMC 18A.30, Zoning Districts.

B. Poultry, pigeons, ducks, and similar birds, and rabbits and similar mammals, except as prohibited in Subsection 18A.50.160.A. above, raised for domestic, noncommercial use shall be permitted as an accessory use to a dwelling unit on any lot, provided:

1. A minimum setback of ten (10) feet from all property lines shall be required for all hutches and twenty (20) feet for all pens, coups, aviaries, similar enclosures, and free-range areas.
 2. No more than sixteen (16) poultry, birds or rabbits and similar mammals shall be permitted per acre.
 3. Aviaries or lofts shall provide a minimum of one (1) square foot for each pigeon or similar bird and shall not exceed one thousand (1000) square feet.
- (Ord. 264 § 1 (part), 2001.)

There is no other Code language, nor any plan or program for urban agriculture in the City of Lakewood and thus, as the trend toward this activity continues, the City will struggle to harmonize how our citizens live with the available administrative support and regulation.

² LMC 18A.50.155 and 165, respectively.

2. Community Gardens

There is no specific code language about community gardens, although there are "community gardens" within the City. These are addressed in the Work Plan of the Parks, Recreation and Community Services Department as well as in the Legacy Plan. The City has been involved with community gardens to varying degrees and there are currently three community gardens with sufficient involvement by the City that they might be described as part of a City program:

- First Baptist Church property leased to the City of Lakewood hosts a community garden. This garden was built using a grant from the Clover Park School District and the support of the Pierce Conservation District. Operation of the garden is collaborative, with groups such as the Clover Park Kiwanis Club involved in leadership. The church covers water costs at the garden and the City has added improvements such as a storage shed, bins for composting, artwork and a new gate/entry (which was an Eagle Scout project). There are 37 individual beds and five large communal beds. Individuals can lease their own spot and there are also communal spots which are tended by the service club and volunteers and supports Emergency Food Network and local food banks. This garden has donated over 1,000 pounds of food annually to local food banks. The growing season features monthly classes put on by master gardeners and local experts to help the new gardeners or to just expand knowledge.
- The City hosts a community garden at Springbrook Park featuring a number of raised beds built by the Lions Club. There are five raised beds and three or four more extensions to the current beds are expected this year. There is a neighborhood group who is taking the lead on managing the garden. The Lions Club is continuing to work with Springbrook neighbors who manage that garden. The City is currently paying for the water and provides dirt and wood chips for the beds and garden areas. The Lions club has donated trees and this year will help with a storage shed and tools, as well as doing some education programs with the kids. All the plots are communal and the food grown stays in this neighborhood.
- Tye Elementary School hosts a children's community garden in conjunction with City of Lakewood after school and summer programs. This garden is a partnership with the City and Clover Park School District. The City has built worm bins and the food grown is eaten at the after school and summer programs as well as going home with some of the children. This garden is enhanced each year during Make a Difference Day.

This list does not include community gardens that operate independent of the City. When a group comes to the City, some assistance is provided to ensure adequate volunteers and infrastructure in place to sustain the garden. The City has specifically assisted some lower income areas (Springbrook and Tye Park) to get their gardens going. The City has developed a set of garden rules, garden application forms, the "how to get a garden started" model, the First Baptist lease document and a garden tool kit (national document). None of this is codified and issues are generally addressed as they arise.

The Pierce Conservation District is available, through Kristin McIvor (253.363.1846 or KristenM@piercecountycd.org), to work with all community gardens; big and small, public and private. She and her team are willing to facilitate groups, provide free resources (soil and grants for equipment), and help the gardens be successful.

3. Farmers Market

The City coordinates with community partners such as St. Clare Hospital to host a Farmers Market Tuesdays through the summer season. This program is run primarily by the Parks, Recreation and Community Services Department without specific Code regulation.

COMMON TERMS

1. Definition of Community Garden.

Community gardens are generally included as part of urban agriculture.³ What distinguishes community gardens from other types of urban agriculture is that “community gardeners grow their produce on shared lots that have been divided into smaller plots of land for each household’s use (usually for a small fee).⁴ This requires a fair amount of organization and coordination.⁵

The Pierce Conservation District takes a broad view of community gardening, including urban, suburban and rural settings growing flowers or food.⁶ The District describes community gardens as “Community-managed open space.”⁷

2. Definition of Farmers Market.

The United States Department of Agriculture Food and Nutrition Service website includes a definition of farmers markets as selling “agricultural products directly to the general public at a fixed location.”⁸ Apparently the definition is not so straightforward. The Farmers Market Coalition Board of Directors developed the following definition, which has stirred some controversy:

A farmers market operates multiple times per year and is organized for the purpose of facilitating personal connections that create mutual benefit for local farmers, shoppers and communities. To fulfill that objective farmers market define the term local, regularly communicate that definition to the public, and implement rules/guidelines of operation that ensure that the farmers market consists principally of farms selling directly to the public products that the farms have produced.⁹

³ Community Gardens, Vanessa N. Lee.

⁴ Id.

⁵ Id.

⁶ Pierce Conservation District website...

⁷ Id.

⁸ United States Department of Agriculture Food and Nutrition Service website...

⁹ Farmers Market Coalition website...

The controversy stems from the practice of some more mainstream retailers, even national grocery store chains, of putting up a tent at a local market and appearing like the other true farmers when the intent of the farmers market is for the direct sale from grower to consumer.¹⁰ It is fair to say that the expectation is that produce purchased at a farmers market is a direct purchase from the farmer.

