

Appendix C: Opportunities

A valuable park, recreation and open space system includes lands that may not be suitable for built uses and developed recreational facilities. These sites can typically provide unique preserves, habitats, cultural and historical associations.

A strategic approach may also include lands that are owned for other purposes, but that under some conditions may be used for park, recreation and open space activities. Federal, state, county, utility, school, land trusts, private homeowner associations and private commercial operators, for example, own or control a variety of strategically important sites with many kinds of physical and socially valuable parks, recreation, and open space characteristics.

The following inventory defines other possible public and privately owned properties that could provide park, recreation and open space opportunities.

C.1 Environmental resources

In 1990, the Washington State legislature adopted the Growth Management Act (GMA - Chapter 36.70A of the Revised Code of Washington (RCW)). The GMA defined critical environmental areas and resource lands to be lands or soils with characteristics that are not suitable for urban development, and in some instances, to any alteration without potential risk to the environment, ecology, public safety or other issues.

GMA, and subsequent minimum guidelines published by the Washington State Department of Commerce (DOC), defined critical areas to include:

- wetlands,
- critical recharge zones for aquifers used for potable water,
- fish and wildlife habitat conservation areas,
- frequently flooded areas, and
- geologically hazardous areas.

In addition, GMA/DOC guidelines identified resource lands that were to be provided special consideration including productive and/or unique:

- agricultural lands,
- forests, and mineral lands.

Critical area ordinances

GMA required local jurisdictions that were affected by rapid population growth (including Lakewood) to identify and adopt regulations to protect such areas. In accordance with the act's requirements, Pierce County and, subsequently, the Lakewood Planning & Community Development Department completed comprehensive inventories and analyses of critical areas in Lakewood's urban growth area.

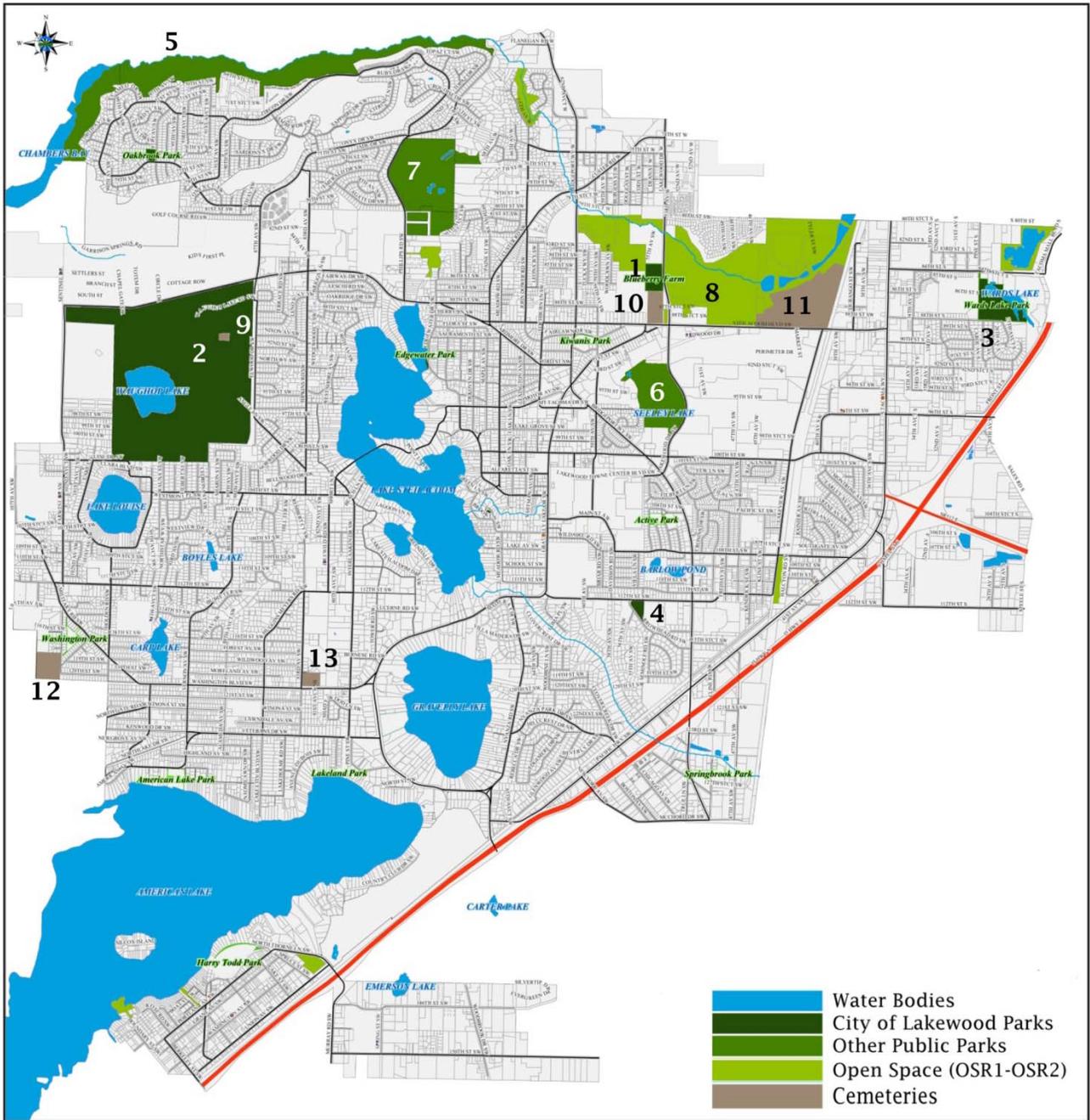
Subsequent city critical area ordinances and comprehensive plans define and locate lands and soils that are subject to the environmental hazards. Implementing critical area and zoning ordinances further define the land use and design or development performance standards that are appropriate to each type of risk condition thereby protecting sensitive environments. Generally, environmental protection measures conserve sensitive environmental areas in conditions that are appropriate to the land or soil's character.

