

# Tales from Lakewood, WA

Land use, economic issues, public engagement, and financial realities for a young city.

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Recently, through the State Legislature's actions, the GMA and related land use and planning laws in Washington have become increasingly focused on addressing past racially-based wrongs and looking to prepare for the future's climate changes and housing needs.

***But . . .***

- how does a local government react to these new responsibilities - as well as other existing land use planning requirements - when it is limited in size, resources, and even control over utilities?
- How does a city that incorporated after land uses were built out within its borders handle:
  - realizing the community vision crafted by those who voted to become a city
  - opening new communication and involvement opportunities with historically marginalized and underrepresented residents?

This session will explore ideas, successes and failures to date, and developing a vision for the future in Lakewood's short life as a City.



## WA Municipal Incorporations 1983-2023

16 total – 0 since 2003 (there have been failed incorporation votes)

1 Snohomish Co.; 10 King Co.; 3 Pierce Co.; 2 Spokane Co.

County Name	City Name	Original Ordinance	Area (Acres)	Effective Date	2023 Est. Total Population	2023 Household Population	Group Quarter Population	2023 Total Housing Units	2023 Occupied Housing Units
Snohomish	Mill Creek	INCORPORATED	1,229.00	09/30/83	3,355	3,355	0	1,528	1,376
King	Federal Way	INCORP 14	12,736.00	02/28/90	57,849	57,849	0	26,800	24,072
King	SeaTac	INCORP 90-55	8,000.00	02/28/90	23,812	23,812	0	10,098	9,582
King	Burien	10236	4,390.40	02/28/93	27,610	27,250	360	12,454	11,895
King	Woodinville	10306	3,904.00	03/31/93	8,800	8,800	0	3,427	3,189
King	Newcastle	RES. 27	2,759.68	09/30/94	7,751	7,751	0	3,163	3,032
King	Shoreline	Res. 27	7,689.00	08/31/95	48,600	47,128	1,472	19,360	18,999
Pierce	University Place	Res. 23	5,030.00	08/31/95	30,500	30,409	91	12,828	12,203
Pierce	Edgewood	Res. 95-15	5,696.00	02/28/96	10,500	10,500	0	3,857	3,782
Pierce	Lakewood	Res. 95-10	12,800.00	02/28/96	65,200	63,227	1,973	27,169	25,543
King	Covington	Res. 4-97	3,944.50	08/31/97	12,500	12,500	0	4,043	3,925
King	Maple Valley	Res. R-97-11	3,566.00	08/31/97	10,556	10,556	0	3,644	3,517
King	Kenmore	Res 98-009	3,904.00	08/31/98	16,874	16,827	47	7,001	6,496
King	Sammamish	Res. R99-12	13,556.00	08/31/99	29,400	29,384	16	10,042	9,680
Spokane	Liberty Lake	Res. 01-010	2,560.00	08/31/01	3,654	3,654	0	1,423	1,335
Spokane	Spokane Valley	Res. 02-08	24,458.00	03/31/03	80,708	79,677	1,031	34,386	32,318

## 2023 Legislation expanding qualifying incorporation population:

From July 23, 2023 to June 30, 2028, an area within 5 air miles of a city of 15,000 or more may incorporate if it has at least 1,500 inhabitants.

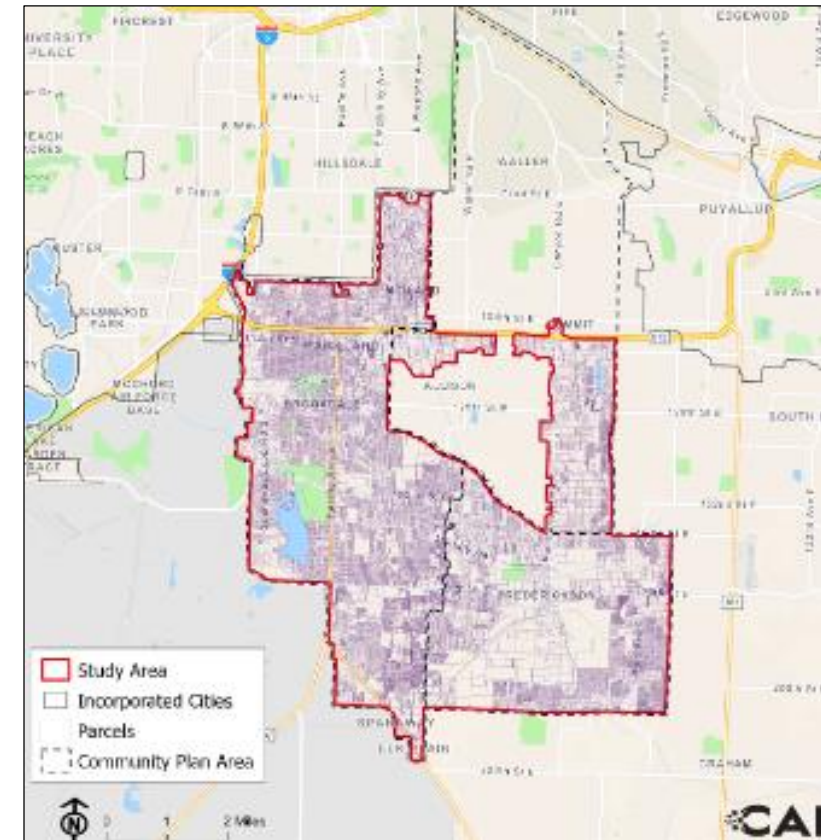
Beginning June 30, 2028, 3,000 inhabitants will be required in order for such an area to incorporate. See [HB 1620](#).

### Possible new City in Pierce County as analyzed by WA Department of Commerce in 2022 – assumes external utility services vs. municipal utility acquisition/formation.

“If the Study Area were to incorporate, it is assumed that existing service providers would continue to provide the following services:

- Fire and EMS
- **All utility services**
- Public transit
- Schools
- Libraries

**Assumption re Utilities =  
more complex land use planning from the start**



Lakewood is a 27-year old City in Pierce County that does not own its sewer, water, or power utilities. Incorporation occurred after over 100 years of western development under very general land use regulation.

In March of 1995, citizens voted to incorporate Lakewood by a 60% majority.

Lakewood is bisected by I-5 and its land use options are limited due to the adjacent locations of Joint Base Lewis-McChord, Camp Murray, Steilacoom, and University Place.

**Partnerships are fundamental to the success Lakewood has seen to date and will see in the future.** Tribal, federal, state, and regional government and agency partnerships as well as non-profit and charitable partnerships have become the backbone of the City's operations and planning.



# Prioritized Actions Emerging from 1999 Lakewood Visioning

Action Area	Prioritized Actions
<p style="text-align: center;"><b>Capital Facilities</b></p>	<ul style="list-style-type: none"> <li>• Acquire land base for civic functions</li> <li>• Build a <b>Civic Center</b></li> <li>• <b>Conduct capital facilities planning</b></li> </ul>
<p style="text-align: center;"><b>Economic Base</b></p>	<ul style="list-style-type: none"> <li>• Make Lakewood ‘Lakewood’ – <b>more grass, trees, and water</b></li> <li>• Create a broad economic base through a variety of creative tools</li> </ul>
<p style="text-align: center;"><b>Environment</b></p>	<ul style="list-style-type: none"> <li>• Cleanse stormwater entering lakes</li> <li>• Protect and make accessible the lakes and woods</li> </ul>
<p style="text-align: center;"><b>Government</b></p>	<ul style="list-style-type: none"> <li>• Monitor <b>implementation of zoning code</b></li> <li>• Amend the zoning process where necessary</li> <li>• <b>Formalize dealing with military bases</b></li> <li>• Complete the conversion of <b>police services</b> from County contract</li> <li>• Engage the diverse populations in conversations around what is needed in their neighborhoods in order to improve their health and overall livability.</li> </ul>
<p style="text-align: center;"><b>Human Services</b></p>	<ul style="list-style-type: none"> <li>• Promote youth services</li> <li>• Promote neighborhood interaction</li> </ul>

## Prioritized Actions Emerging from 1999 Lakewood Visioning

Action Area	Prioritized Actions
Land Use – Residential	<ul style="list-style-type: none"> <li>• <b>Maintain character of single-family detached neighbourhoods</b></li> <li>• Promote compact urban center well served by <b>public services</b></li> </ul>
Land Use – Commercial	<ul style="list-style-type: none"> <li>• Encourage <b>quality design</b> in commercial construction</li> </ul>
Land Use – Amenities	<ul style="list-style-type: none"> <li>• Emphasize open space and preservation of wildlife habitat</li> <li>• Preserve natural area within Ft. Steilacoom Park</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• <b>Upgrade streets</b> with sidewalks and landscaping</li> <li>• Add <b>bicycle trails/lanes</b>, especially between residential areas and parks</li> <li>• Continue to pursue development of Sound Transit station</li> <li>• Seek funding for 512/100th intersection</li> </ul>
Urban Design	<ul style="list-style-type: none"> <li>• Encourage more pleasant human environment around development</li> <li>• Encourage contemporary design in redevelopment</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>• Extend <b>sewers</b> to Tillicum &amp; American Lake Gardens</li> <li>• Pursue undergrounding of above-ground <b>utilities</b> city-wide at appropriate level</li> </ul>

## Immediate benefits of Lakewood Incorporation

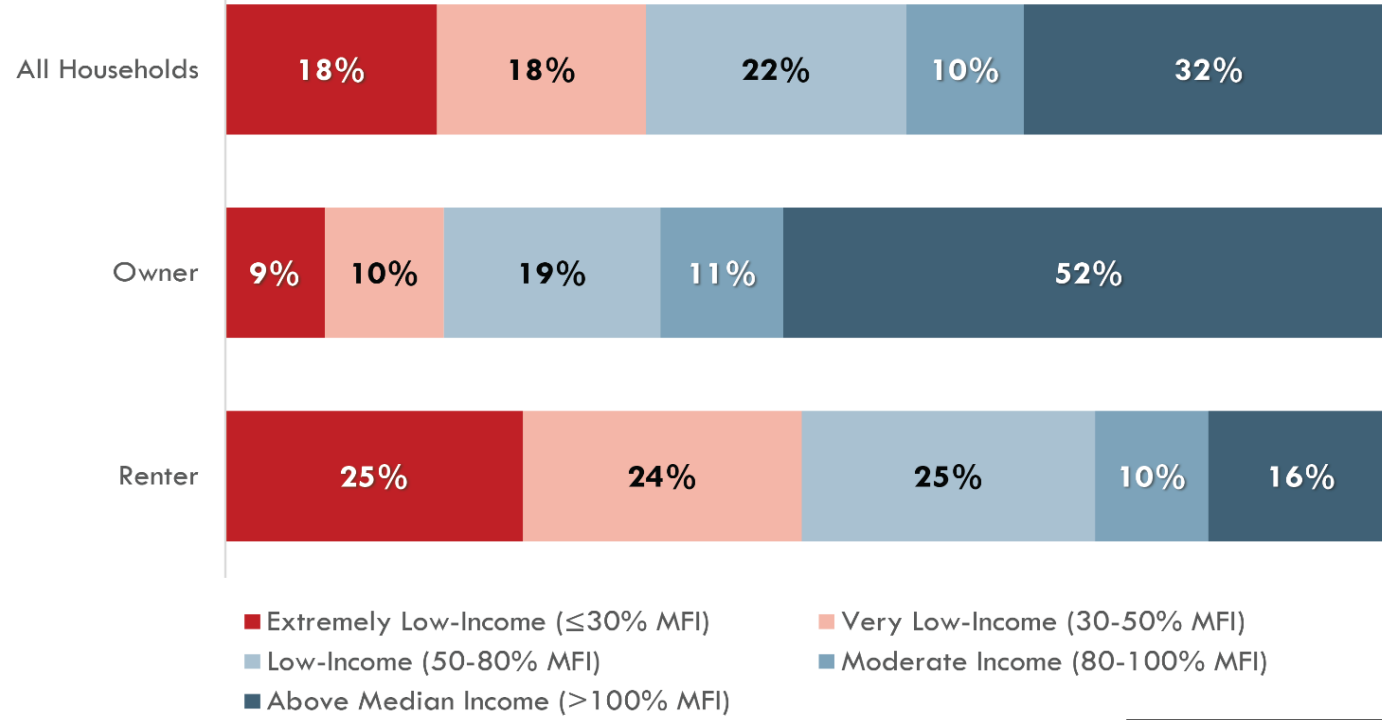
- Infrastructure Improvements
- Local Taxes used Locally
- Government is close by
- Public safety & crime reduction
- Park space preserved
- Single Family Housing Focus