3. Definition of Urban Agriculture.

Growing plants and raising animals within and around cities meets the general definition of urban agriculture.¹¹ What distinguishes urban from rural agriculture is the integration into the urban environment.¹²

This definition generally covers the typical activities of establishing and using community gardens, farmers markets and community-supported agriculture. As the activity expands, the definition also comes to include “farm-to-school programs, farm-to-restaurant programs, neighborhood supported agriculture (NSAs), animal husbandry inside city limits, green roofs and the gardens they can support, vertical farming, aquaculture, permaculture, urban farms, food policy councils, food charters, agritourism, urban forestry, and on and on.”¹³

OTHER CITIES

The City of Lacey dedicates a chapter of the Lacey Municipal Code to "Urban Agriculture". This code section harmonizes the quality of life and urban design interests of the city with the increasing interest in urban agriculture. This code language addresses both gardening and small farm animals for personal use.

In addition to code language addressing agricultural animals in residential district, the City of Issaquah has committed to supporting community gardens with resources listed in the city's website. This resource ties together the Issaquah Community Garden, the Issaquah Farmer's Market and other resources in support of local sustainable urban agriculture.

In 2010, the City of Olympia adopted a 10 year Parks Plan. During the plan development process, community gardens were identified as an emerging program need that the department embraced. The plan calls for the development of three to six gardens located throughout the community. The City may contract with neighborhood associations and local non-profits to plan, operate, and maintain community gardens on property it manages or owns.

¹⁰ Id, generally.

¹¹ Resource Centres on Urban Agriculture and Food Security website..

¹² Id.

¹³ Id.

FEEDBACK FROM THE PARKS & RECREATION ADVISORY BOARD

On Wednesday, May 27, this report was presented to the Parks and Recreation Advisory Board for input and questions. There was little, if any, discussion about Farmers Markets or Urban Agriculture although the group acknowledges that there are some emerging trends to address. The questions posed to the group are as follows:

1. Does Code language effectively address current activity?
2. Is Code language needed to effectively regulate current activity?
3. Is Code language needed to address potential future activity?

The main concern is with regard to City liability, specifically with defining when the City is liable for activity in Community Gardens. There are many Community Gardens throughout the City, most of which are private. It will benefit the City to be clear about whether and to what degree the City is involved in any particular community garden. There is interest in seeing what other cities, such as Tacoma, do.

OPTIONS

Refer all three topics to the Planning Commission for further consideration. The Planning Commission generally has jurisdiction over any matters related to the City's Code Chapter 18A Land Use and Development. Regulation regarding where citizens can raise chickens is an example of something within the jurisdiction of the Planning Commission.

1. Return to Council with Code language providing definitions for Community Gardens and Farmers Markets.
2. Distinguish between City sponsored and private activity administratively and enforce using existing Code. Special use permits can be issued to permit private community gardens or farmers markets on public land under certain circumstances.¹⁴ This permit provides for tailored special conditions as necessary to the activity. Enforcement can take place based on the permit, or through nuisance enforcement when the situation rises to that level.
3. For example, an abandoned Community Garden, once overgrown, would be treated as a nuisance. A temporary market would require a temporary business license. Activity sponsored by the City will be treated as City events.

¹⁴ LMC 8.76.050 Special Use Permits - The City may grant special use permits to individuals and groups who wish to reserve a park area for a designated period of time or for a special use. Based on type of event, number of participants, or other unusual conditions, a special use permit may be required. The special use permit allows the City to gather information regarding the special use and outlines conditions to ensure the park and other park visitors will not be negatively impacted.

RECOMMENDATION

The Planning Commission should review whether the City's land use code is adequate for current trends in urban agriculture such as raising chickens. While the City has been able to address the occasional urban chicken coop, the Code is not really written to address it.

A Codified definition of Community Gardens and Farmers Market is not necessary. These activities will be addressed in accordance with whether they are City or private activities. City activities will be treated as any other City event or program. Private activities will be regulated as any other private activity.

Administrative guidance should be prepared to clarify which Community Gardens and Farmers Markets qualify as City events or programs and to what degree. For example, is the City merely providing funding pursuant to a grant, is the City a partner with another entity, or is the City taking full responsibility?



Date: June 3, 2015

From: Leonard Yarberry, Building Official

To: Mayor and City Councilmembers

Through: John Caulfield, City Manager *John E. Caulfield*
David Bugher, Assistant City Manager/Community & Economic Development Director

Date: June 8, 2015 (Study Session)

Subject: Multi-Family Dwellings – Fire Suppression Systems

Introduction: This memorandum summarizes Lakewood's regulations related to fire suppression in multi-family residential units, including the requirements and limitations of State law. For simplicity, the discussion is in two categories: fire sprinkler system requirements; and fire extinguisher requirements.

Codes: The City of Lakewood is obligated to enforce the State Building Code as adopted and amended by the legislature under the provisions of RCW 19.27. The State Building Code consists of the International Building, Residential, Mechanical, Fire and Uniform Plumbing codes. These codes are revised on a three year cycle and subsequently adopted and amended by the State. Cities are allowed to amend these codes with some limitations as provided under RCW 19.27.040. Lakewood currently enforces the 2012 editions of these codes and will be moving to the 2015 editions in June of next year.

