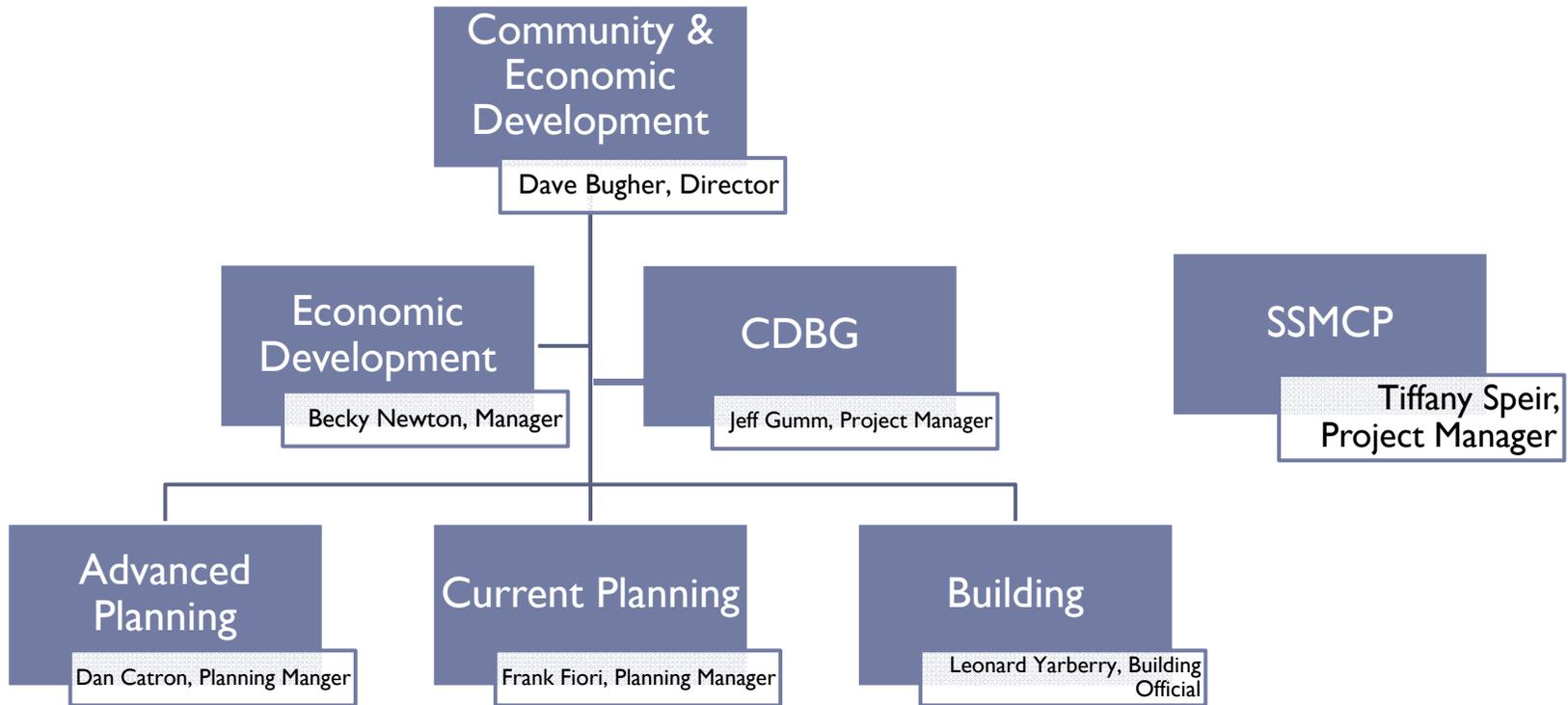




City of Lakewood Developer's Forum

June 11, 2015

Department Organization



Department Updates & Recent/Upcoming Code Changes

- Business licensing will no longer be a function of the Permit Counter.
- On line permitting begins July 1st.
- Release of a cost recovery report the end of July.
- Updated the City's subdivision regulations.
- New cottage housing regulations currently before the Planning Commission.
- Comprehensive Plan Update.
- Revised shoreline regulations.