Lakewood is well on the way to meeting many of the city service goals that respondents to the three surveys rated as important. A recent editorial in the *Lakewood Journal* chronicles the changes that are attributable to Lakewood's first years. The following is editor Tim Connelly's list of improvements that have resulted from Lakewood's incorporation:

1. Taxes have been reduced.
2. Tax funds collected in Lakewood can no longer be used by Pierce County to support programs and services in other areas of the county.
3. Citizens needing a permit, or wishing to enter a complaint, can do so without having to drive to downtown Tacoma.
4. A moratorium on the building of more apartment complexes in Lakewood has halted a trend, which resulted in rental housing accounting for 52% of the housing stock prior to incorporation.
5. Since incorporation, contractors have been required to install curbs, gutters and sidewalks around new construction.
6. The several hundred streetlights have been installed.
7. A beautification effort has resulted in removal of a large number of junk cars from vacant lots and residential properties.
8. The recent efforts are closing down strip joints and controlling drug dealing and prostitution that were out of control prior to incorporation.
9. A precinct was added in Lakewood and the number of patrol officers increased.
10. City action has maintained open space in the city for parks. (Connelly, 1998, p. 6)

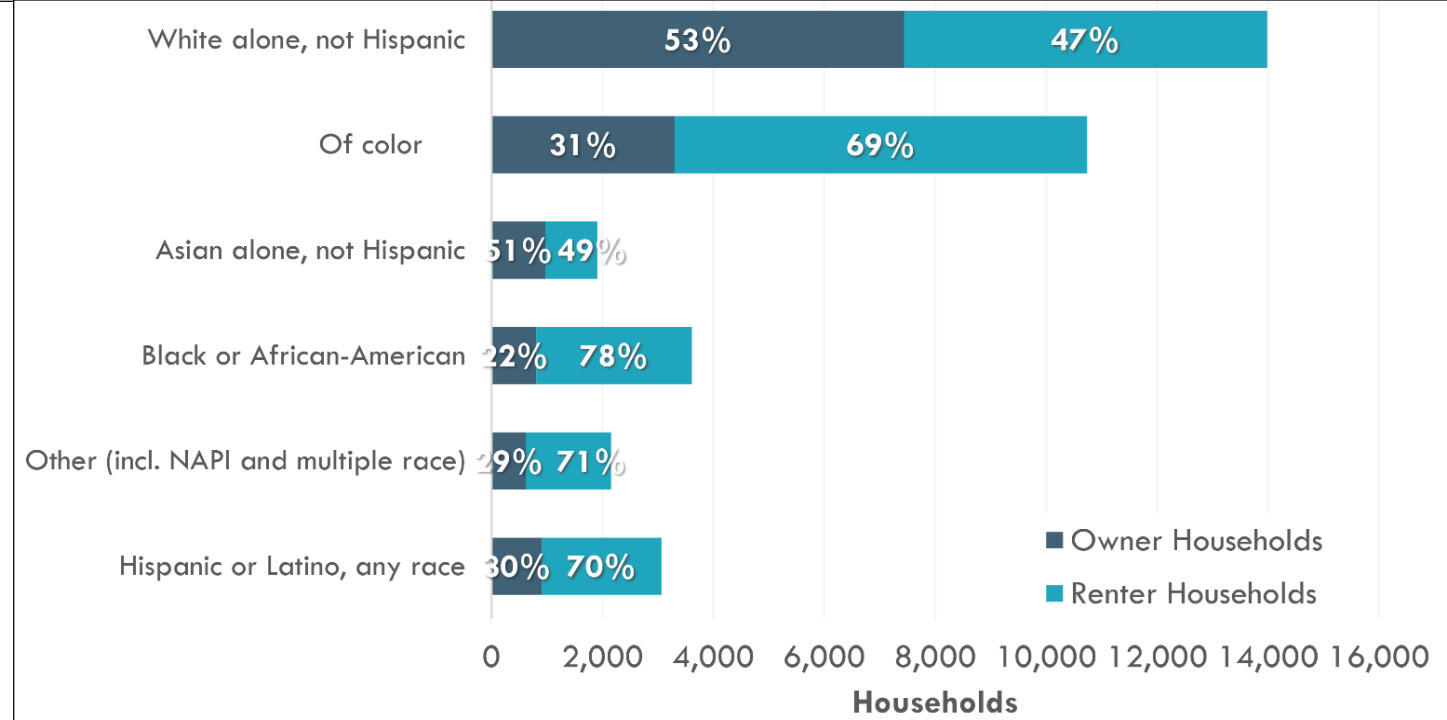
Source: "Seeking Community in New Suburban Cities: How Lakewood, Washington Residents Define Community", Carol Ann Owens, Dissertation, Seattle University, 1999.

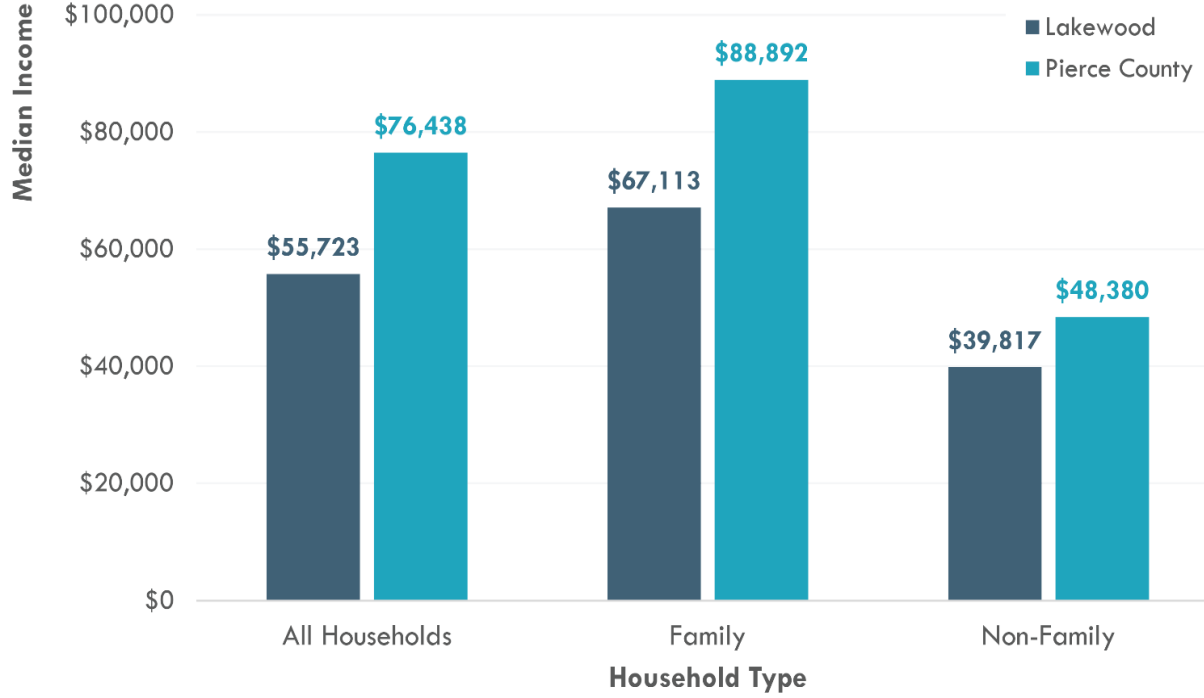




## 2023 Lakewood Household Demographics

- 2020 Census: 63,612 population
- More renters than homeowners
- Majority BIPOC Population
- Black/African-American have highest racial disparity in income and housing