For example, the protecting measures retain, enhance, and sometimes expand wetland functions and floodplains. Likewise, environmental protection measures conserve steep slopes in a wooded natural state, particularly slopes with hazardous seismic combinations of erodible soil, underlying bedrock and subsurface drainage features.

Open space potentials

Environmentally sensitive lands or critical areas are not capable or suitable of being developed for urban and even some rural uses. These properties remain in private ownership, however, even though the critical environmental features are appropriately conserved.

Most of these sites are privately owned - usually as productive properties providing buffer, aesthetic, passive or other benefits to the developed parcels. Private property owners may develop the suitable lands that adjoin sensitive environmental features for urban or other intensive land uses. As a consequence, although these privately owned properties conserve permanent natural areas as open space features, the lands are frequently not accessible for public use.



Open space

Lakewood open space

- 1 Blueberry Farm Park
- 2 Fort Steilacoom Park
- 3 Wards Lake Park
- 4 Community Gardens

Pierce County open space

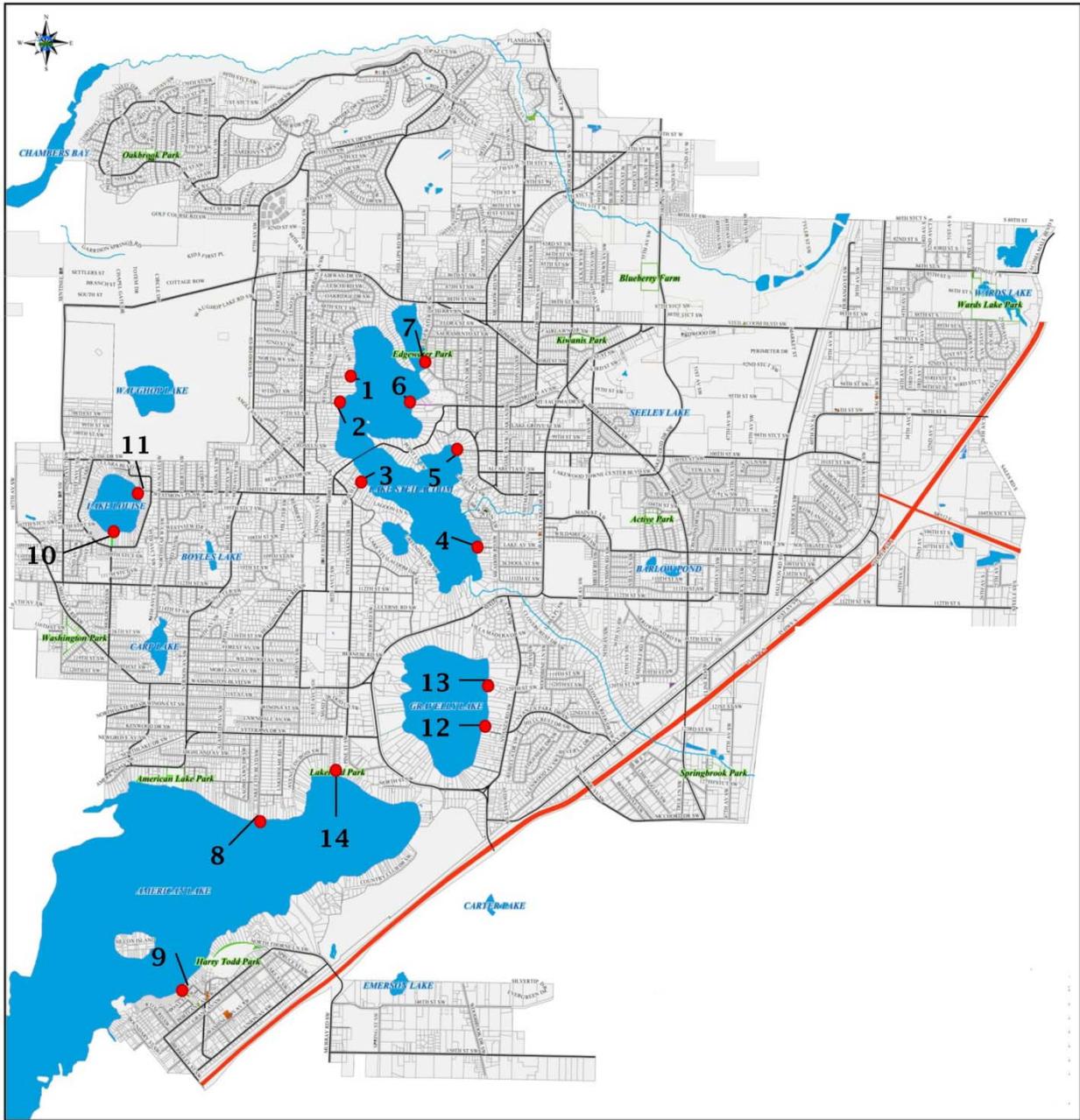
- 5 Chambers Creek Regional Park

Other open spaces

- 6 Seelye Lake Park
- 7 S Puget Sound Urban Wildlife Area
- 8 Old Flett Dairy Wetland

Cemeteries

- 9 Western State Hospital Cemetery
- 10 Home of Peace Cemetery
- 11 Mountain View Cemetery
- 12 Lakewood/Steilacoom Masonic
- 13 Old Settlers Cemetery



Street ends

Improve/develop

- 1 Westlake Avenue
- 3 Beach Lane
- 7 Edgewater/Foster
- 8 Lake City Boulevard
- 9 Wadsworth
- 10 104th/Melody Lane