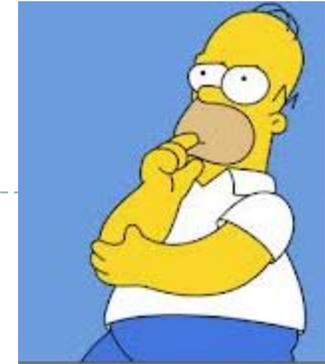
About the Cost Recovery Report...

Preliminary Recommendations:

1. Simplify the fee schedule.
2. Building permit fees for new single family permits will remain the same.
3. Reduce remodeling building permit fees.
4. Reduce Industrial/warehouse building permit fees.
5. Increase planning and public works fees.



Did You Know?

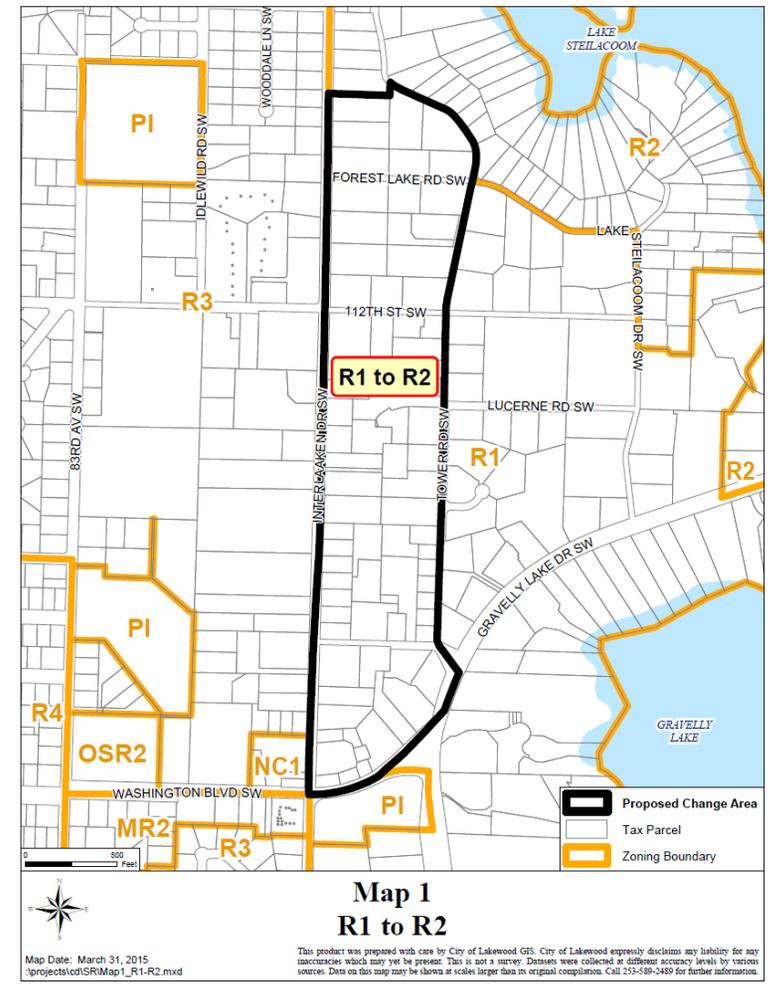


- Lakewood allows short plats up to 9 lots.
- Short plats are approved administratively by the Community Development Director and the Public Works Director.
- Industrial & commercial subdivisions are also approved administratively.
- Lakewood has no impact fees.
- Lakewood processes administrative SDPs.
- The City's Central Business, Transit Oriented Commercial, and Neighborhood Commercial zoning districts allow for mixed-use development.
 - Combination of different users within the same building.
 - Single use buildings on the same parcel.