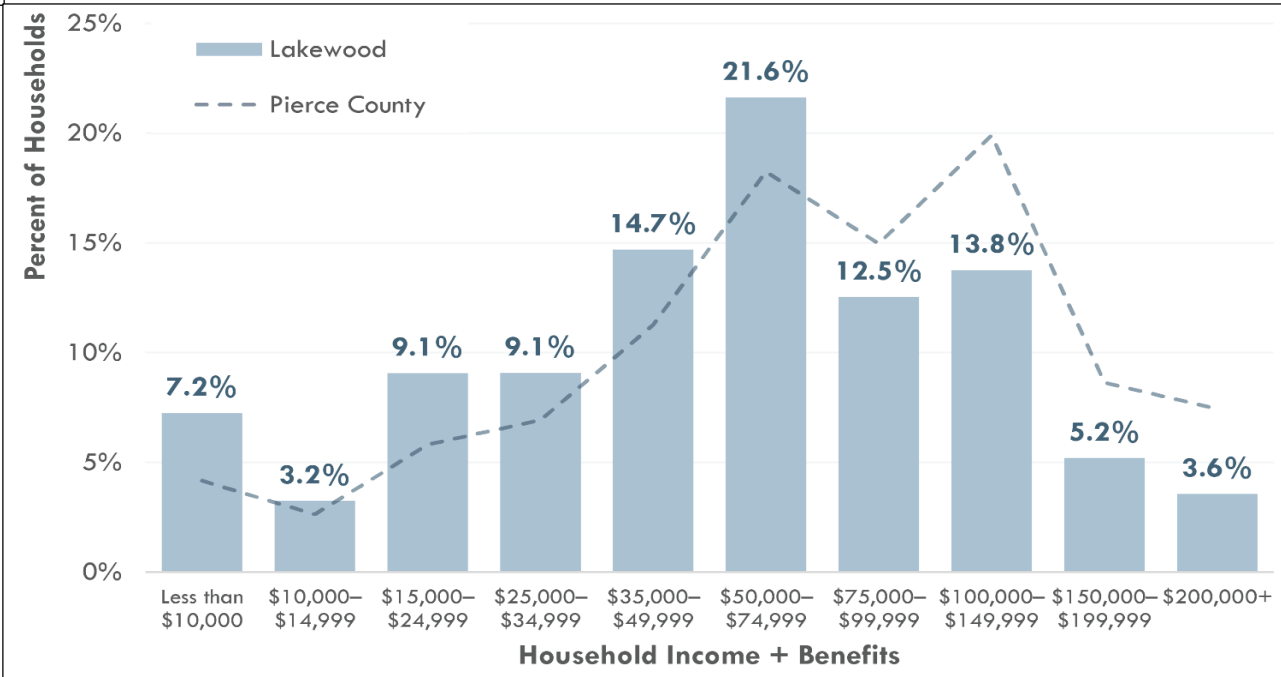


## 2023 Lakewood Household Economics

~20% below Countywide AMI overall

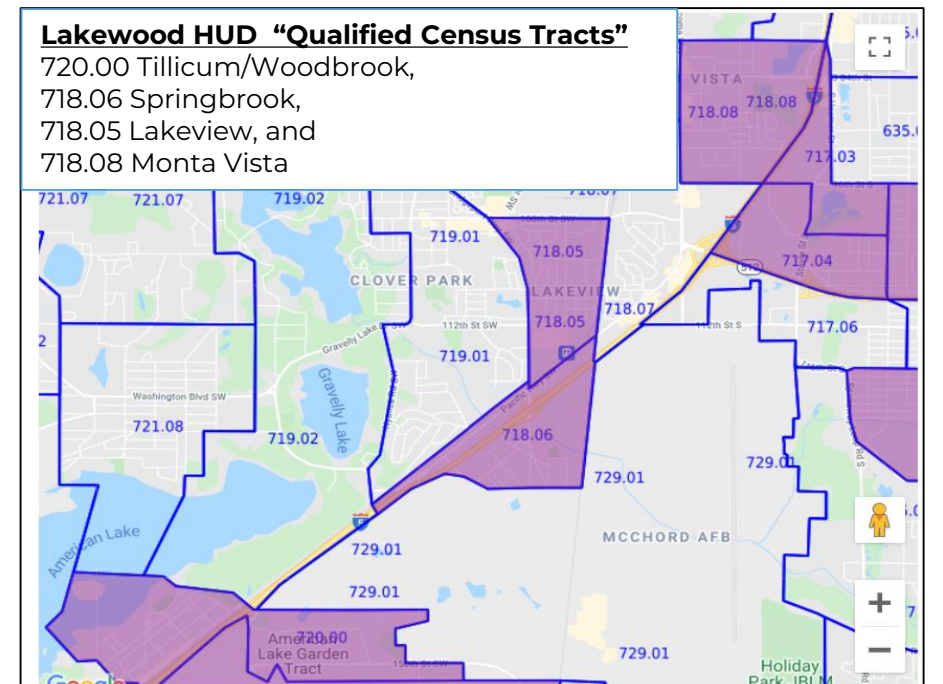
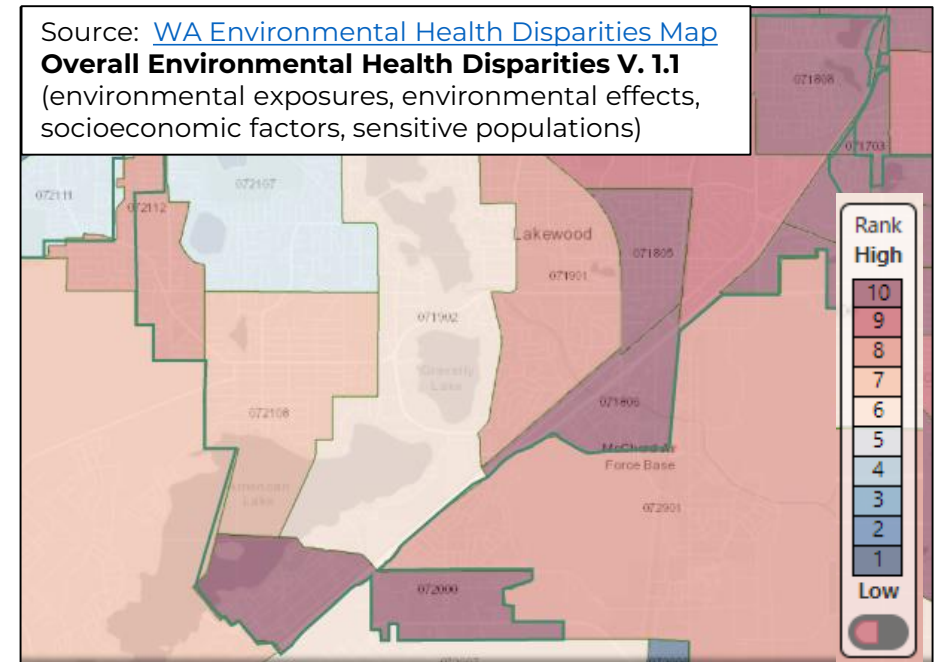
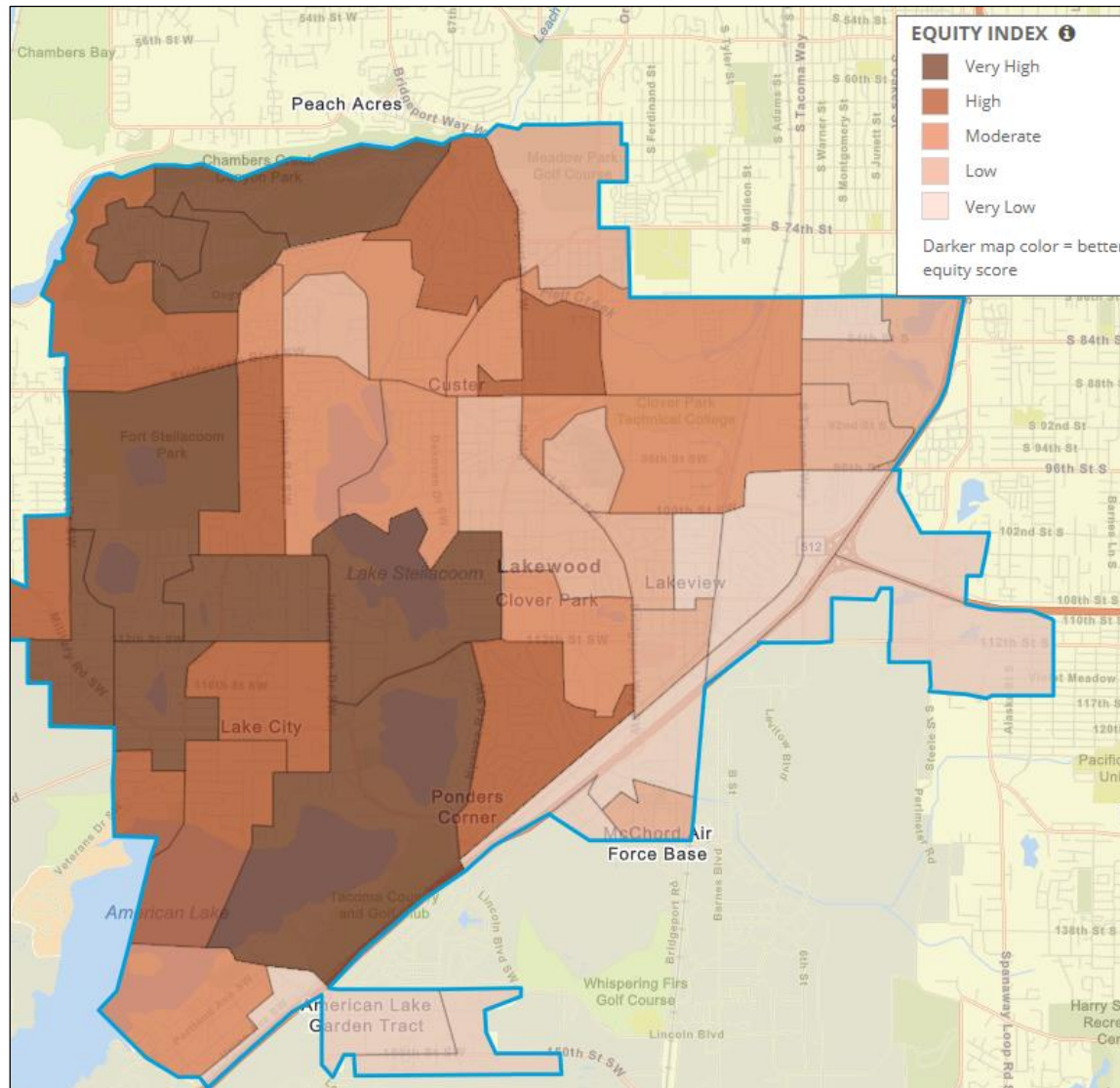
“Barbell” community:

- 43.3% of HH incomes below \$50,000/yr
- 35.1% of HH incomes above \$75,000/yr
- 8.8% of HH incomes above \$150,000/yr



Tillicum Woodbrook, Lakeview, Springbrook are City areas with:

- WA Environmental Health Disparities High Scores
- Low/Very Low Equity Index Scores
- HUD-Qualified Census Tract ID

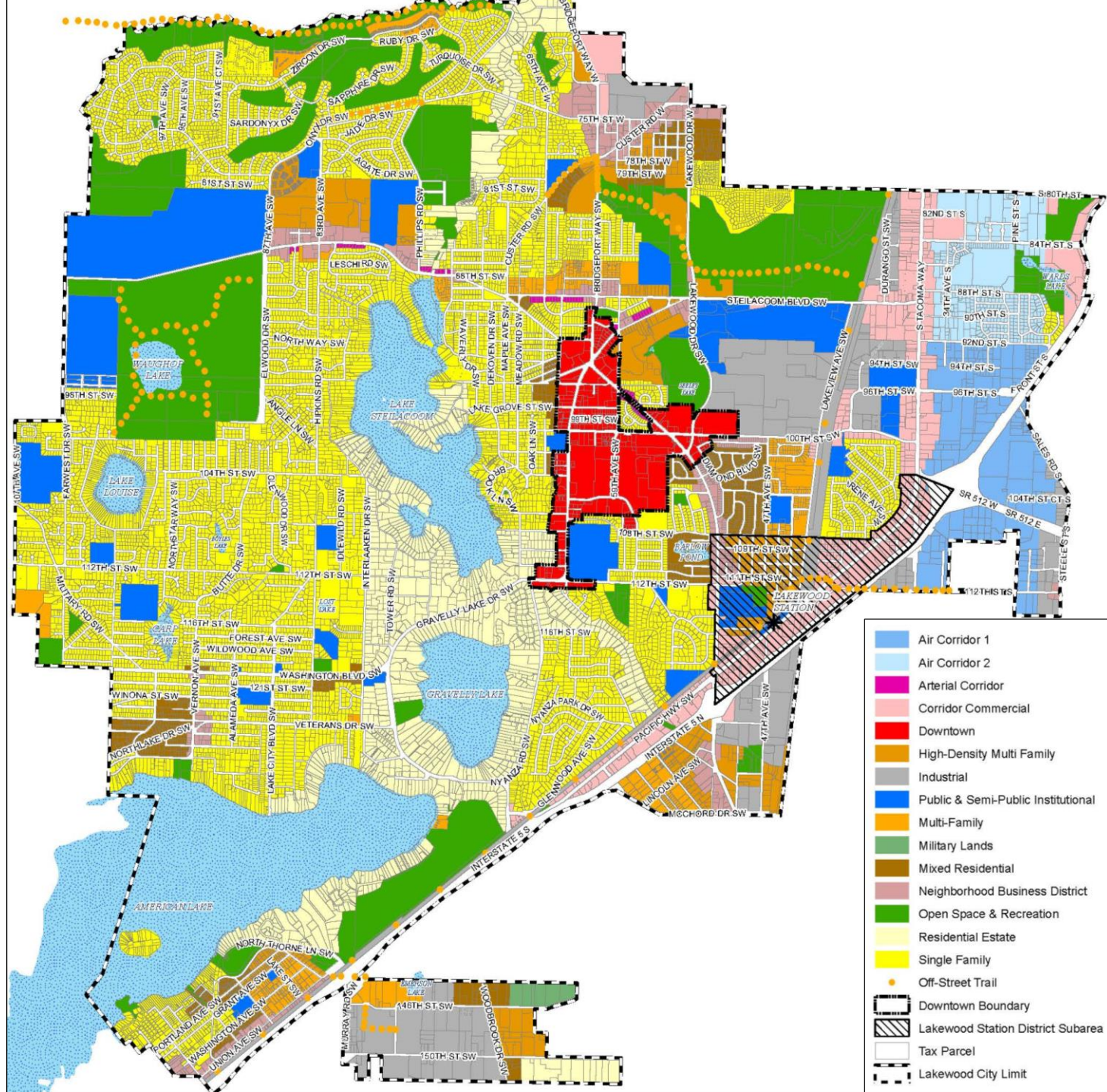


# 2023 Lakewood Future Land Use (Pre-1220, 1110, 1337 Implementation\*)

## Acreage share

Residential*:	50.1%
Parks/Open Space:	21.1%
Commercial Zones:	7.3%
Downtown/Urban Center:	2.7%
Industrial Zones:	6.3%
Public Institutional:	6.3%
Military-Related:	5.5%