- 11 Holden
 - 14 Lakeland Avenue
- Leave as is**
- 12 Hilltop Lane
 - 13 Linwood Lane

Lease

- 2 MtTacoma Drive
- 4 Lake Avenue

Vacate/sell

- 5 100th Street
- 6 Holly Hedge Drive

Critical areas constitute private but significant open spaces, wildlife habitats, conservation preserves and scenic overlooks. These lands can enhance and should be incorporated as integral, but passive components of the land use pattern and public park system as greenways, greenbelts and urban separators.

Under some conditions, these private sites may be accessed with trails, exhibits, picnic facilities, water trails, and other suitable and more active park pursuits where the use benefits the property owner and/or where public access agreements can be negotiated.

C.2 Street-ends

Lakefront street ends are rights-of-way, or public easements, that essentially “dead end” into public lakes. Lakewood does not own these easements, but on behalf of city residents, it has access rights by Washington State law.

There is a natural tension between lakefront property owners who want privacy and other city residents who want unfettered access to street ends for recreational purposes at the edge of lakes, which are state properties. Lakewood is not the only city that has struggled with this dilemma. Seattle, which incorporated in 1865, did not fully address its waterfront street ends controversies until 2000.

The first parcels around Steilacoom Lake were platted by Pierce County in 1890. In the summer of 2007, City Council directed the City Manager to begin the process of reviewing Lakewood’s street ends and making recommendations to the Council through the Parks and Recreation Advisory Board (PRAB) on the most appropriate uses of these sites.

