

Appendix A: Planning Context

A.1 Regional Setting

Being the second largest city in Pierce County and the 17th in the State of Washington, the City of Lakewood is strategically located in the southwestern part of the county along I-5 between Sea-Tac International Airport and Olympia, the State Capitol. Today, over 58,000 people and close to 1,100 businesses call Lakewood home.

Lakewood is conveniently located in close proximity to many natural and recreational assets. South Puget Sound and Chambers Bay are located 5 miles to the northwest, and scenic Mount Rainer National Park is about 35 miles to the southeast. Lakewood's neighbors include the City of Tacoma to the north, the Town of Steilacoom to the west, Joint Base Lewis-McChord to the south, and unincorporated Pierce County to the east.

A.2 Natural Features

Lakewood's name reflects its natural beauty adorned with glistening lakes, creeks and streams, wooded natural areas, habitats and wetlands. About one-sixth of the city is covered by water. The 4 major lakes shaping the cityscape include American Lake, Gravelly Lake, Lake Steilacoom, Lake Louise.

Lakewood has many creeks and streams including 2 major creeks identified as "priority habitats" by the State Department of Fish and Wildlife - Chambers Creek and Fleet Creek, both located in the northern portion of the city.

Over 150 acres of wetlands have been identified along the creeks and lakes. The largest wetlands with significant ecological and biological values include some 105 acres of wetland running along Flett Creek, commonly known as the Old Flett Dairy Wetland, and the 37-acre Crawford Marsh near Seeley Lake.

These natural resources are important assets for the community. With proper planning and development of the necessary strategies to provide public access and protect environmentally sensitive areas, these natural amenities will offer a variety of opportunities for outdoor recreation and environmental stewardship.

A.3 Lakewood Demographics

According to the 2010 US Census, 58,163 people reside in Lakewood. Male residents made up 49% and female 51% of the total population. Lakewood had 25.5% of the population under 19 years old, over 60% adults aged between 20 and 64, and the remaining 13.7% aged 65 and over. The median age of all residents was 36.6 years old.

Over 91% of the population comprised one race, with close to 60% white, 11.8% black/African American, 9% Asian, 7.3% some other race and 2.6% Native Hawaiian. Of the total population, 15.3% indicated that they had a Hispanic/Latino background, with the majority or close to 11% Mexican.

Lakewood was composed of 24,069 households, with about 60% family households including 26.6% with own children under 18 years old. When all types of households were considered, close to 30% had individuals under 18 years of age, 24% had individuals 65 years and over, and 12.3% were led by single parents with own children under 18 years old. The average household size was 2.36.

There were 24,069 occupied housing units of which 46.5% were owner-occupied with an average household size of 2.4 persons. The vacancy rate of rental properties was about 10.5%.

A.4 Future Growth

In order to achieve the growth target of the Puget Sound Regional Council (PSRC) Vision 2040, Lakewood was allocated a target population growth of about 72,000 by 2030 and close to 77,000 upon full development. To satisfy the statutory requirements of the State's Growth Management Act, this Legacy Plan is obliged to address the recreation needs of over 72,000 residents by 2030.

Since Lakewood is mostly developed, much of the future population growth would likely occur in areas where residential intensification occurs in the form of infill and mixed-use development.

Two growth scenarios were projected to accommodate the population projections - a "Travel Demand Model (TDM)" scenario and a "Target Growth" scenario.

Population Projections

	2030		Full Development	
	TDM Scenario	Target Growth Scenario	TDM Scenario	Target Growth Scenario
1	8,580	8,861	8,756	9,036
2	7,400	8,350	8,149	9,099
3	2,098	2,402	2,365	2,669
4	4,590	4,599	4,595	4,603
5	11,044	13,231	12,102	14,289
6	2,869	3,328	3,097	3,556
7	7,926	9,306	9,154	10,534
8	6,377	7,526	6,973	8,122
9	4,395	5,158	5,149	5,912
10	6,881	9,246	6,793	9,159
City	62,161	72,008	67,132	76,979

Source:

TDM - Transpo Group's 2009 Non-Motorized Transportation Plan Target Growth Scenario - PSRC allocation

The projected target populations account for additional military households who will likely choose to reside in Lakewood to comply with the projected growth of Joint Base Lewis-McChord (JBLM).

A.5 Park Planning Areas (PPAs)

Lakewood's 12,000 acres of land area is composed of diverse neighborhoods defined by major arterials, lakes and creeks by which some areas are isolated from the rest of the city. In certain areas, residents have to cross major roads and water bodies to access the closest park and recreation facilities. These physical barriers may cause inconvenience and create longer trips for residents to travel to their nearest parks and open space.

Park planning area boundaries were defined by the pattern of major physical barriers, such as major thoroughfares and water bodies that restrict safe and convenient access to parks and open space. The park planning areas reflect a commitment to provide open space and parks within each park planning area so that residents do not have to cross physical barriers to access outdoor recreation opportunities.

The 10 park planning areas were delineated by the following physical barriers:

- Interstate 5 (I-5);
- Major arterials including Steilacoom Boulevard SW, Washington Boulevard SW, portions of Bridgeport Way SW, Gravelly Lake Drive SW, 100st Street SW and South Tacoma Way;

- Chambers Creek, Leech Creek and Clover Creek; and
- Lake Steilacoom and American Lake.