Fire Sprinklers: The International Building Code (IBC) requires the installation of a fire sprinkler system in all newly constructed R occupancies, which includes apartments, hotels and motels, and similar occupancies. Single family and duplex units are exempted under the State amendments. Lakewood had amended the International Residential Code (IRC) to require sprinkler systems in townhouses that contain three (3) or more dwelling units. Amendments of this type were specifically allowed by the State in their adoption of the 2012 codes, as they left the residential sprinkler requirements as optional for local jurisdictions.

Existing residential units are not required to retrofit fire sprinkler systems under the provisions of the IBC, IFC or IRC. However, Lakewood has amended the code to require fire sprinklers if a building is altered, repaired or remodeled to more than fifty (50) percent of the assessed value within a 70 month period. This provision would be applicable to multi-family units that are damaged or undergo renovation.

Fire Extinguishers: Requirements for portable fire extinguishers are in the International Fire Code (IFC). They are required in newly constructed and in existing apartments, hotels, motels and similar occupancies. They are required in the common areas of these buildings (hallways, lobbies, etc.) at 75 foot intervals. The extinguishers are required to be maintained by certified service personnel and be appropriately tagged. This is monitored as a part of the West Pierce Fire District.

There is an exception that eliminates the requirement for location of extinguishers in common areas if each dwelling unit is provided with a portable extinguisher. This is allowed in the code primarily to help in areas where vandalism is a problem. If this exception is used, the West Pierce Fire District requires the apartment complex to furnish service and maintenance records.

In fire situations the Fire District is concerned with the safety of the occupants first and prefers that they focus on evacuation of the premise. Response times in Lakewood are very good.

Summary (apartment complexes, including condominiums):

Fire suppression type:	New construction	Existing Buildings
Fire sprinklers	Required	Required if remodeled or repaired over 50% of valuation.
Fire Extinguishers	Required in common areas. (this can be eliminated if provided in individual units)	Same as new.



To: Mayor and City Councilmembers

From: David Bugher, Assistant City Manager/Community & Economic Development Director

Through: John J. Caulfield, City Manager 

Date: June 8, 2015 (Study Session)

Subject: Multifamily Tax Exemption Fiscal Analysis

Purpose: This memorandum has been prepared at the City Manager's request. It reviews the multifamily tax exemption (MFTE) program for the Echelon Apartments which is located at the northeast corner of Lakewood Drive SW and Steilacoom Boulevard SW. Tax information is provided with development having taken place, using the MFTE, and with no development having occurred, and thus, no MFTE. The memorandum also summarizes the MFTE program, reviews the impacts on other taxing districts, and the impact on taxpayers.

Remind me, what is the MFTE program? The State legislature enacted the multifamily tax exemption (MFTE) program in 1995, granting authority to a limited number of cities in the state for 10-year exemptions on the improvement value of multifamily projects in targeted mixed-use areas. The enabling legislation is found in RCW 84.14. Cities could choose to adopt the tax exemption to increase multifamily housing to promote economic development or other public benefits, including the production of affordable housing.

In 2006, the legislature updated this code to allow more cities to use the program and to provide greater incentives for affordable housing. Residential development that provides at least 20-percent affordable units could receive a 12-year exemption on all new housing units within the project. Residential development that provides some public benefit, which may include affordable housing with less than 20-percent affordable units, receives an eight-year exemption. The key provisions include:

- Exemption is either eight or 12 years. A 12-year exemption must include 20 percent affordable housing units, the minimum threshold established by the State.

- Exemption is only on the improvement value of the residential portion of the property. Taxes are still paid on the land and on the improvement value of any non-residential uses.
- Housing that receives an exemption must be located in a locally designated Residential Target Area (RTA) which is generally defined as an area with a mixture of uses, activities, and businesses. Cities can establish one or more RTAs in their city, so long as each meets certain minimum requirements.

The MFTE program exempts eligible multifamily housing from all ad valorem (value added) property taxation for the exemption period.

This program is designed to encourage multifamily development and redevelopment in urban centers where housing and affordable housing options may be deficient. Through the MFTE, a jurisdiction can incentivize dense and diverse housing options in urban centers lacking in housing choices or affordable units. MFTE can also apply to rehabilitating existing properties and redeveloping vacant or underused properties. In Lakewood’s case, redeveloping underused properties is a pivotal element to the program.

Lakewood created its own MFTE program in 2002 (Ordinance No. 286). The regulations were modeled after the City of Tacoma’s program. In response to the legislature’s changes in 2006, the City amended its regulations in 2007 (Ordinance No. 452). Lakewood’s current program is found in Lakewood Municipal Code, Title 3, Chapter 3.64 (Revenue & Finance).

Council has received several memoranda on the MFTE program. What’s different with this report? When a project developer proposes to use MFTE there is often criticism as to whether or not the program is returning the benefits the City desires. Critics of the program allege that the MFTE program is a tax subsidy, and serves, little if any purpose. Developers contend that without the program multifamily, construction activity would otherwise not take place. Further, developers maintain that the MFTE catalyzes redevelopment, and, thus, the City and other taxing agencies receive benefit. So, the purpose of this memorandum is to factually determine who is correct.

How are you going to do this? City staff used the Echelon Apartment Complex as the basis for this report. Table 1 provides general information about the project.