There are several courses of action Lakewood can take with respect to each individual street end and include:

“Status quo” or “do nothing” or “leave as is” – which has been in place for many decades and to one extent or another, has generated uncertainty and anxiety among some and has satisfied very few, if any, citizens.

Develop or improve individual sites - to make them more appealing to local residents for passive recreational uses such as walking, sitting on a bench, having a picnic, enjoying a view or launching a canoe.

Lease designated street ends - as a means to preserve easement interests and to raise money for the improvement of other street ends.

Vacate (sell) street ends to adjacent land owners - RCW 35.79.035 (“Limitations on vacations of streets abutting bodies of water”) governs such actions subject to the following:

- Lakewood cannot simply give up its interest (public access) in a lakefront street end without just compensation.
- Lakewood cannot vacate any lakefront street end without determining the feasibility of that street end for public access; only sites judged infeasible for such access can be vacated.
- Lakewood City Council is the only legally recognized entity that can determine the feasibility of public access for lakefront street ends.
- Should Lakewood vacate its interests in a street end, it must use the proceeds of that sale to acquire additional public access on that same body of water.

Four public meetings were conducted between September 2007 and January 2008 gathering public input toward a consensus solution that could be presented to the Parks and Recreation Advisory Board and Council.

After reviewing the information generated in the public meetings, the Parks and Recreation Advisory Board (PRAB) made the following recommendations to the City Council:

Maintain, improve or develop - the following street end sites:

- Westlake Avenue SW on Lake Steilacoom
- Beach Lane on Lake Steilacoom
- Edgewater/Foster on Lake Steilacoom
- Lake City Blvd on American Lake
- Wadsworth-Tillicum on American Lake
- 104th / Melody Lane on Lake Louise
- Holden on Lake Louise
- Lakeland Avenue on American Lake

Leave as is - the following sites:

- Hilltop Lane on Gravelly Lake
- Linwood Lane on Gravelly Lake

Lease - the following site:

- Mt. Tacoma Drive on Lake Steilacoom

Lease or sell - the following site:

- Lake Avenue on Lake Steilacoom

Vacate and sell - the following sites:

- 100th Street on Lake Steilacoom
- Holly Hedge Drive on Lake Steilacoom

In addition, the PRAB members recommended to the City Council that the city should:

- Develop a formal master plan for each site designated “maintain, improve or develop”.
- Create signage and a management plan for each site that is designated for “maintain, improve or develop”.
- Maintain Wadsworth for public use including boat launchings.
- Establish a formal lease policy for use of properties designated “lease” so they are available for future consideration.
- Use existing waterfront parks as ‘anchors’ from which to expand use through acquisition.
- Consider eminent domain to increase lakefront access and to expand existing lake front parks.
- Work with neighbors and the police department to develop block watches at improved sites
- Re-examine options after 5 years if adjoining property owners haven’t leased or purchased designated sites.
- Pursue public/private partnerships to increase access to Gravelly Lake.

C.3 Other public ownerships

Various public agencies own a considerable amount of land in the city. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the agency’s primary use of the land and if Lakewood can negotiate local agreements with the property owners concerning use, development, and operation costs or acquisition.

Publicly owned properties include wastewater treatment plants, water wellheads, storage facilities, storm water retention systems, utility maintenance and fire station meeting rooms, among others.

The City of Lakewood and the Clover Park School District (CPSD) agree that creating neighborhood school parks is an effective and efficient use of public resources and supports healthy children and families. It also helps meet the ¼-mile walking distance park LOS standard across the city. In 2009 the City and the CPSD created a successful neighborhood school park pilot project at Lake Louise Elementary School.

This plan recommends the following projects:

- Park Planning Area 1: Oakbrook Elementary, Custer Elementary and Hudtloff Middle Schools
- Park Planning Area 2: Dower Elementary School

- Park Planning Area 5: Idlewild Elementary School
- Park Planning Area 7: Southgate Elementary, Lakeview Elementary and Tye Park Elementary Schools
- Park Planning Area 8: Lake City Elementary School