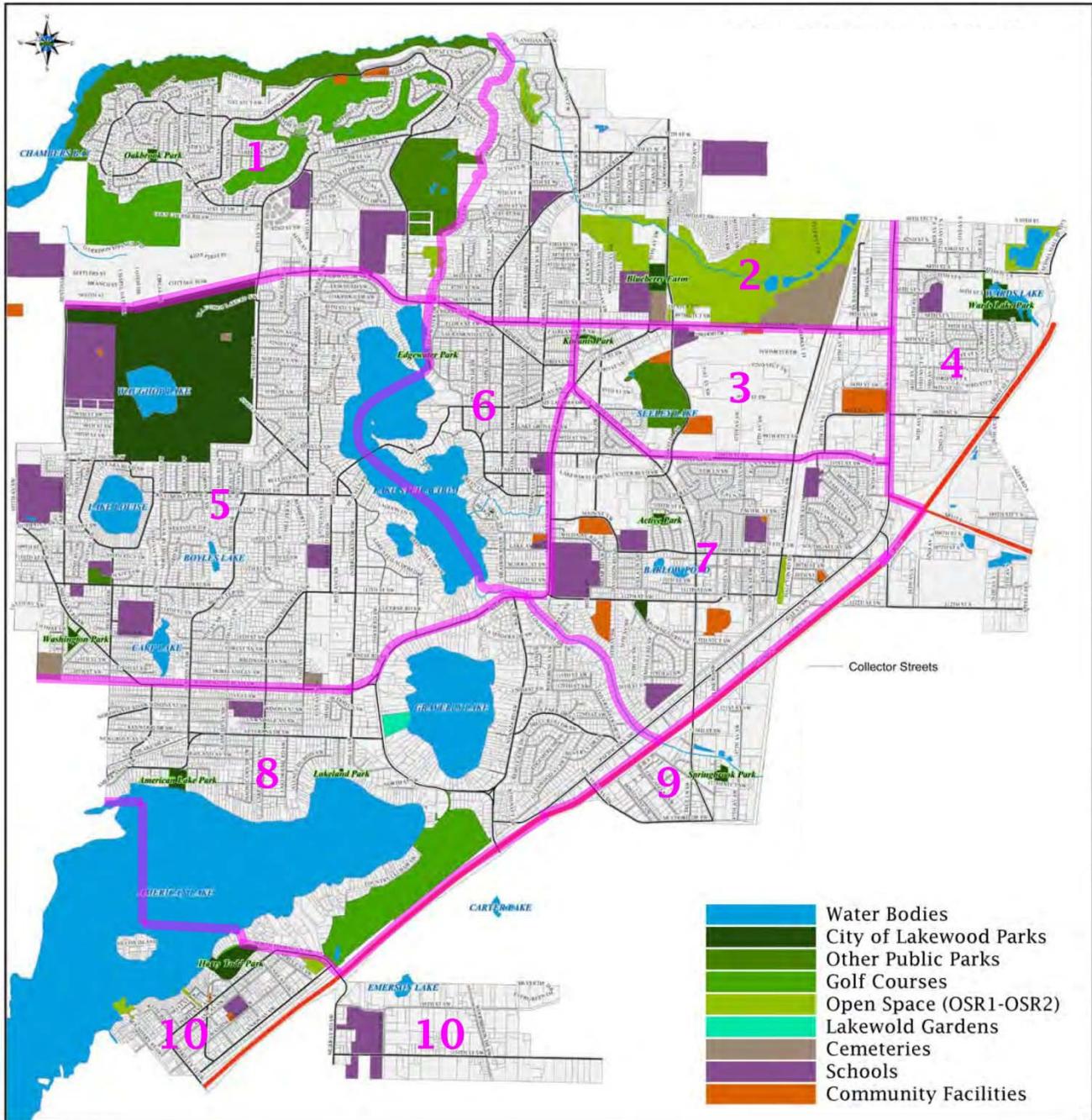
Park Planning Areas (PPA) of Lakewood

Area	Population	Acres
1	11,490	1,546.5
2	6,900	1,324.3
3	2,000	665.4
4	6,000	894.2
5	6,600	2,606.1
6	3,500	665.4
7	7,000	1,270.7
8	5,600	2,085.0
9	4,200	282.8
10	4,800	782.3

The Legacy Plan is based on the premise that a "one-size-fit-all" approach to park design and planning will not be fair and equitable to meet the unique needs of each park planning area. The Plan calls for park and recreation services to be customized in a "context-sensitive" manner.

A demographic profile of each park planning area was compiled in Appendix G. Major findings of the analysis highlight the extent of diversity existent in Lakewood:

- PPA 9 was the densest.
- PPA 6 had the most mature population aged 65 and over, whereas PPA 9 the least.
- The top three most diverse PPAs were 9, 10 and 3, as indicated by 2 or more races and persons of Hispanic/Latino background.
- PPA 5 had the most percentage of owner-occupied units, whereas PPA the least.
- The highest median household income was found in PPA 1, whereas the lowest in PPA 10.
- Residents in PPA 6 were the most educated with a college degree, whereas PPA 9 the least.
- Both PPAs 9 and 10 had the highest percentage of families led by single parents with children under 18 years old.
- PPA 10 and 9 had the highest percentage of families living below the poverty level.
- At least half of the older adults aged 85 and above live in PPA 10, 9, 4 and 6 experienced one or more form(s) of disability.



Planning areas