\*2021 Buildable Lands Report:  
80% of 20-year housing capacity is in MF zoning/uses

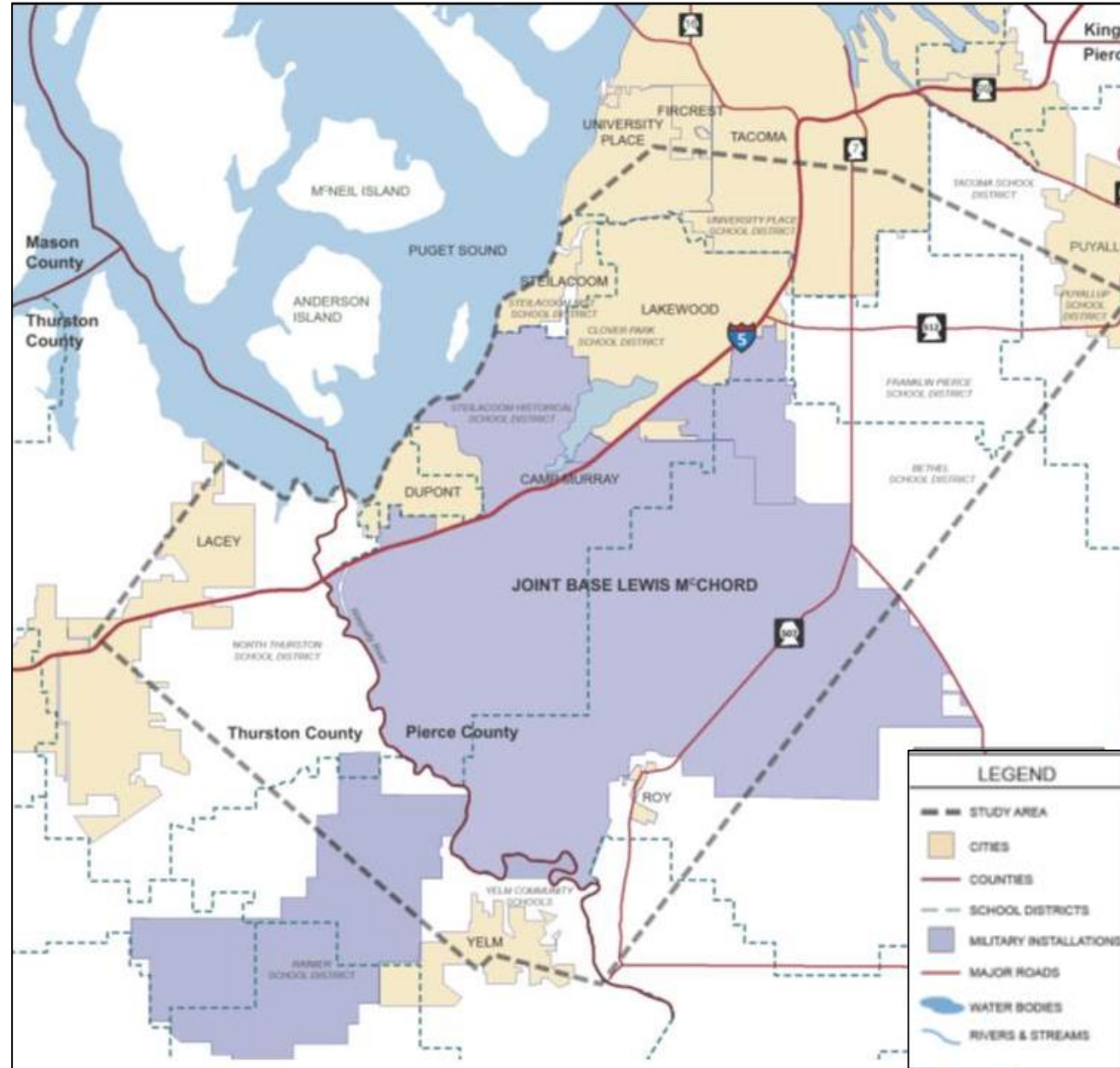


## **Partnerships with and for the military**



## Military Presence in and near Lakewood: Joint Base Lewis McChord

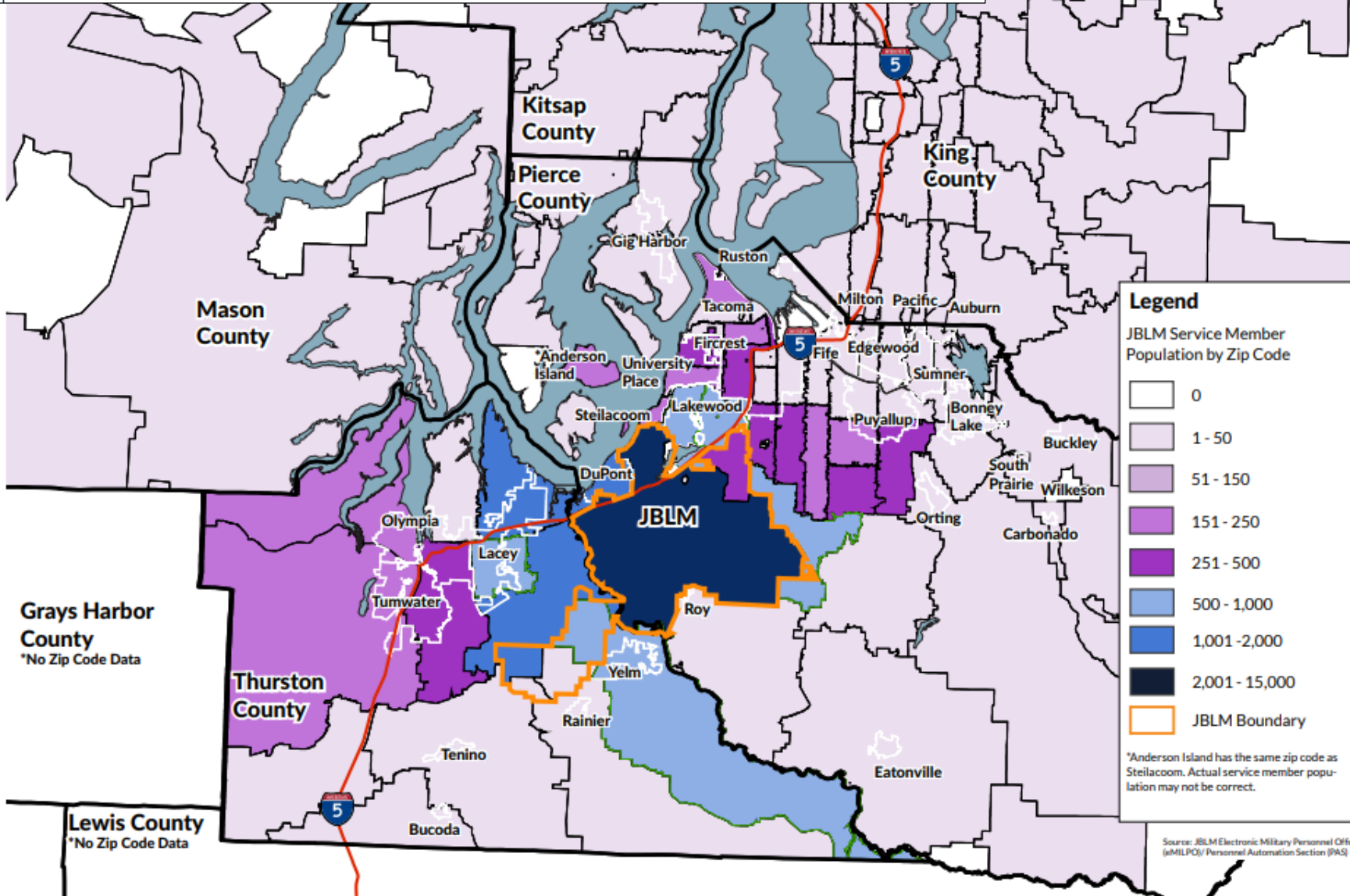
- ~54,000 military-affiliated population now
- ~2,800 more active duty by 2025
- 71% of the active duty force and 87% of the JBLM workforce live off-base in JBLM's surrounding communities
- ~9,000 new service members, ~9,000 leaving service members annually
- Military compatibility work and partnerships with JBLM since incorporation
- Proximity to JBLM affects housing, social services, capital and utility needs



# SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP

Date: 2022-03-14

2021 JBLM Service Member Population Heat Map by Zip Code



## Example: Local Government and Military Partnership:

Until VISION 2050, PSRC planning did not recognize JBLM as an entity that affected local land use and housing planning.

Lakewood advocated along with partners in Pierce, Kitsap, and Snohomish Counties to update PSRC policies and transportation funding to recognize impacts of military installations on surrounding communities while also adding military compatibility support to [VISION 2050](#) (see MPP-RC-5 and MPP-RC-6; MPP-DP 49; MPP-Ec-2 and MPP-Ec-5. See also RC-Action-5, RC-Action-7, and En-Action-1.)

## Example: 2023 Lakewood Development Code Amendment re Child Care Zoning

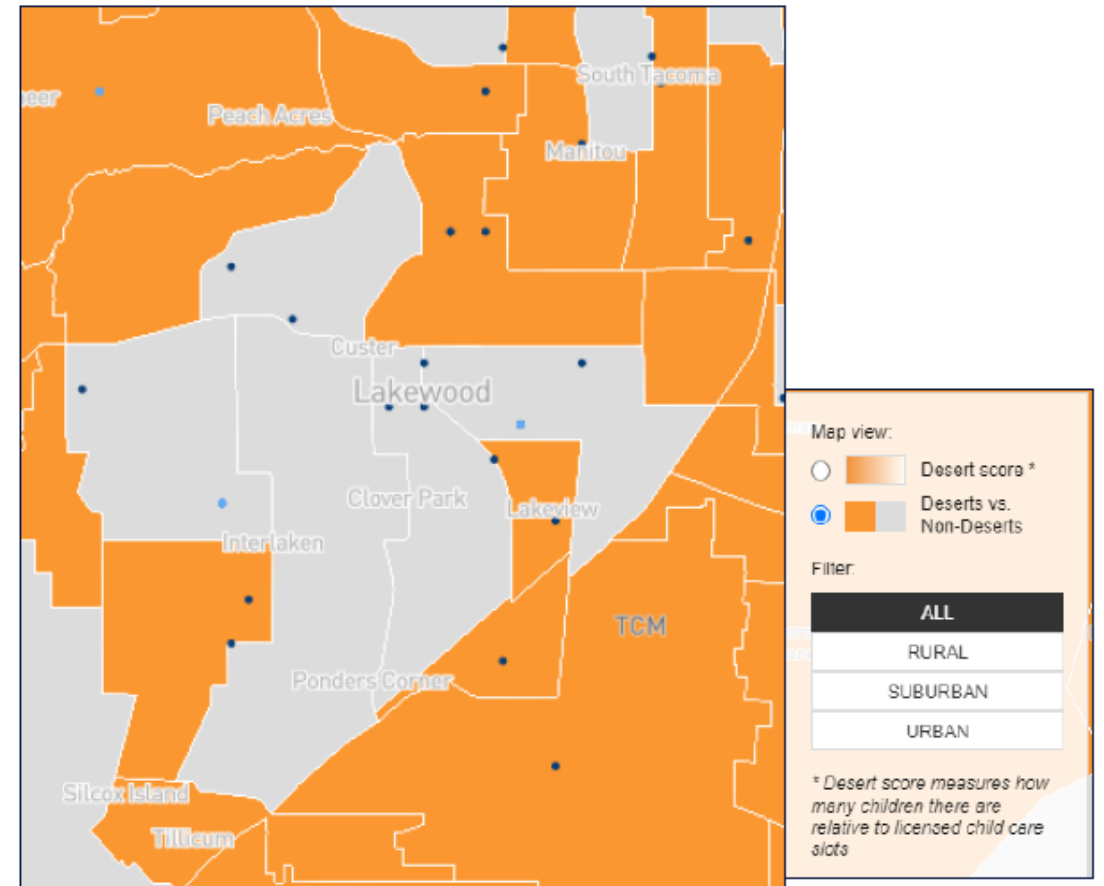
As proposed, commercial child care facilities would be allowed outright in the R1 – R4 , MF3, NC1, NC2, TOC, and CBD zones, and would be allowed through a conditional use permit in the ARC and C3 zones.