* School site map and description located in Appendix B

Other public facilities

1	Lakewood City Hall
This facility is located at 6000 Main Street SW in the Lakewood Towne Center. The building includes conference rooms and a council chamber which are available for public use.	
2	Lakewood Fire Station #20
This Lakewood Fire District #2 fire station facility is located at 10928 Pacific Highway SW on the east edge of the Lakewood city limits. The station has a large meeting room that is available for public use.	
3	Lakewood Fire Station #21
This Pierce County Fire Protection District fire station facility is located at Steilacoom Boulevard SW. The station has a large meeting room that is available for public use.	
4-5	Lakewood Community Center and Senior Activity Center
This Pierce County Parks & Recreation Department facility is located at 9112 Lakewood Dr SW #121 on the north edge of Seeley Lake Park. The building houses the offices of the Department and other ancillary services including daycare and health as well as gymnasium and other physical conditioning activities. The building includes large meeting rooms with catering kitchen services that is rented out for public activities. The building also includes leased space for the Lakewood Senior Activity Center.	
6	Pierce County Lakewood Library
This Pierce County Library district branch library is located at 6300 Wildaire Rd SW across from Clover Park High School. The facility has a conference meeting room space that is available for public use.	
7	Pierce County Steilacoom Library
This Pierce County Library district branch library is located at 2950 Steilacoom Blvd just west of Lakewood city limits. The facility has a conference meeting room space that is available for public use.	

8	Pierce College Health Education Center (HEC)
<p>The Health Education Center (HEC) at Pierce College Fort Steilacoom is located in the college campus west of Fort Steilacoom Park. HEC has 60,000 square feet of open space including a 14,000-square-foot gym (the home court of Pierce College Raiders basketball and volleyball teams), weight and multi-purpose rooms, HEC Assessment Laboratory, stretching and flexibility area, and science classroom. HEC is home to a Diagnostic Health and Fitness Technician program, a number of recreational and informational health courses (example: pilates, yoga, and body conditioning) The HEC gym can accommodate up to 3 volleyball courts or 2 full basketball courts and can be rented for public activities. The general public can pay for a membership in HEC which entitles the user full access to all facilities and services.</p>	
9	Pierce Transit Training Center
<p>The Pierce Transit Authority's main operating base and training center (Rainier Room) is located at 3720 96th Street SW in east Lakewood. The training center main conference and breakout rooms are available for public use.</p>	
10	McGavick Conference Center, Clover Park Technical College
<p>The McGavick Conference Center of Clover Park Technical College is located at 4500 Steilacoom Boulevard SW. The 10,709 square foot ballroom can be divided into 3 smaller spaces. Additional spaces include the lobby/atrium and outdoor terrace as well as catering from the award-winning Culinary Arts program. Multimedia equipment includes a 4 screen projection system and free Wi-Fi. The facilities are available for public use including wedding parties, seminars, banquets, receptions, award ceremonies, special events, and more.</p>	

C.4 Nonprofit/private facilities

Various nonprofit and private entities own a considerable amount of facilities in the city. Some of these facilities are available for public use for a membership, use fee, or special arrangement.

11	Saint Clare Hospital Conference
<p>Saint Clare Hospital, a 106-bed Franciscan Health System facility, is located at 11315 Bridgeport Way SW. The facility's conference and meeting rooms are available for limited public use.</p>	

12	Lakewood YMCA
<p>The Lakewood branch of the YMCA is located at 9715 Lakewood Drive across from Seeley Lake Park. The relatively new facility provides childcare, swimming lessons and competitions in the indoor pools, gymnastics and physical conditioning, basketball and volleyball games in the indoor gymnasium, and youth and adult education and other workshops and instructions in classroom facilities.</p>	
13	Lakewood Boys & Girls Club
<p>The Lakewood Boys & Girls Club Gary and Carol Milgard Family HOPE Center is located at 10402 Kline Street SW on the Lakeview Hope Academy Elementary School grounds. The new facility houses classrooms and a gymnasium for before and after school youth programs.</p>	
14	Lakewood Tennis & Racquet
<p>The private membership Lakewood Racquet Club is located at 5820 112th Street SW. The 10 acre site has 4 indoor and 6 outdoor tennis courts, 3 championship indoor racquetball courts, a heated outdoor recreation swimming pool, physical conditioning facilities, picnic grounds and barbeques, and full indoor kitchen facilities that are available for a membership fee.</p>	
15	Oakbrook Swim & Tennis Club (OSTC)
<p>The private membership Oakbrook Swim & Tennis Club is located at 7723 Emerald Drive SW near Oakbrook Elementary School. Club facilities include 2 outdoor pools - a main pool with a diving board and 4 feet depth at the shallow end, and a wading pool for children 5 years of age and under, and 2 outdoor tennis courts.</p>	
16	Oakbrook Pool on Ruby
<p>The private membership Oakbrook Pool on Ruby is located at 7701 Ruby Drive SW in north Lakewood. Club facilities include a large competitive outdoor pool for recreation, lessons, and swim meets, and 3 tennis courts.</p>	
17	Tillicum Youth & Family Center
<p>This religious community center is located at 14511 West Thorne Lane SW south of American Lake in south Lakewood. The center houses a cluster of class and conference rooms available for church membership use.</p>	
18	Tillicum/American Lake Gardens Community Services Center
<p>This community center is located at 14916 Washington Avenue SW south of American Lake in south Lakewood. The center has a cluster of class and meeting rooms housing a food bank,</p>	