Table 1 General Property Information	
Name:	Echelon Apartments (also known as Oak Grove Apartments)
Owner:	Lakewood Project, LLC
Address:	5901 88th Street Court SW

Table 1 General Property Information	
Conditional certificate signed:	2008
Length of exemption:	10 years (application vested in 2006)
Exemption period:	2011 – 2020
Dwelling units:	250
Acres/square feet:	15.34 acres/668,210 sq ft
Population per unit:	2.19
Permits issued:	2008
Certificate of occupancy issued:	2010

The application for the MFTE occurred in 2006 at which time it vested under the then current regulations. At the time, the program allowed for a 10-year exemption. Note that the conditional certificate was executed at the same time building permits were issued, four years after the project had been initially approved. The project became eligible for the tax exemption in 2011, the year following issuance of a certificate of occupancy. From start to finish, this development project took time to evolve, and was hindered by a poor economy (circa 2007).

Staff examined the property’s tax structure beginning in 2007 and extending through 2021. In addition, permit fees¹, utility tax², sales tax³, and fees and other taxes⁴ were factored into the analysis.

Okay, so what are the results? Table 2 provides total revenues with and without the property tax exemption for the Echelon Apartment Complex beginning in 2007 and extending through 2021. *The revenues expressed in this report are for the City of Lakewood only. It does not include revenues or taxes of other taxing agencies. The reason is that the MFTE program does not materially impact other taxing districts.* This is explained in more detail later in the report.

Upon expiration of the tax exemption in year 2020, in the following year, property taxes increase by \$30,291.04. The same information is also shown graphically in the table and figures contained in this report.

Anything unexpected? Note that under this program, there is an initial “bump” in revenues associated with the collection of permit fees and a small increase in

¹ Permit fees included city planning and building permit fees. County sewer and water district fees were not included.

² Utility taxes included gas & electricity, solid waste, internet/land line, and cell phones. The total utility annual tax rate per household is estimated \$294.

³ Sales tax was estimated at \$140 per person.

⁴ Fees and other taxes include surface water management, weed control, and a Pierce County conservation district fee.

property taxes as a result of the County Assessor reassessing the property prior to the filing of the conditional certificate. The collection of permit fees is a one-time occurrence. Thereafter, when construction commences and before the units are occupied, there is a significant slump in revenues. Upon occupancy, revenues increase dramatically based on projected increases in sales and utility taxes. Figure 2 depicts the specific tax/revenue breakdown.

**Table 2
Echelon Project
Revenue Comparisons by Year
With & Without MFTE**

Year	Revenue w/MFTE (With development)	Revenue w/o MFTE (No development)
2007	\$ 3,245.96	\$ 3,245.96
2008	\$ 88,851.02	\$ 3,392.93
2009	\$ 149,850.50	\$ 3,562.58
2010	\$ 5,330.66	\$ 3,740.71
2011	\$ 163,734.14	\$ 3,927.74
2012	\$ 163,983.60	\$ 4,124.13
2013	\$ 164,740.29	\$ 4,330.33
2014	\$ 163,754.43	\$ 4,546.85
2015	\$ 163,532.00	\$ 4,774.19
2016	\$ 163,532.00	\$ 5,012.90
2017	\$ 163,532.00	\$ 5,263.55
2018	\$ 163,532.00	\$ 5,526.73
2019	\$ 163,532.00	\$ 5,803.06
2020	\$ 163,532.00	\$ 6,093.21
2021	\$ 193,823.04	\$ 6,397.88
Totals	\$ 2,078,505.64	\$ 69,742.75

Notes:

- Revenues include permit fees, partial property tax on the value of the land, sales tax, utility tax, surface water management, weed control, and a Pierce County conservation district fee (which is now called out as a floodplain management fee).
- The MFTE program for Echelon generated an additional \$2,008,762.89 in taxes and fees to the City of Lakewood over a 10-year period.