Altogether, this constitutes 52% of the City's acreage coverage and all land use zones besides the Mixed Residential 1 and 2; MultiFamily 1 and 2; military-related; public institutional; industrial; and open space zones.

## Amendment 11. Expanding Land Use Zones Allowing Child Care Facilities.

This amendment would allow commercial child care facilities in more of Lakewood's land use zones as well as change the use from conditional to permitted outright in certain zones that currently allow them. This is in response to the county- and citywide shortage of child care facilities and a priority by JBLM and SSMCP regarding the availability of affordable child care for military families and civilians alike.

Lakewood has child care deserts in its "outer" areas, including some of its poorest census tract areas (see map below.)



<https://childcaredeserts.org/2018/?state=WA&urbanicity=All&split=true>





**Work with multiple utilities and transit agencies to coordinate land use development and redevelopment.**

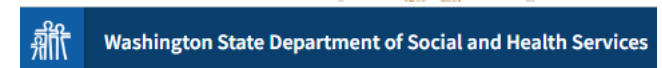
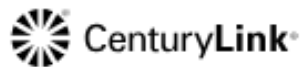
Recently incorporated cities and cities that do not own their utilities or infrastructure face different issues than long-standing, autonomous local governments.



# “Lakewood is not a full service city”



# City of Lakewood



## **“Lakewood is not a full service city”**

- Lakewood Water District provides water services;
- Pierce County Public Works and Utilities provide sewer services;
- Garbage and limited recycling is provided by Waste Connections under contract with the City;
- West Pierce Fire and Rescue (WPFR) provide fire protection and emergency medical services to the Lakewood community;
- Nisqually Corrections and Pierce County Sheriff’s Office provide jail services;
- Tacoma Power, Puget Sound Energy, and Lakeview Light and Power deliver electric services;
- Puget Sound Energy is the primary purveyor of natural gas services;
- Pierce Transit and Sound Transit supply public transportation services;
- The Pierce County Library System engages City residents through its library and reference services; and
- Clover Park School District No. 400 and Steilacoom Historical School District No. 1 provide educational programs for kindergarten through high school students.

## SEWER

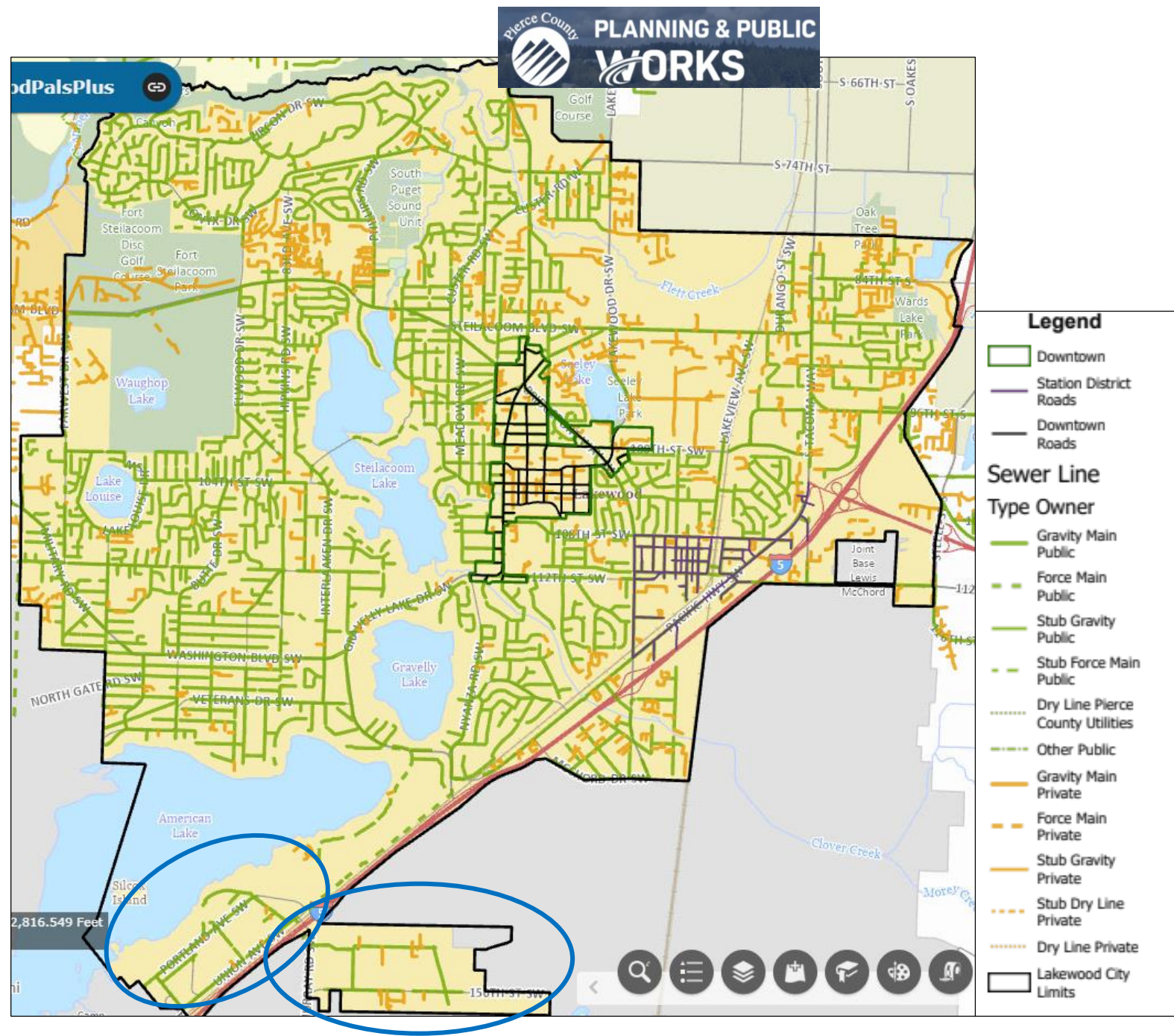
City Served by Pierce County Sewer Utility  
**Pre-1996:** Woodbrook and Tillicum lacked sewer systems.

**2009:** Sewer trunk lines installed in parts of both Woodbrook & Tillicum.

**2011:** Adoption of mandatory sewer connection code for the purpose of public safety & welfare. ([LMC Chapter 12.15](#))

**2023:** City continues to expand sewer into Tillicum, most recently funded with ARPA funds granted by Pierce County.

**2023+:** City engaging with Pierce County during Unified Sewer Plan update to ensure sewer capacity planned for growth targets and density patterns per HB 1110 and HB 1337



## **WATER**

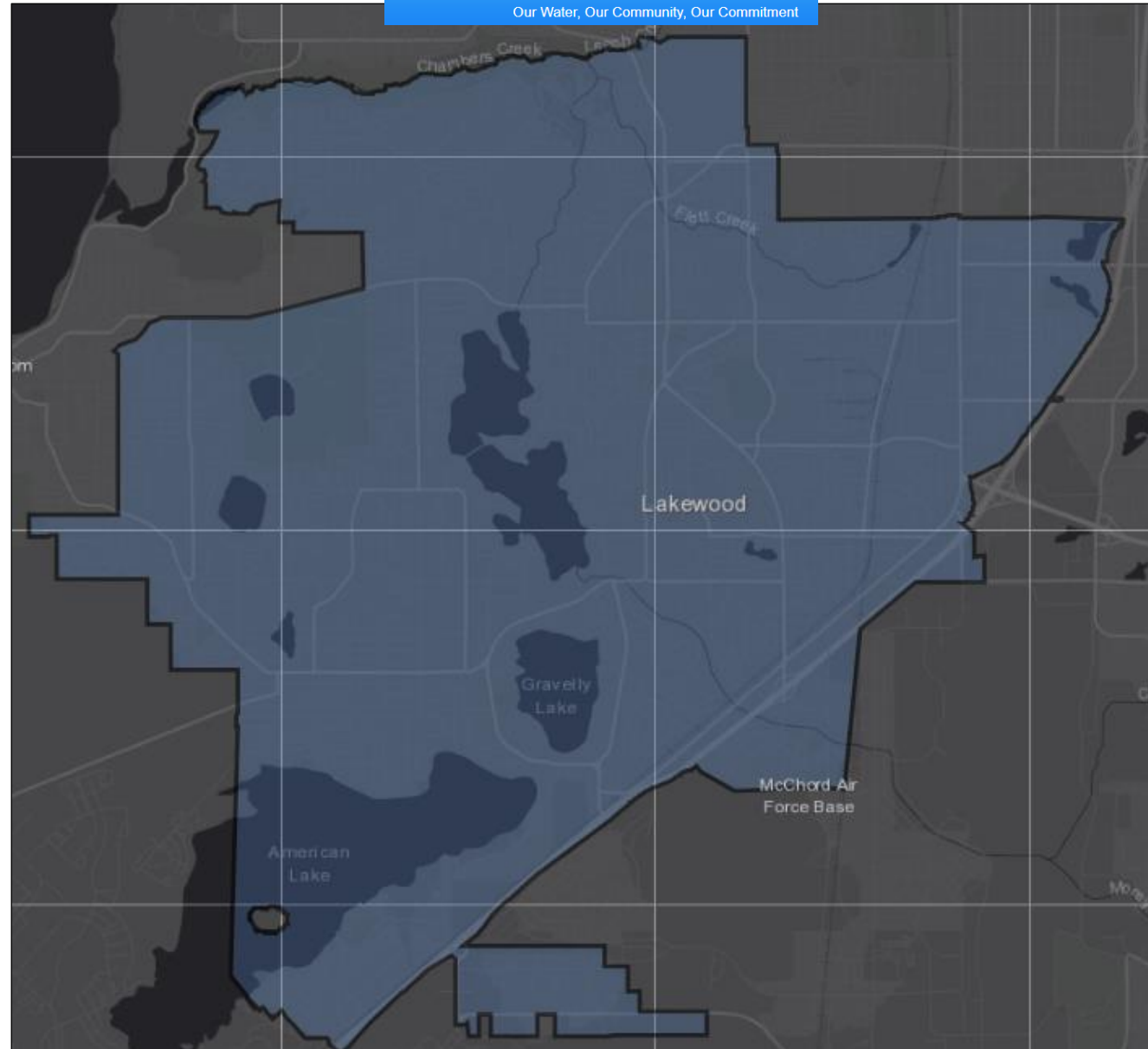
City mostly served by Lakewood Water District (LWD.) Minor portions of Lakewood are served by the Southeast Tacoma Mutual Water Company and the City of Tacoma.

### **2023:**

- 60,000+ retail customers in Lakewood
- LWD also serves 55,000 wholesale customers
- LWD has emergency interties with surrounding water companies including Tacoma Water, Parkland Light & Water, and Town of Steilacoom.

### **2023+:**

- Engaging LWD in 2024 Comprehensive Plan Periodic Update to share information re 2044 growth targets and required capacity for new housing patterns and density per HB 1110 and HB 1337.
- Working with LWD to create an incentives program that encourages retrofitting existing development district-wide with low-flow water fixtures.