clothing exchange, provides WIC services, and recreation activities with seniors like bingo and cards.

C.5 Public and private golf courses

Various public and private entities have developed extensive golf and country club holdings in the city. Some of these facilities are available for public use for a membership, use fee, or special arrangement.

1 Fort Steilacoom Golf Course

This Pierce County owned and operated public golf course is located at 8200 87th Avenue SW north of Western State Hospital. The 34-par, 2,520-yard, 9-hole intermediate length golf course is available for beginning and experienced golfers. Amenities include club rentals, a snack bar, practice area and full-service pro shop. Tee times are required.

2 Oakbrook Golf & Country Club

This private golf course is located at 8102 Zircon Drive SW in north Lakewood surrounded by residential development. The 71-par, 6,658-yard, 18-hole golf course includes a putting green and clubhouse with cigar lounge.

3 Tacoma Country & Golf Club

This private golf course and country club is located at 13204 Country Club Drive SW on the east shore of American Lake. The oldest private course west of the Mississippi River, the par 72, 6,686-yard, 18-hole facility provides a bunkered chipping green, 10,000 square-foot putting green, and a 110-yard practice hole with bunkers and a regulation green. The sizable driving range lets members practice on turf all year round. Amenities include a clubhouse, restaurant, bar, banquet room, outdoor swimming pool, and 2 tennis courts.

4 Meadow Park Golf Course

This public Metro Parks Tacoma golf course is located at 7108 Lakewood Drive West just north of Lakewood city limits. The facility includes a 71-par, 6,145-yard, 18-hole championship course and a 30-par, 1,600-yard, 9-hole course, 35-station covered driving range, putting and chipping greens, pro shop, and restaurant.

5 American Lake Veterans Golf Course

This private non-equity golf course is located at 9600 Veterans Drive SW north of American Lake and adjacent to the Veterans Hospital. The 18-hole American Lake course includes putting green, covered driving range, golf simulator, pro shop, and clubhouse.

C.6 Private land ownership

Various private and nonprofit entities own land in Lakewood. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner's primary use of the land and if Lakewood can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

Private lands do not need to be acquired, however, to be usable for a variety of park, recreation, and open space purposes, especially as trailheads or trail corridors, picnic or scenic overlook sites.

Private and public uses can be compatible if the private landowner's interests are properly accounted for and suitable public/private agreements can be made concerning facility development, operation and maintenance costs.