Figure 1
Echelon Apartments MFTE Program Gross Revenues
2007 - 2022

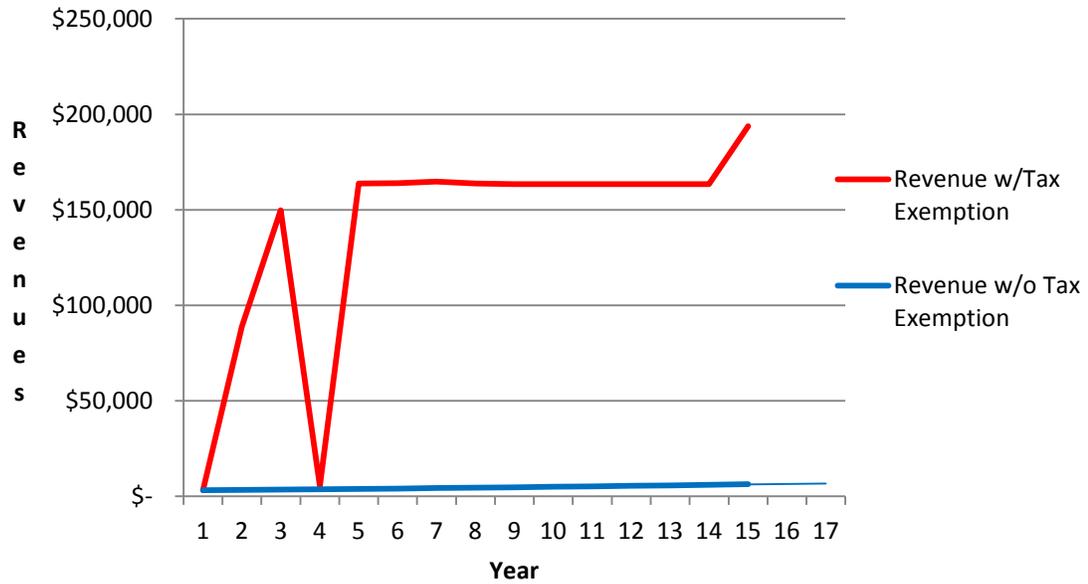
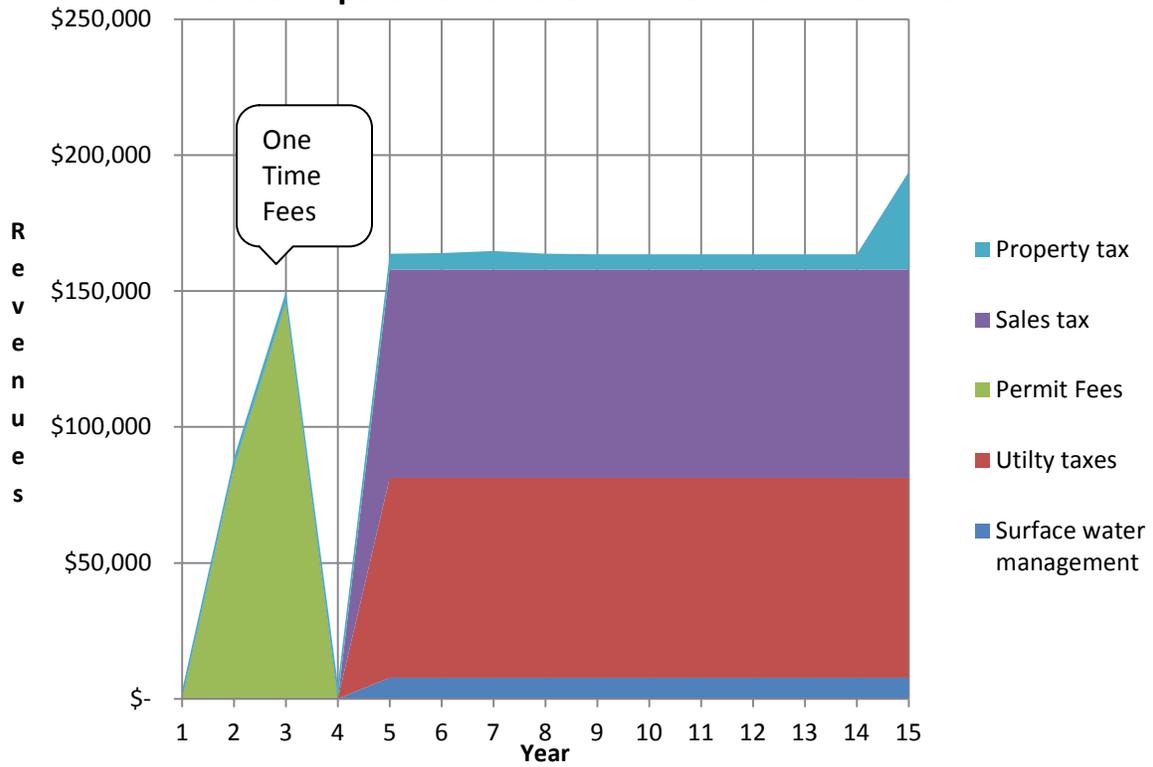


Figure 2
Echelon Apartments Revenue Breakdown 2007-2022



Another item of interest is the revenue impact of property taxes for a municipality. Property taxes are not a significant revenue contribution. Sales and utility taxes are the predominate revenue generators. However, this situation is not the case for school districts, fire districts, and the state of Washington. These taxing agencies are much more dependent on property taxes than municipalities or county government.

During the tax exemption period, Lakewood's property taxes will hover around \$6,000 for this project. Upon expiration of the exemption, beginning in 2021, property taxes will increase to about \$30,300, or a net increase of \$24,300. This number multiplied over a 10 year period, \$2,430,000 - which is the length of the 10-year tax exemption - is the amount of money that city technically "loses."

However, while there is a loss of property taxes, there were also offsetting revenues from other sources totaling \$2,078,506. The difference, \$2,430,000 minus \$2,078,506 equals \$351,494. These numbers are based on conservative estimates with annual tax rates staying the same during the 10-year analysis. Not taken into account is the value of the street improvements the developer installed, or the value of the land which was set aside to preservation of open space. In the short term, the City easily broke even with this example.

Would the Echelon development have not happened without the MFTE? Three things to consider –

- The project is adjacent to two major arterials, Steilacoom Boulevard SW and Lakewood Drive SW. Full off-street improvements, a total of 1,549 linear feet, were required to be constructed as part of the project. The estimated cost to install these improvements is \$425,975 (\$275 per linear foot for arterial streets).
- The project also had unique site constraints with 30 percent of the project area, 4.6 acres, being set aside for private open space to preserve oak habitat.
- The developer found himself constructing a large housing project in a poor economy.

Staff is of the opinion that had it not been for the tax exemption, the subject property would have remained vacant.

What are the long term financial implications of the MFTE on the City?

That depends on several factors:

- The number and size of the projects receiving the property tax exemption;
- The value of the building(s) being replaced/rehabilitated for housing compared to the value of the non-residential portion of a new project;
- The increase in land values over time (if any) from redevelopment.