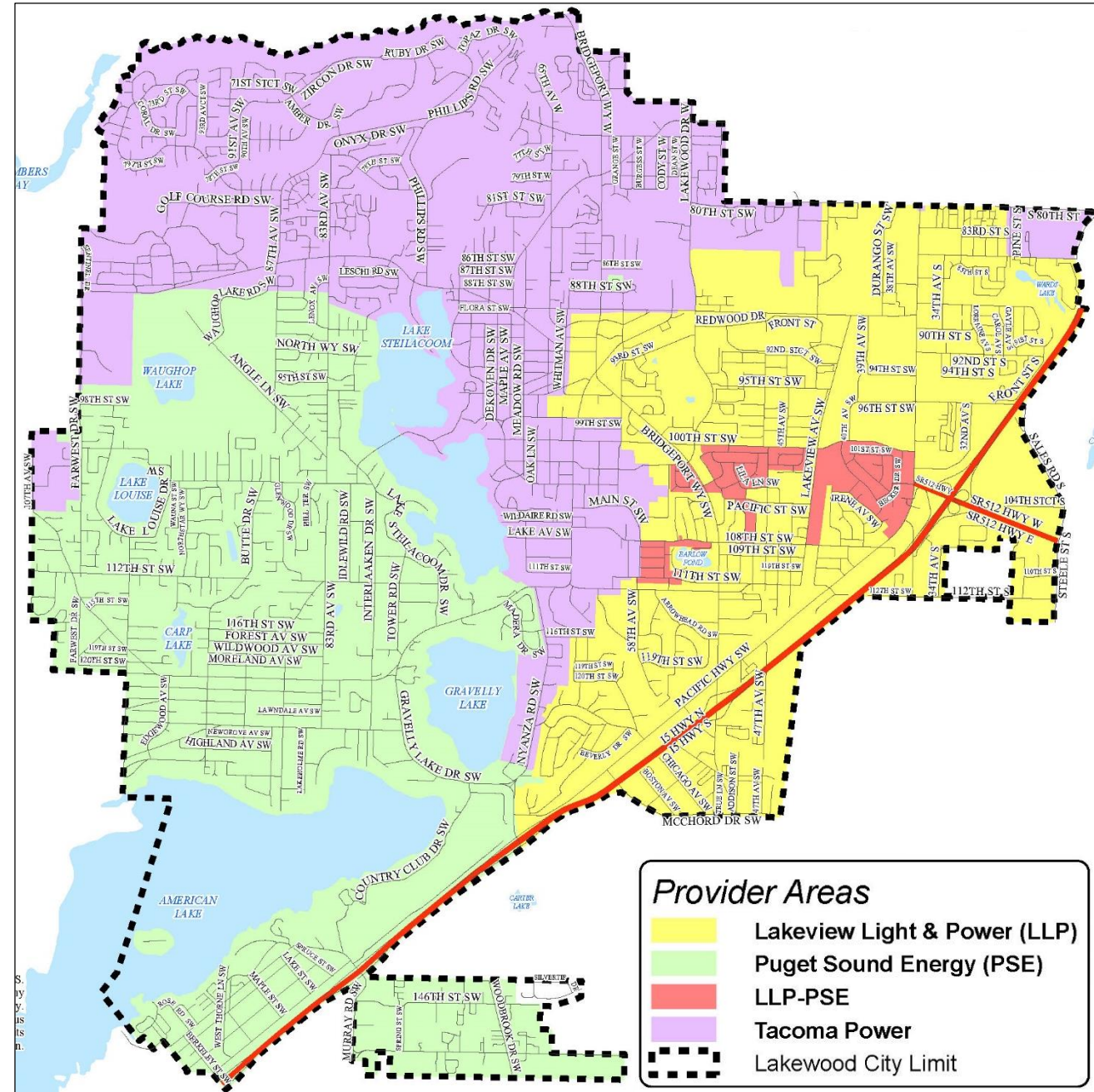
# POWER

City served by LL&P, PSE, and TPU:

- Lakeview Light and Power, a member-owned mutual cooperative;
- Puget Sound Energy, an investor-owned utility; and
- Tacoma Power, a public utility

**2023+:** City engaging power utilities in 2024 Comprehensive Plan Periodic Update to:

- share information re 2044 growth targets and required capacity for new housing patterns and density per HB 1110 and HB 1337;
- collaborate on climate change planning and resiliency; and
- collaborate on compliance with HB 1181.

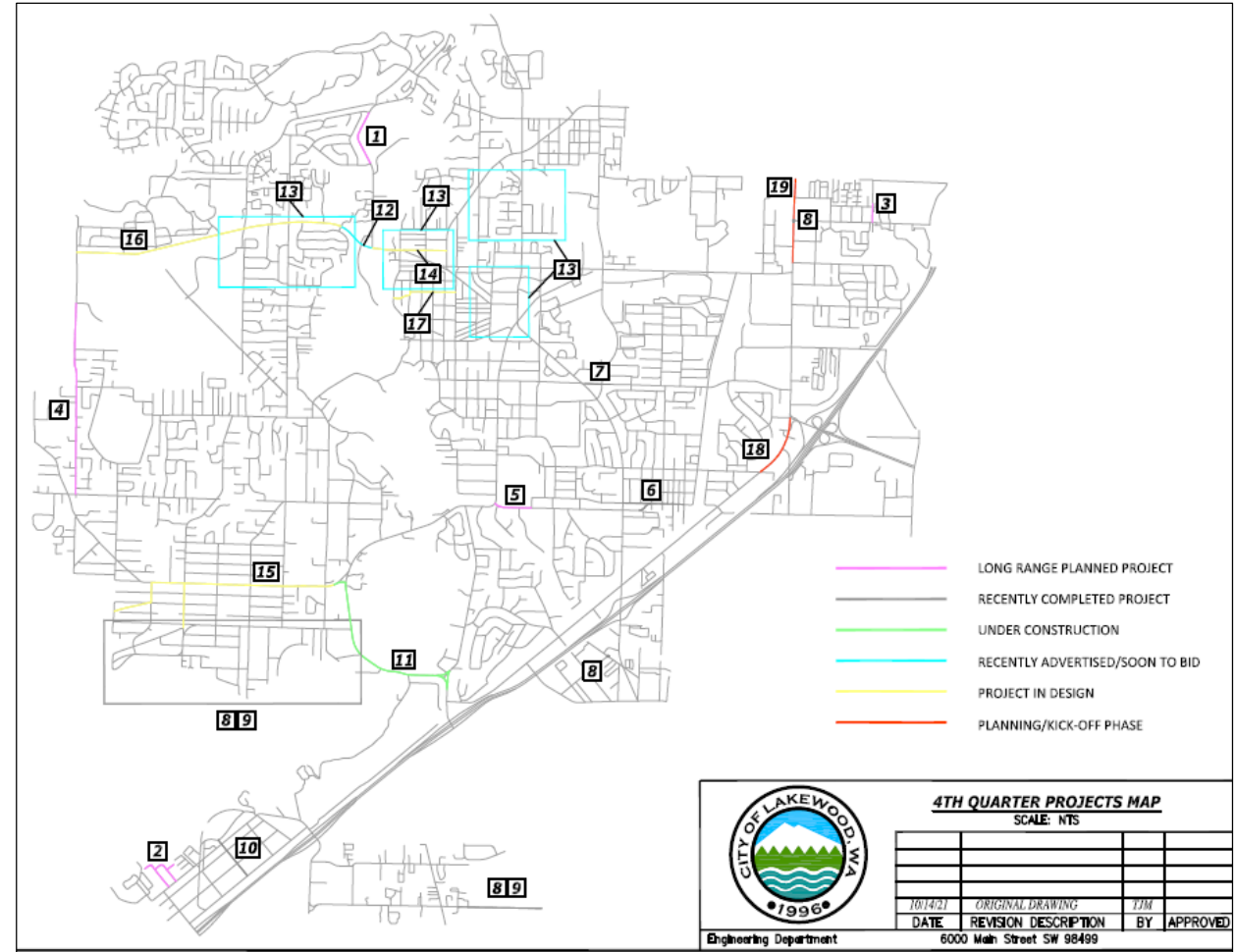


## REGULAR COORDINATION

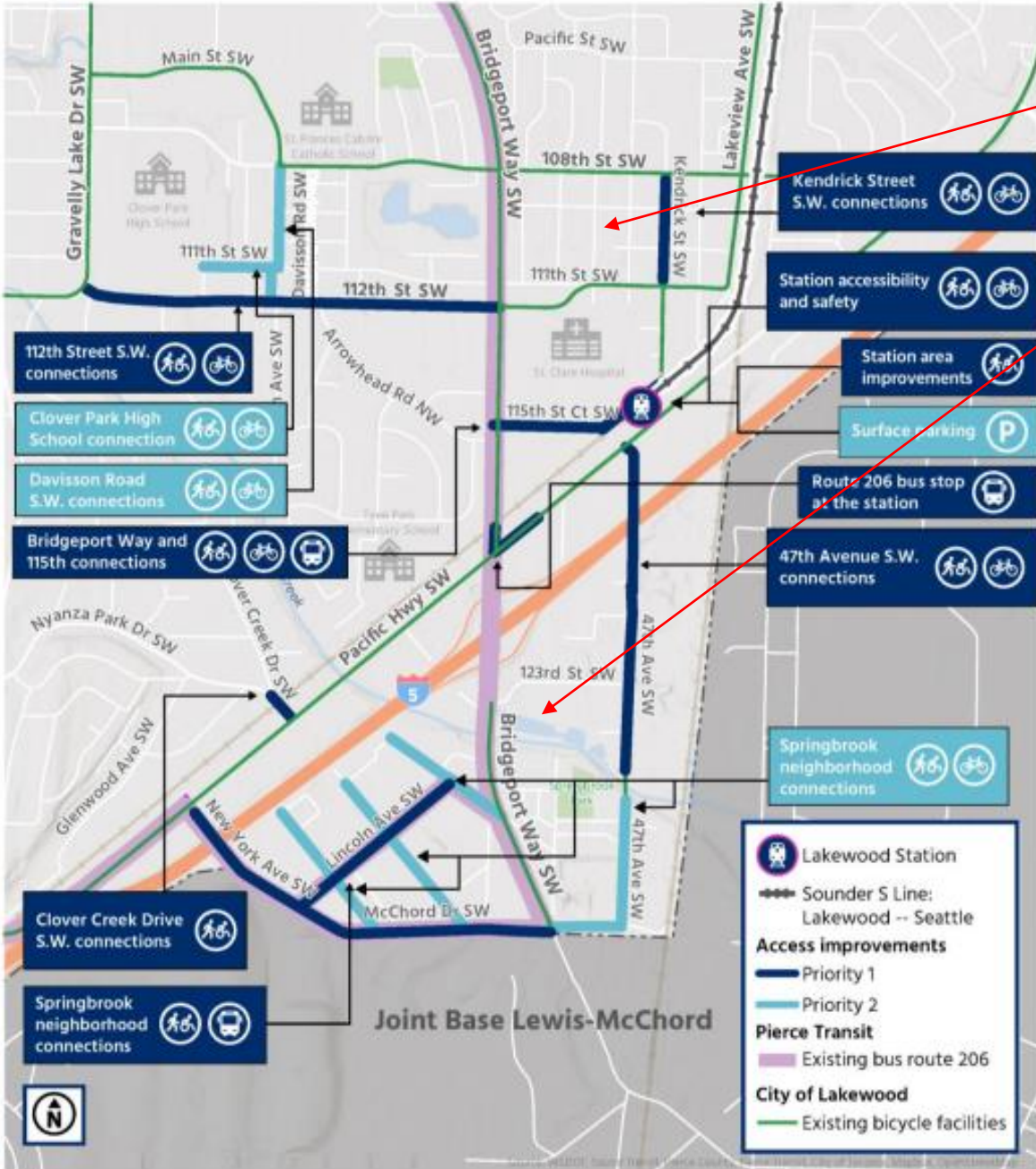
Lakewood holds quarterly coordination meetings for all utilities and the City to share information about upcoming, ongoing, and completed construction projects.