C.7 Private utility ownership

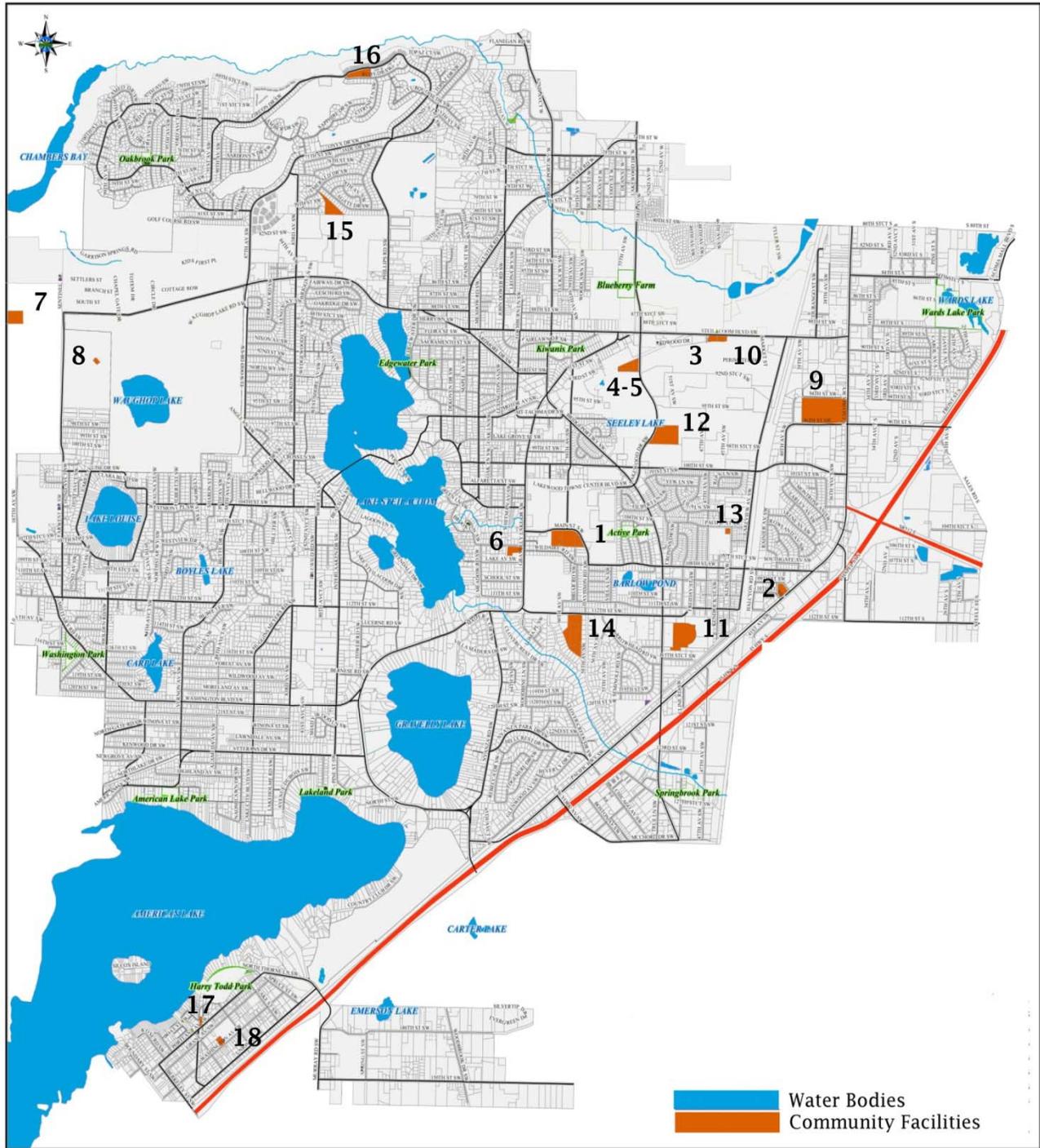
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C.8 Conclusions

- **Strategically important sites** - are owned or controlled by nonprofit facility operators, private landowners, and private commercial operators with most kinds of physical and socially valuable park, recreational, and open space characteristic.
- **A valuable park, recreation, and open space system includes lands that may not be suitable for built uses** - and developed recreational facilities, but which can provide unique preserves, habitats, cultural, and historical associations. These combined social and physical attributes provide a balanced dimension to the park and recreation experience.
- **A quality park and recreation system does not have to be implemented strictly by public monies or purchase** - but by the creative interplay of public and private market resources using a variety of techniques including leases, easements, tax incentives, design and development innovations, and enlightened