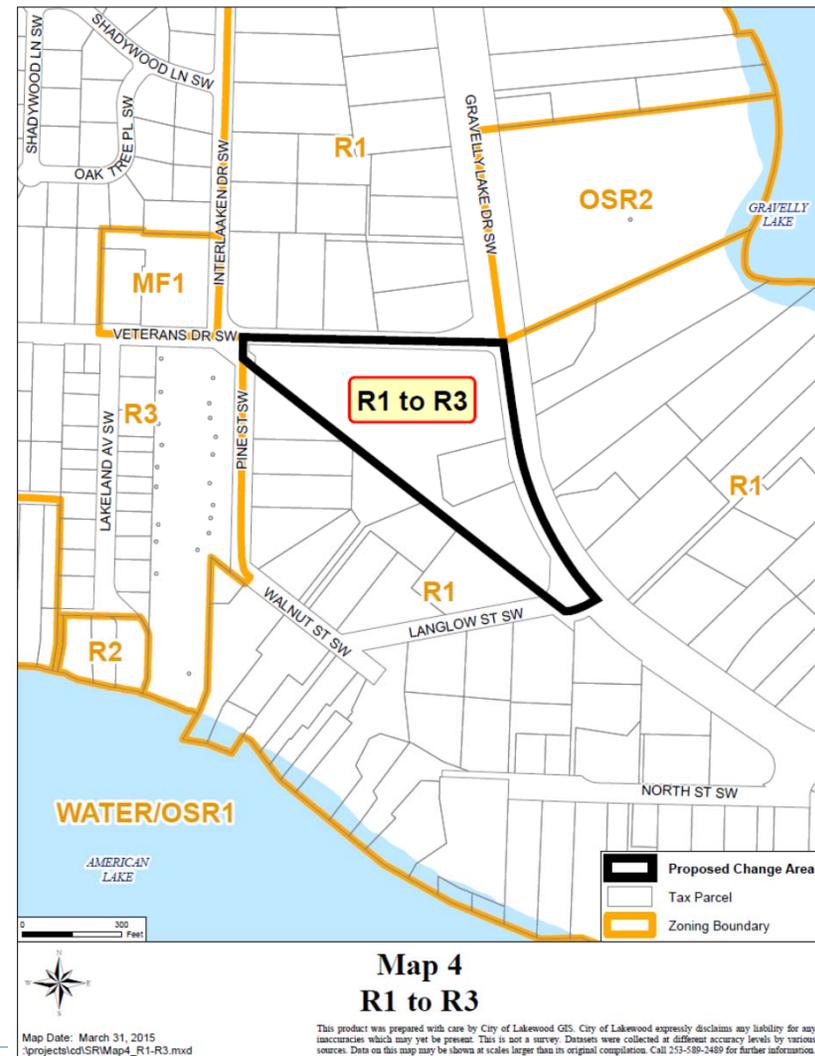
Increasing Residential Density in Existing Single Family Neighborhoods

Interlaaken Drive & Tower Road



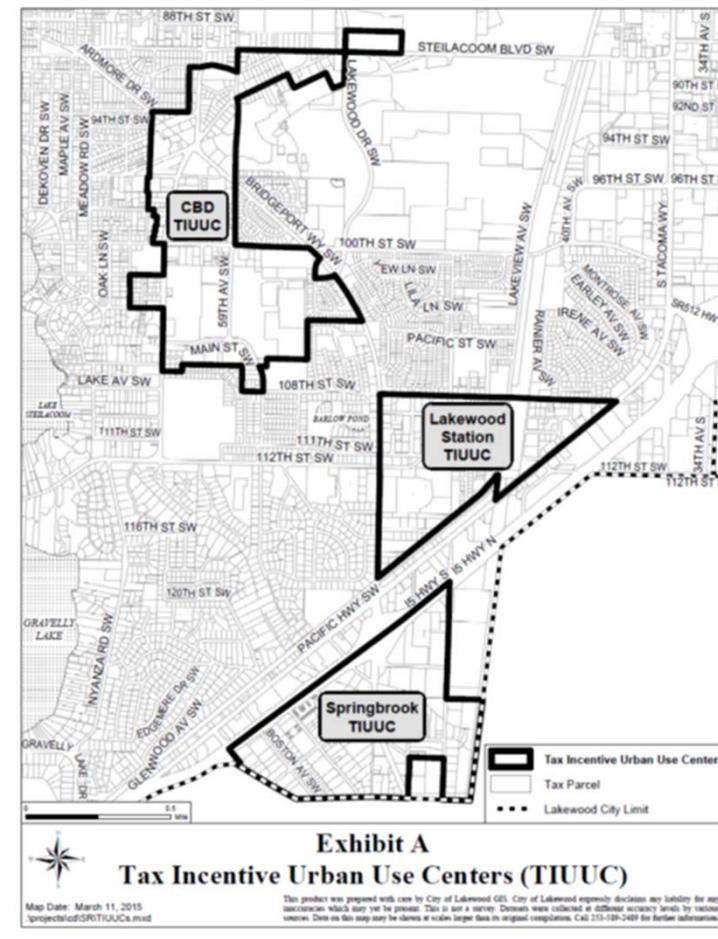
Increasing Residential Density in Existing Single Family Neighborhoods

Gravelly Lake Drive & Veterans Drive



Expanding the City's Multifamily Tax Exemption Areas (MTFEs)

- Central Business District
2 projects approved
1 project pending
- Lakewood Station District
1 project pending
- Springbrook



Changes at the Lakewood Towne Center



We've Been Busy Cleaning Up Neighborhoods!