### 2024 Comprehensive Plan Periodic Update –

- seeking input and feedback from utilities and transit agencies re respective master/capital facilities planning;
- informing agencies and transit agencies of new housing patterns, infrastructure needs, and climate change planning per recent state law updates (i.e., HB 1220, ES2HB 1110, EHB 1337, E2SHB 1181, et al.)

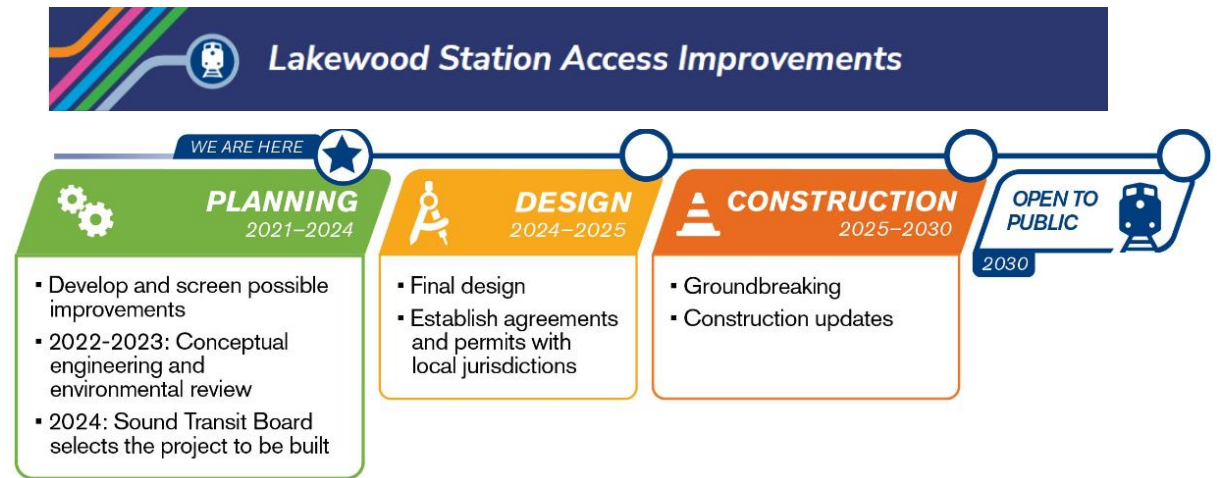


# PRIORITY IMPROVEMENTS



Lakeview and Springbrook are federal Historically Disadvantaged Community Tracts (HDCTs) and Persistent Poverty Census Tracts (PPCT.)

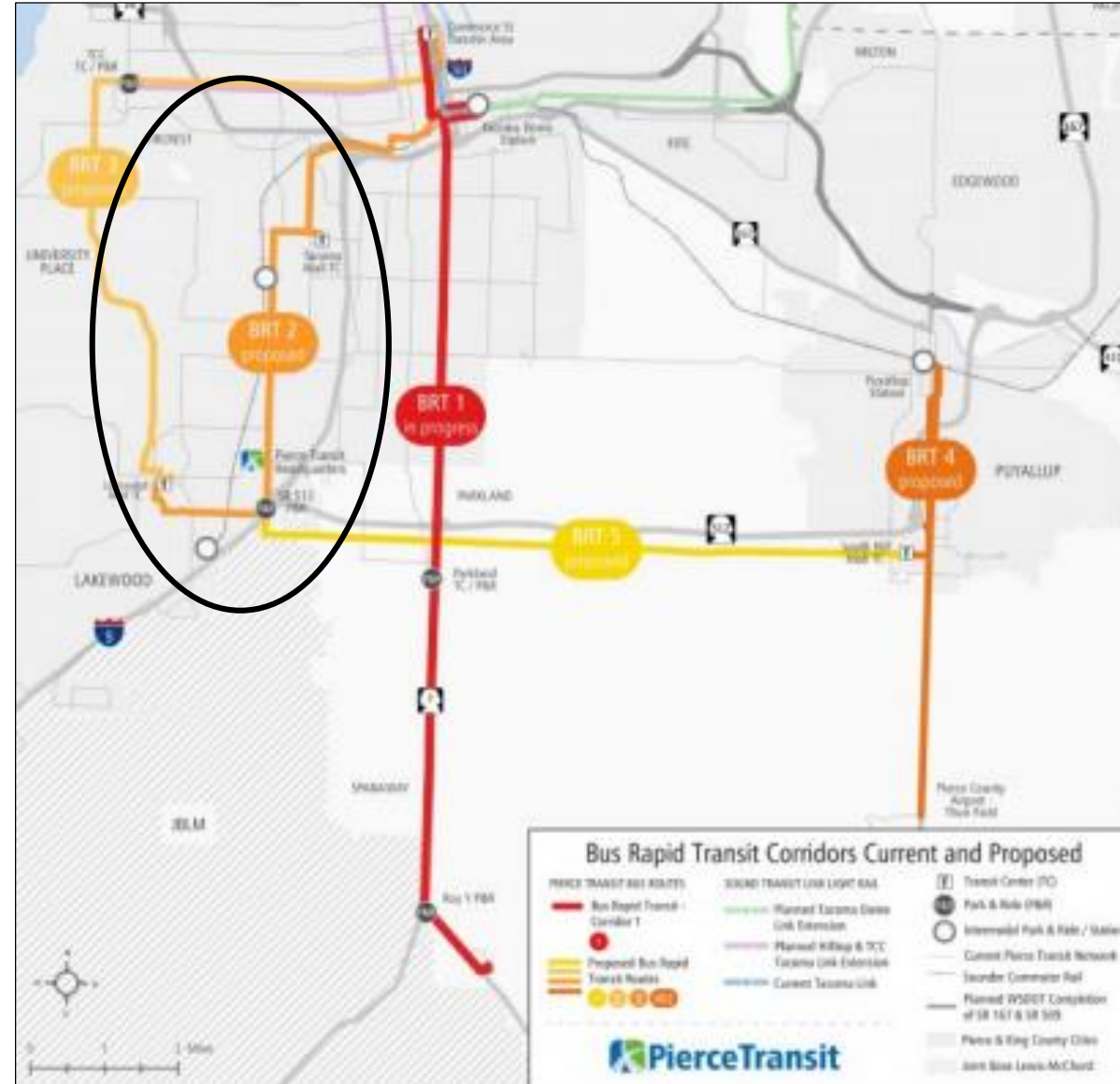
When Sound Transit began planning for access improvements to its Sounder Station in Lakewood, the City partnered with Sound Transit to develop a project list that maximized benefit to areas of the City with historical economic and racial disparities.





Lakewood advocating for new Pierce Transit BRT route to serve JBLM, the City's lowest income areas, and to improve transit system connections for commuters.

**Concern:** ES2HB 1110, EHB 1337 assume construction of BRT route and require City to plan for mixed housing and density around it when it is may not be constructed for 15+ years.

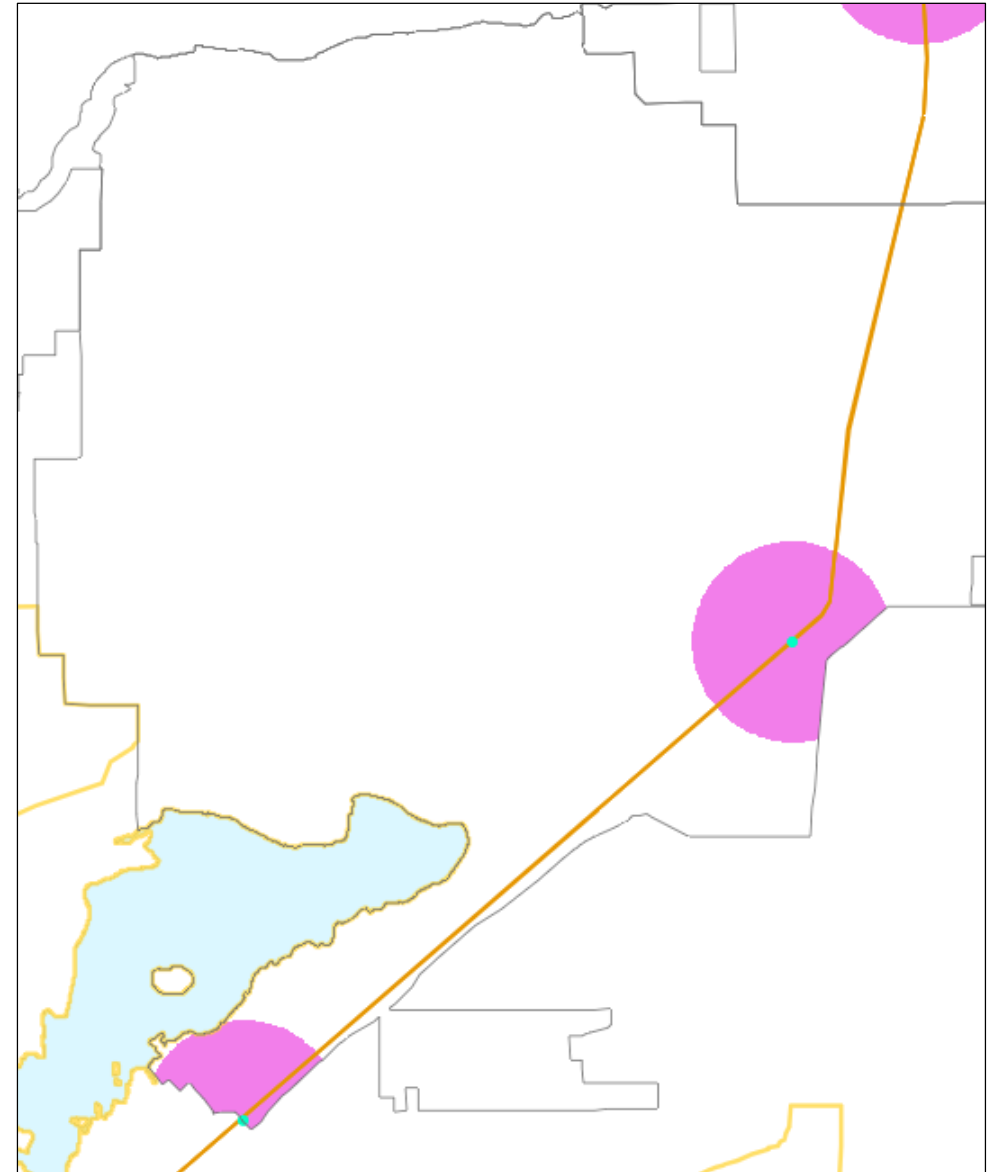


State law now requires Lakewood to plan for housing and transportation differently near major transit stops.

**Concern:** ES2HB 1110, EHB 1337 assume construction of a new Sounder station in Tillicum and require City to plan for mixed housing and density around it when it is currently scheduled for completion by 2045 – AFTER 2044 planning horizon for Periodic Update.