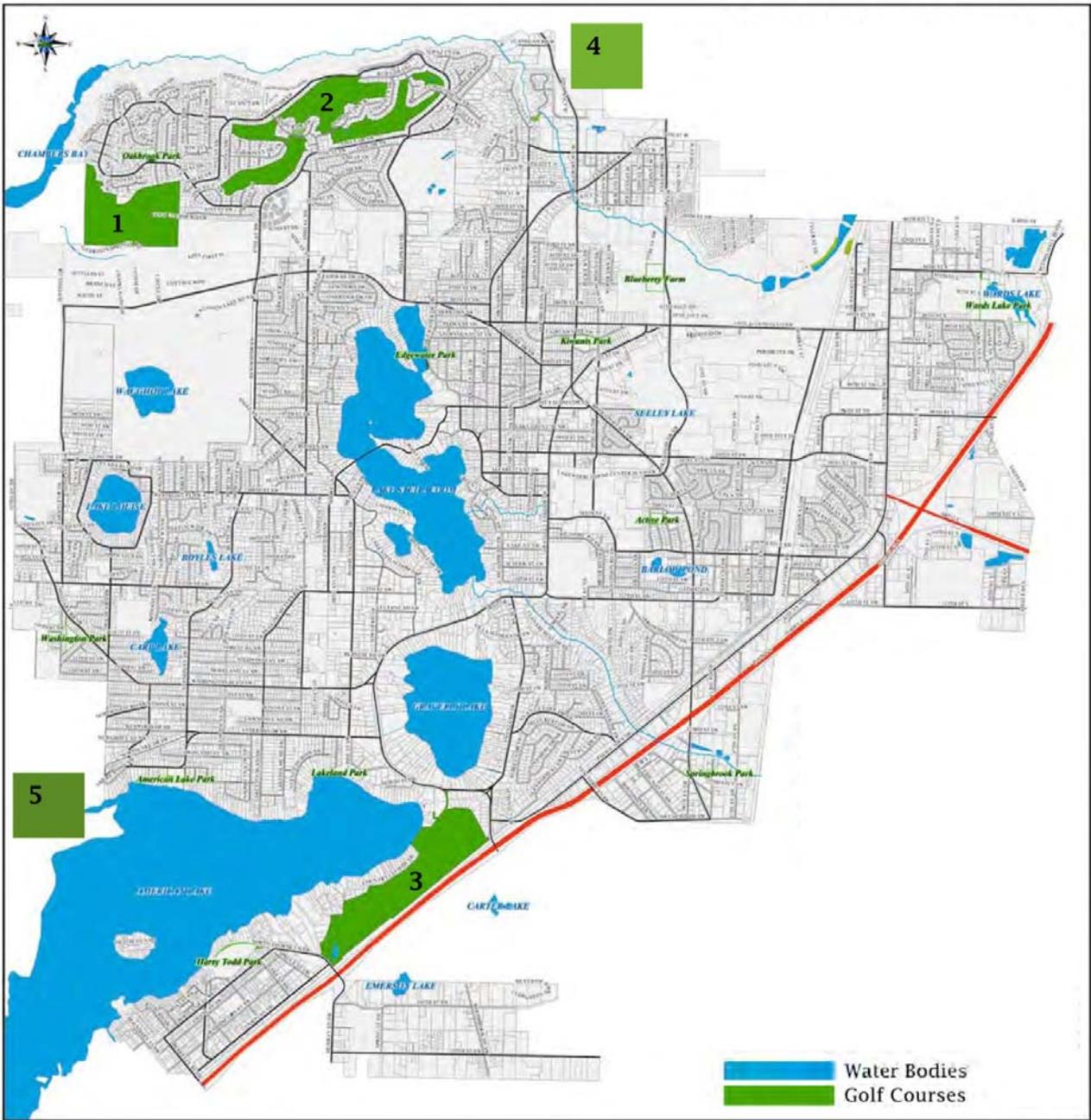
private property interests. Future parks, recreation, and open space acquisition strategies may use traditional purchase options as well as cost effective alternatives.

- **Nonprofit, private, commercial, and other recreational lands or facilities should be identified in the Legacy Plan** - in the event they should cease operations and/or become available on the market for possible public or joint venture use.



Community facilities

- | | | |
|----------------------------------|------------------------------------|-------------------------------|
| 1 Lakewood City Hall | 7 Pierce County Steilacoom Library | 13 Lakewood Boys & Girls Club |
| 2 Lakewood Fire Station#20 | 8 Pierce College Health Ed Center | 14 Lakewood Tennis & Racquet |
| 3 Lakewood Fire Station #21 | 9 Pierce Transit Training Center | 15 Oakbrook Pool & Tennis |
| 4 Senior Activity Center | 10 McGavick Conference Center | 16 Oakbrook Pool on Ruby |
| 5 Lakewood Community Center | 11 St Clare Hospital Conference | 17 Youth for Christ Cmty Cntr |
| 6 Pierce County Lakewood Library | 12 Lakewood YMCA | 18 Tillicum/AL Community Cntr |



Golf Courses

- 1 Fort Steilacoom Golf Course
- 2 Oakbrook Golf & Country Club

- 3 Tacoma Country & Golf Club
- 4 Meadow Park Golf Course

- 5 VA Golf Course