In some cases, the property tax paid by a new project using the exemption may be less than that paid by the current use, in others it may not. The City, County, State and special districts will receive less revenue if the property tax for the redeveloped property after the exemption is lower than the tax paid by the prior use. This unrealized revenue is not made up by other property owners and is "lost" for each year of the exemption (eight or 12 years). The analysis shows the importance of choosing MFTE projects carefully.

What is the impact on other taxing districts? Special districts like the Clover Park School District, EMS, West Pierce Fire, and the Library District receive a set amount of property tax revenue each year. Generally, new development adds to/increases the total property value in the district. Because the revenue for the district remains constant, an increase in property values results in a decrease in the amount of property tax paid by other property owners. Therefore, the MFTE program will not reduce the amount of revenue raised for a special district, but it may mean that other property owners will see a smaller reduction in their own property tax assessment. Making the calculation all that more difficult is that there are nine other property tax exemption and deferral programs offered by the Pierce County Assessor.

What is the impact on other property owners? The MFTE does not redistribute the "deferred" property tax to other property owners (i.e. increase the taxes paid by others).

Is this program used by other cities? Yes, mostly in King County. The MFTE programs most active are located in Kirkland, Renton, Seattle, Spokane, and Tacoma.

For the Echelon Project, the outcome appears positive. Yes. Echelon provided quality of life benefits associated with expanded open space, and new housing. Economic benefits included contributions to infrastructure, sales and utility taxes, and business revenue that helped offset any detriment from the delay in adding projects to the tax rolls.



To: Mayor and City Councilmembers

From: Adam Lincoln, Assistant to the City Manager and Heidi Ann Wachter, City Attorney

Through: John J. Caulfield, City Manager 

Date: June 8, 2015

Subject: Lakewood Priorities for Sound Transit 3

Sound Transit has begun the process of determining projects for the ST3 System Plan, using the 2014 Long-Range Plan, realigned capital projects from Sound Move/ST2 and ST2 High Capacity Transit Corridor Studies as a starting point. Sound Transit is also examining categories of projects and identifying their Core Priorities. The public involvement and stakeholder outreach has just begun and is the starting place for a potential ballot measure.

The following are next steps that Sound Transit is taking to implement their public process:

- June 4- July 8:
 - Public comment on Draft Priority Projects List
 - Online survey
 - Public meetings (June 15-25); On-going stakeholder and jurisdictional outreach (Tacoma meeting is held on 6/24 at the Convention Center from 5:30- 7:30 p.m.)
- By July 15: Letters from jurisdictions with comments on Draft Priority Projects List
- August: Advance Priority Projects List based on public outreach and jurisdictional input
- Fall/Winter: Evaluate projects and create templates

The City of Lakewood will provide feedback as plans are developed as well as proactively providing Sound Transit with priorities that align with Sound Transit priorities as well as the City of Lakewood Comprehensive Plan.

The attached documents include the most recent Sound Transit Executive Meeting handout as well as the Lakewood ST3 priorities.

City of Lakewood ST3 Priorities	Sound Transit Priority Alignment
<p>1) Extend Sounder trains to DuPont via the Tillicum neighborhood. Include a commuter rail station in Tillicum that can handle Amtrak expansion as well as the Sound Transit bus system.</p>	<ul style="list-style-type: none"> • This expansion would be a logical next step beyond the current system • Further connects the region with High Capacity Transportation (HCT) options • Aligns with Lakewood’s Comprehensive Plan. • Adds socio-economic equity • Combines/integrates with other transit operators (e.g. Amtrak) • Multi-modal by serving busses and trains • Promotes transit friendly land use and Transit Oriented Development (TOD) • Increases ridership
<p>2) Create Bus Rapid Transit (BRT) or Sound Transit Express route from the Tacoma Dome via S. Tacoma Way ending at the future Tillicum Station.</p>	<ul style="list-style-type: none"> • Further connects the region with High Capacity Transportation (HCT) options • Aligns with Lakewood’s Comprehensive Plan. • Option may allow for additional federal funding options as was the case with Community Transit between Shoreline • Increases ridership
<p>3) Transfer Lakewood Station security and maintenance to Sound Transit. (\$365,469 in 2015)</p>	<ul style="list-style-type: none"> • Increased ridership adds additional and unknown costs.

6.3 Transportation Demand and Systems Management

Goal T-10: Minimize the growth of traffic congestion to meet state, regional, and local goals.

Policies:

- T-10.1: Require transportation demand management (TDM) improvements serving pedestrians, bicyclists, and transit riders as impact mitigation for new development.
- T-10.2: Where practical, retrofit existing streets to link neighborhoods and disperse neighborhood access to services.

Goal T-11: Reduce dependence on single-occupant vehicles (SOV) during peak commute hours.

Goal T-12: Decrease dependence on SOVs as a primary means of transportation.

Policies:

- T-12.1: Prevent automobiles from dominating neighborhood and central business districts, while still accommodating their use.
- T-12.2: maximize the availability of non-SOV transportation options to encourage people to use different modes.
- T-12.3: Work with Pierce Transit to implement signal-priority systems that enhance the reliability of transit as an alternative transportation mode.

Goal T-13: Develop and maintain collaborative working relationships with outside agencies to achieve specific transportation purposes.