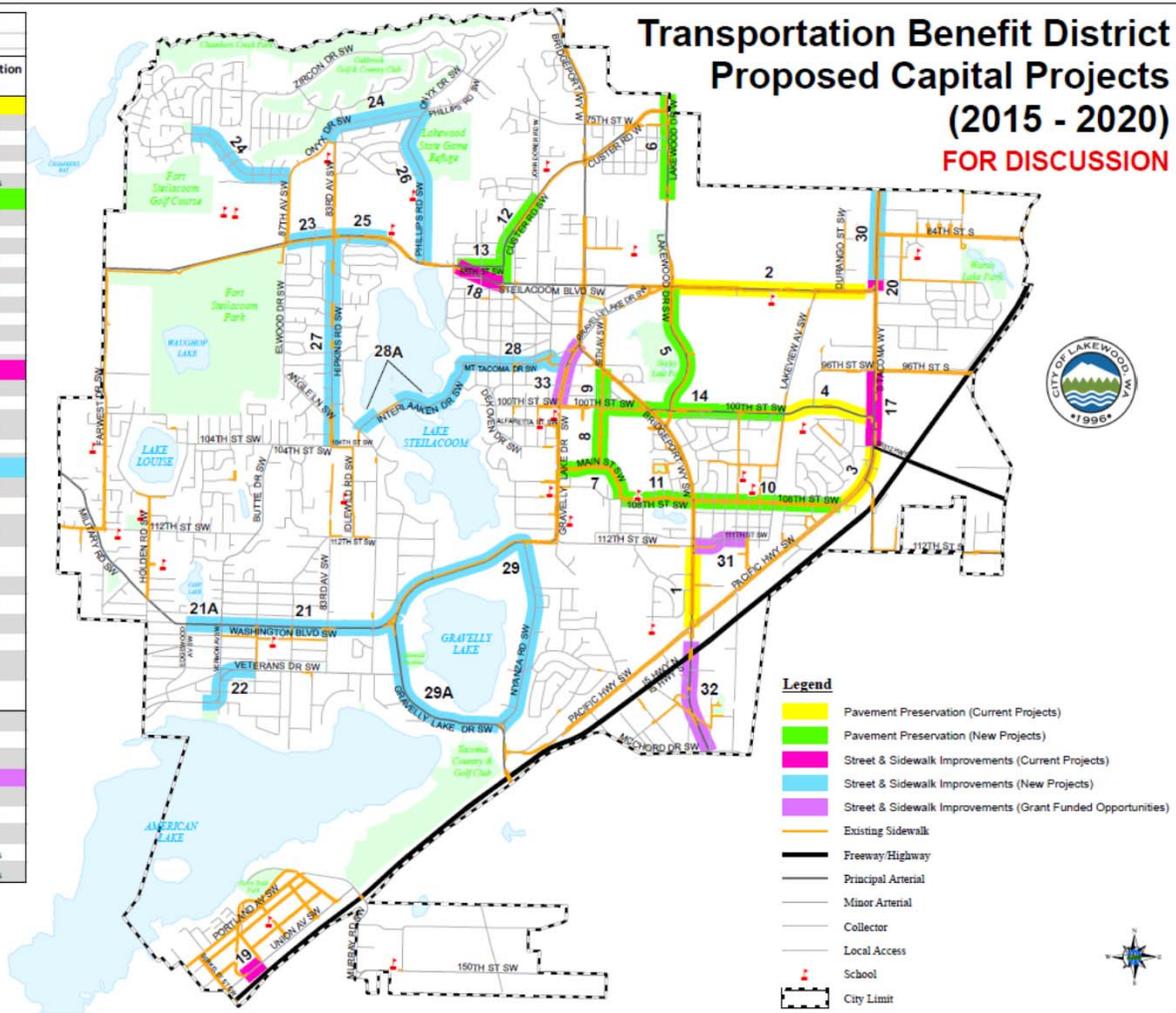
Transportation Projects

| Pavement Preservation / Street and Sidewalk Improvements City of Lakewood | | |
|--|--|-------------------|
| # | Description | Construction Year |
| Pavement Preservation (Current Projects) | | |
| 1 | Bridgeport Way (Pac Hwy to 112th Street) | 2015 |
| 2 | Stellacoomb Blvd (Lakewood Dr. to 300 ft. west of So. Tacoma Wy) | 2015 |
| 3 | Pacific Hwy (100th to SR512) | 2018 |
| 4 | 100th (Lakeview to So. Tac Way) | 2018 |
| xx | Chip Seal Program - Local Access Roads | various |
| Pavement Preservation (New Projects) | | |
| 5 | Lakewood Drive (100th to Stellacoomb Blvd) | 2015 |
| 6 | Lakewood Drive (Flett Creek to N. City Limits) | 2016 |
| 7 | Main Street (GLD to 100th Street) | 2017 |
| 8 | 59th (Main Street to 100th) | 2017 |
| 9 | 59th (100th to Bridgeport) | 2017 |
| 10 | 100th (Bridgeport to Pac Hwy) | 2018 |
| 11 | 100th (Main Street to Bridgeport) | 2018 |
| 12 | Custer (Stellacoomb to John Dower) | 2019 |
| 13 | 88th (Stellacoomb to Custer) | 2019 |
| 14 | 100th (59th to Lakeview) | 2020 |
| Street & Sidewalk Improvements (Current Projects) | | |
| 17 | South Tacoma Way (SR512 to 96th) | 2015 |
| 18 | Stellacoomb Blvd (88th to Custer) Madigan Access Project - City Street Phase 2 - (Union Avenue - W. Thome to Orchard) | 2015 |
| 19 | Thome to Orchard | 2015 |
| 20 | So. Tac Way (Stellacoomb to 88th) | 2016 |
| Street & Sidewalk Improvements (New Projects) | | |
| 21 | Washington Blvd Sidewalks (Vernon Ave to Gravelly Lake Drive) | 2016 |
| 21A | Washington Blvd Sidewalks (Edgewood Ave to Vernon Ave) | 2016 |