Policies:

- T-13.1: Involve appropriate agencies in the early review of development proposals to assess opportunities for transit-oriented design and amenities.
- T-13.2: Support regional transit structures that connect local transit to other fixed or flexible route systems (e.g. buses and rail).
- T-13.4: Coordinate with transit agencies to determine and respond to emerging routing and frequency needs, particularly in residential neighborhoods.
- T-13.5: Work with transit agencies to develop design and placement criteria for shelters so that they best meet the needs of users and are a positive amenity.
- T-13.7: Allocate staff resources to work with other transportation government agencies in drafting and submitting joint applications for state and federal transportation grants to support projects that benefit multiple jurisdictions.
- T-13.9: Explore local shuttle service between high density areas within the urban center such as the Lakewood Station district, Lakewood Towne Center, the planned Sound Transit commuter rail station, the Colonial Center, and other high

6.4 Parking

Goal T-17: Expand park and ride capacity to serve rail as well as other transit uses and accommodate growth.

Policies:

- T-17.1 Work with transit providers to establish additional park and ride facilities to serve Sound Transit operations and to facilitate ridesharing and express bus connections.
- T-17.2: Encourage commercial development on major transit routes to dedicate unused parking area to park and ride facilities where feasible.

4.5.3 Tillicum

In public meetings discussing alternative plans for the city, Tillicum emerged as a neighborhood viewed as having significant potential for residential growth over the next 20 years. With a traditional street grid, significant public open space and lake access, and strong regional transportation connections, there is a major opportunity for Tillicum to evolve into a more urban, pedestrian-oriented community. This is further enhanced by the long-range potential for a commuter rail station and new highway connection to the east.



**Developing Sound Transit's New System Plan:
Executive Meeting – May 2015**

SOUND TRANSIT

- Schedule Overview
- Draft Priority Projects List Development
- Upcoming Outreach
- Next Steps

System Plan (ST3) Timeline:

2015

Draft Priority Projects List

May 2015

Public Input on Draft Priority Projects List

June – July 2015

Public Involvement



Board Advances Priority Projects List

Aug. 2015

Detailed Testing and Evaluation of Priority Projects List

Aug. – Dec. 2015

2016

Draft System Plan and Public Involvement

Jan – Mar. 2016

Public Involvement

Final System Plan Development

Apr.– May 2016

Adopt System Plan

June 2016

Possible Public Vote on System Plan

Nov. 2016

Draft Priority Projects List Development

- Shows draft candidate projects to be studied for ST3 System Plan
- Drawn from hundreds of projects/corridors included in the 2014 Long-Range Plan, realigned capital projects from Sound Move/ST2, and ST2 HCT Corridor Studies
- Developed by examining categories of projects and identifying Core Priorities
- Responding to Chair's direction
- Sets the **beginning** for developing a financially constrained System Plan
- **Start** for robust public involvement and stakeholder outreach

Draft Priority Projects List Development

- **Starting place** for a potential ballot measure
- Includes representative projects and corridors
 - Specific alignments, station locations, access improvements, and other design decisions occur later during project development/ full environmental review process
- Templates will be completed for each project with forecasted ridership range, conceptual cost ranges and other criteria based on the Core Priorities once final list is advanced

Draft Priority Projects List Categories

- **Realigned Projects**
 - Capital projects that were voter-approved in Sound Move and ST2 but were deferred due to funding limitations. These projects, depending on schedules, could be prioritized by the Board and funded out of existing tax levels.
- **Enhancements Supporting the Existing System**
 - Projects that can provide opportunities for improved or additional service along the existing ST HCT system
- **Corridors from ST2 High-Capacity Transit Studies:**
 - Both the LRT Spine and additional corridors
- **System-wide programs and studies from the 2014 Long-Range Plan (LRP)**
 - Programs to fund system-wide enhancements and 2014 LRP listed studies
- **Supporting System Expansion**
 - Facilities and services to support the ST HCT system as it expands

Draft Priority Projects List

- **Realigned Projects**

- Capital projects that were voter-approved in Sound Move and ST2 but were deferred due to funding limitations. These projects, depending on schedules, could be prioritized by the Board and funded out of existing tax levels.

Project Number	Corridor or Representative Project
RA-1	Renton HOV Access/N 8 th
RA-2	South Sounder Train Platforms (to 8 Car)
RA-3	Auburn Sounder Station access improvements
RA-4	Kent Sounder Station access improvements
RA-5	Edmonds Permanent Station
RA-6	Light Rail Redondo/Star Lake

Draft Priority Projects List

- **Enhancements Supporting the Existing System**

- Projects that can provide opportunities for improved or additional service along the existing ST HCT system (Sound Move and ST2)

Project Number	Corridor or Representative Project
ES-1	Infill Light Rail Station: Boeing Access Rd.
ES-2	Infill Light Rail Station: Graham St.
ES-3	Infill Sounder Station: Boeing Access Rd.
ES-4	Infill Light Rail Station: 130 th (Lynnwood Link)
ES-5	Infill Light Rail Station: 220th (Lynnwood Link)
ES-6	ST Express interim supporting bus service
ES-7	Light Rail station and platform expansion to accommodate higher passenger volumes (Westlake Station)
ES-8	Examine options and improvements within Transit Tunnel (International District to Northgate) to increase service frequency
ES-9	Additional South Sounder service
ES-10	Additional South Sounder platform extensions (Beyond 8-car extension included in RA-2)
ES-11	Placeholder for other projects necessary to keep system in a state of good repair and enhance system performance and ridership could also be included. Project list is under development and review by Sound Transit staff.

Draft Priority Projects List

- **Corridors from ST2 High-Capacity Transit Studies:**
 - LRT Spine (from Everett to Tacoma and to Downtown Redmond)

Project Number	Corridor or Representative Project
SP-1	Light Rail extension from Everett Station to North Everett
SP-2a	Light Rail extension from Lynnwood Transit Center to Everett Station via Southwest Everett Industrial Center (Paine Field)
SP-2b	Light Rail extension from Lynnwood Transit Center to Everett Station via SR 99
SP-2c	Light Rail extension from Lynnwood Transit Center to Everett Station via I-5
SP-3	Light Rail extension from Overlake Transit Center to SE Redmond to Downtown Redmond (Per the Record of Decision)
SP-4	Light Rail extension from Kent/Des Moines station to Federal Way Transit Center per the environmental process under way (NOTE: Construction to Redondo/Star Lake is voter-approved from ST2)
SP-5a	Light Rail extension from Federal Way Transit Center to Tacoma Dome station via I-5
SP-5b	Light Rail extension from Federal Way Transit Center to Tacoma Dome station via 99
SP-6	Light Rail extension from Tacoma Dome station to Tacoma Mall

Draft Priority Projects List

- **Corridors from ST2 High-Capacity Transit Studies:**
 - Additional Corridors

Project Number	Corridor or Representative Project
AC-1a	Light Rail from Downtown Seattle to the Market Street vicinity in Ballard, primarily at-grade along Elliott and 15th Avenue
AC-1b	Light Rail from Downtown Seattle to the Market Street vicinity in Ballard, primarily elevated along Elliott and 15th Avenue with tunnel options into Downtown Seattle
AC-1c	Light Rail from Downtown Seattle to the Market Street vicinity in Ballard, primarily elevated/tunnel options
AC-1d	Light Rail from Downtown Seattle to Market Street in Ballard, primarily at-grade along Westlake
AC-2a	Light Rail from Downtown Seattle to the Alaska Junction vicinity in West Seattle, primarily elevated
AC-2b	Light Rail from Downtown Seattle to the Alaska Junction vicinity in West Seattle, primarily at-grade
AC-2c	Light Rail from Downtown Seattle on Central Link to Delridge/White Center
AC-3a	New Downtown Seattle Light Rail Tunnel Connection
AC-3b	New Downtown Seattle Light Rail Surface Connection: At-grade
AC-4	Light Rail from Ballard to University District
AC-5	I-405: Bus Rapid Transit from Lynnwood to SeaTac in HOV/managed lanes where available
AC-6	Light Rail from Totem Lake to Issaquah via Bellevue

Draft Priority Projects List

- **System-wide programs and studies from the 2014 Long-Range Plan**

Project Number	Corridor or Representative Project
PR-1	System Access Program: Program to fund research, analysis and implementation of facilities for one or more modes, including pedestrians, bicyclists, transit and private vehicles, to improve access to the HCT system.
PR-2	Innovation & Technology Program: Program to fund research, analysis and implementation of innovative best practices, partnerships, and technologies to increase ridership, improve service and enhance regional mobility outside of new investments in large capital projects.
PR-3	TOD Program: Program to fund planning and due diligence of transit-supportive land use activities
PR-4	Issaquah Highlands to Overlake via Sammamish, Redmond HCT Study
PR-5	HCT Study to examine access and connection on NE 145th from State Route 522 to Link Light Rail
PR-6	Northern Lake Washington HCT Crossing Study
PR-7	Agency wide capital and operating costs for insurance, reserves, and agency administration

Draft Priority Projects List

- **Supporting System Expansion**
 - Facilities and services to support the ST HCT system as it expands

Project Number	Corridor or Representative Project
SE-1	Vehicle purchases to support system expansion
SE-2	Maintenance and storage facilities for Bus, Light Rail, and Sounder services as needed to support system expansion
SE-3	ST4 Planning

Input from jurisdictions and the public

Staff will work with jurisdictions to seek input on the Draft Priority Projects List

- Extensive communications and outreach
- Meetings with staff, elected officials and stakeholders
- Request for letters to Sound Transit from jurisdictions by July 15

A major public involvement effort will get underway June 4

- Online survey and dedicated ST3 website
- Evening meetings around the region June 16-25
- Public comments accepted through July 8
- Input presented to Board on July 23

- **May 28th Board Meeting :**
 - Discuss Draft Priority Projects List
- **June 4- July 8:**
 - Public comment on Draft Priority Projects List
 - Online survey
 - Public meetings (June 15-25); On-going stakeholder and jurisdictional outreach
- **By July 15:**
 - Letters from jurisdictions with comments on Draft Priority Projects List
- **August:**
 - Advance Priority Projects List based on public outreach and jurisdictional input
- **Fall/Winter:**
 - Evaluate projects and create templates

The image features a dark grey horizontal band across the center. On the left side of this band is the Sound Transit logo, which consists of a stylized white 'S' and 'T' combined into a single symbol. To the right of the logo, the words 'SOUNDTRANSIT' are written in a bold, white, sans-serif font. Below 'SOUNDTRANSIT', the slogan 'RIDE THE WAVE' is written in a smaller, white, sans-serif font. The background of the entire image is a close-up of a white and blue bus with large windows and a blue wave graphic on its side. The word 'SOUNDBUS' is partially visible in large white letters on the blue section of the bus.

SOUNDTRANSIT
RIDE THE WAVE