| | Lake City Business District Sidewalks (American Lake Park to Veterans Dr. / Alameda) | 2016 |
| 22 | Veterans Dr. / Alameda | 2016 |
| | Oakbrook Sidewalks and Street Lighting (Onyx Dr West (97th to 24 87th); Onyx Dr East (Garnet to Phillips)) | 2017 |
| 24 | 87th; Onyx Dr East (Garnet to Phillips) | 2017 |
| 26 | Phillips Road Sidewalks (Stellacoomb to Onyx) | 2018 |
| 27 | Hipkins Road Sidewalks (104th to Stellacoomb Blvd) | 2018 |
| 28 | Mt. Tacoma Drive Sidewalks (Interlaaken to Gravelly Lake Drive) | 2019 |
| 28A | Interlaaken Drive Non-Motorized Path (Short Lane to Mt. Tacoma) | 2019 |
| | Gravelly Lake Non-Motorized Trail - Ph. 1 (Nyanza; and Gravelly Lake Drive - Washington to Nyanza) | 2019 |
| 29 | Lake Drive - Washington to Nyanza | 2019 |
| 29A | Gravelly Lake Non-Motorized Trail - Ph. 2 (Gravelly Lake Drive - South Nyanza to Washington) | 2019 |
| 23 | Stellacoomb Blvd Improvements - (87th to 83rd) | tbd |
| 25 | Stellacoomb Blvd Improvements - (83rd to Weller) | tbd |
| 30 | South Tacoma Way Improvements (88th to N. City Limits) | tbd |
| Street & Sidewalk Improvements (Grant Funded Opportunities) | | |
| 31 | 112th / 111th (Bridgeport to Kendrick) | 2019 |
| 32 | Bridgeport Way (JBLM to I-5) | 2016 |
| 33 | Gravelly Lake Drive (100th to Bridgeport) | 2016 |
| xx | Safety Projects - various | various |
| xx | Safe Routes to Schools, Pedestrian & Bicycle Safety (various) | various |

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 253-589-2459 for further information.

Map Date: July 01, 2014

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Take the Advice of Mark Twain -