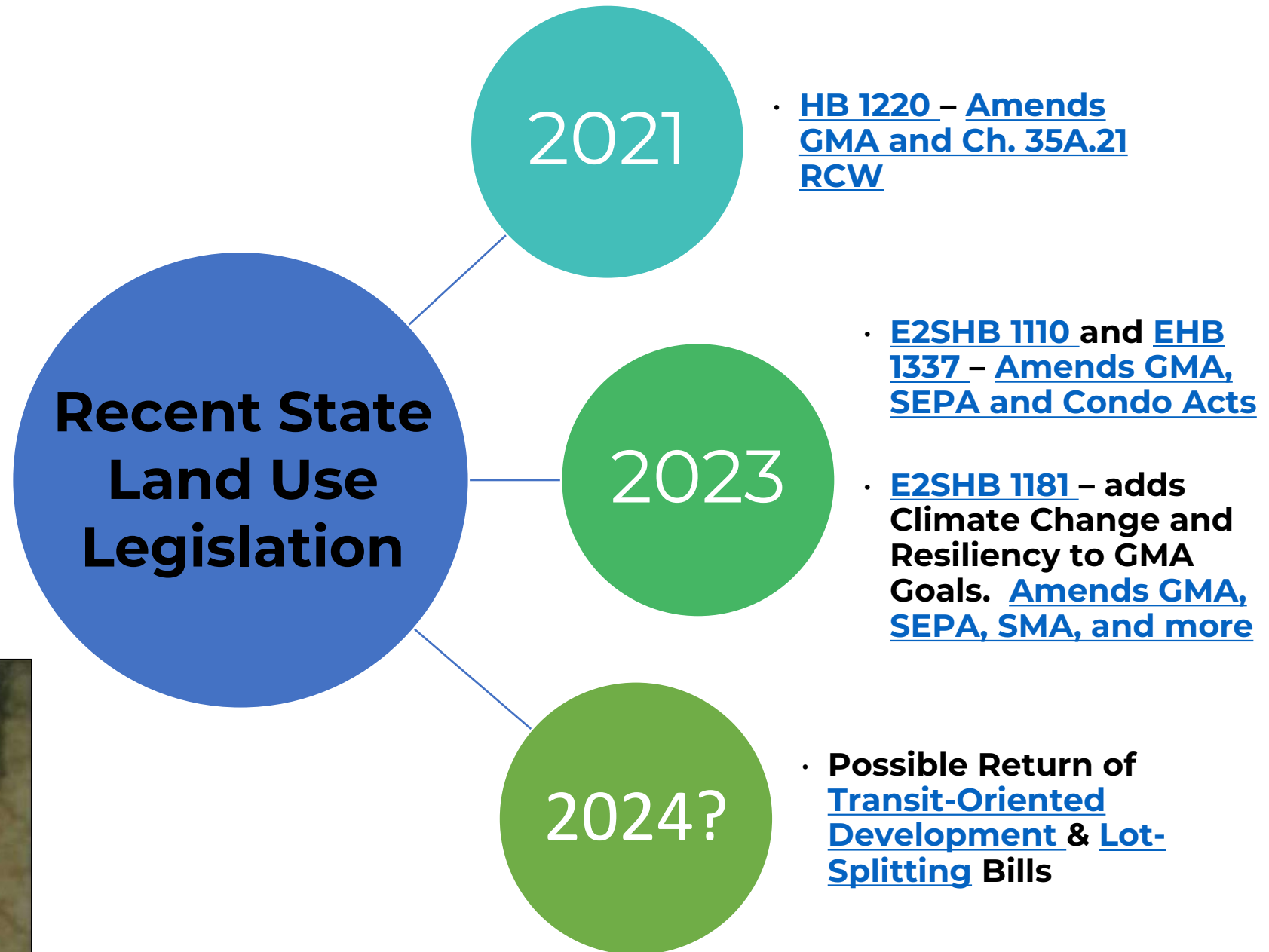
City engaging with Sound Transit and other local governments to speed up construction of new station. City also looking to seek partners to advocate for amendments to state law to clarify that cities need to plan for transit stops only after they are funded and will be built within 10 years.

## Locations of “major transit stops”



Source: [PSRC](#)

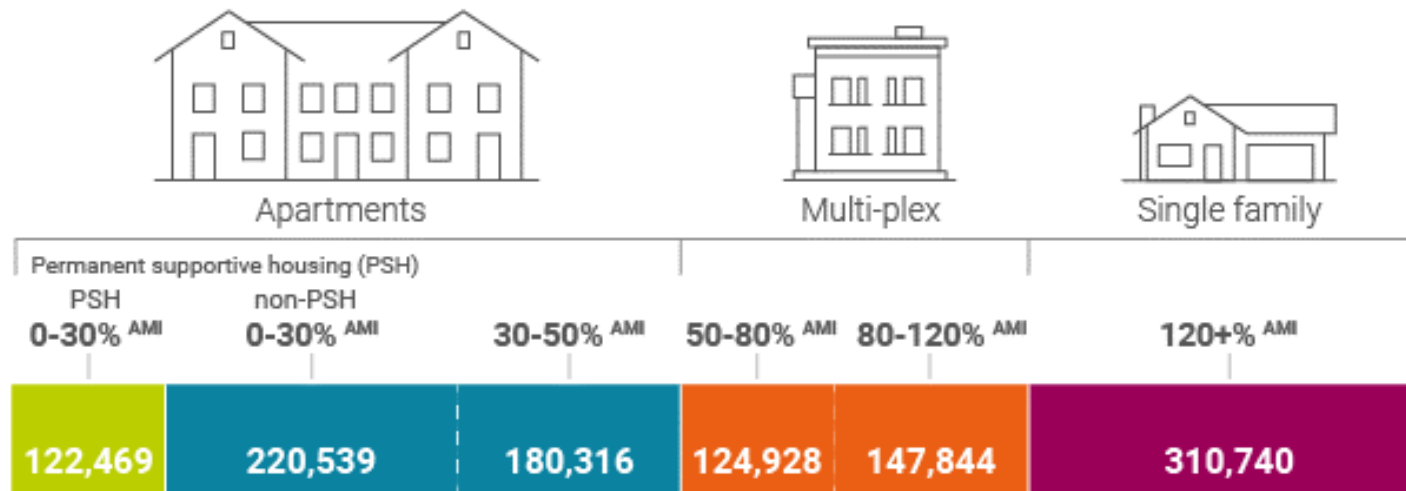
# State Legislature Action on Land Use & Climate Change Planning in Recent Years



# WHY ALL THE CHANGES TO HOUSING AND LAND USE PLANNING?

## WA State Housing Needs by 2044

Future housing needs broken down by area median income (AMI) groups



**1.1 Million** new homes will be needed in the next 20 years

In addition, there will also need to be:

**91,357** Emergency housing beds (temporary housing)

Source: WA Department of Commerce

# WHY ALL THE CHANGES TO HOUSING AND LAND USE PLANNING?

## Washington's climate strategy

The [Washington Legislature directed](#) Ecology and other state agencies to develop climate response strategies for state agencies, local governments, public and private businesses, and nongovernmental organizations.

### WASHINGTON STATE LEGISLATURE

RCWs > Title 70A > Chapter 70A.05 > Section 70A.05.010

Beginning of Chapter << 70A.05.010 >> 70A.05.020

PDF RCW 70A.05.010

Development of an integrated climate change response strategy.

## Pacific North America Climate Leadership Agreement

A collage of six images: a snow-capped mountain range, a large dam, a modern irrigation system, a close-up of salmon, a rocky coastline, and a city skyline.

Preparing for a Changing Climate  
Washington State's Integrated Climate Response Strategy

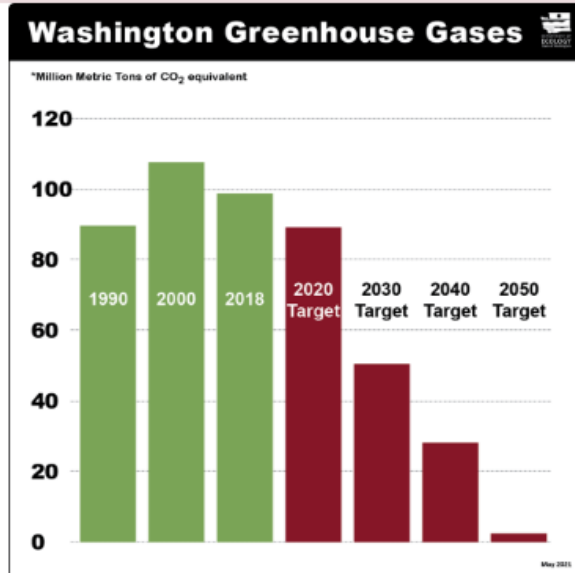
DEPARTMENT OF  
**ECOLOGY**  
State of Washington

April 2012

## Greenhouse gas emission limits

In 2020, the Washington Legislature set new greenhouse gas emission limits in order to combat climate change. Under the law, the state is required to reduce emissions levels:

- 2020 - reduce to 1990 levels.
- 2030 - 45% below 1990 levels.
- 2040 - 70% below 1990 levels.
- 2050 - 95% below 1990 levels and achieve net zero emissions.

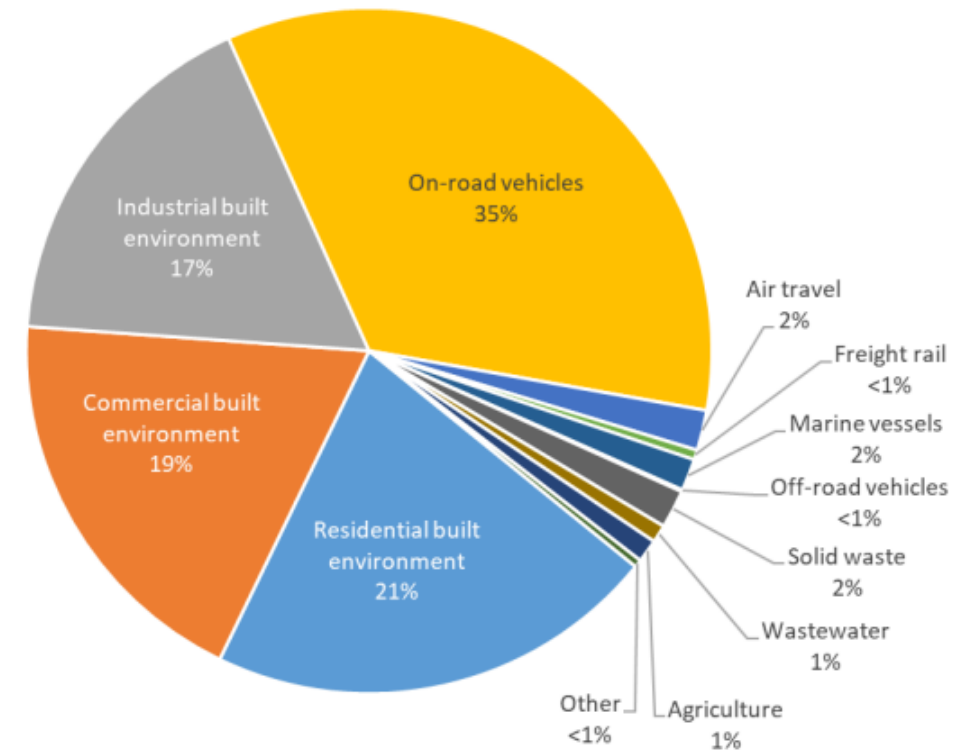


## WA Greenhouse gas emissions for 2016-2018

Ecology data shows that Washington's greenhouse gas emissions *increased* in the years 2016-2018:

- 2016 total emissions — 97.9M metric tons
- 2017 total emissions — 98.3M metric tons
- 2018 total emissions — 99.6M metric tons

**Figure 1. Sources of greenhouse gas emissions for the PSCAA area in 2015, in million MgCO<sub>2</sub>e (total = 34.4 million MgCO<sub>2</sub>e).**



The Puget Sound Clean Air Agency Board recently adopted regional targets for reducing greenhouse gas emissions. The targets are to reduce emissions:

- 50% below 1990 levels by 2030; and
- 80% below 1990 levels by 2050.

Almost half of all GHG emissions in Puget Sound region are from the transportation and mobile sector.

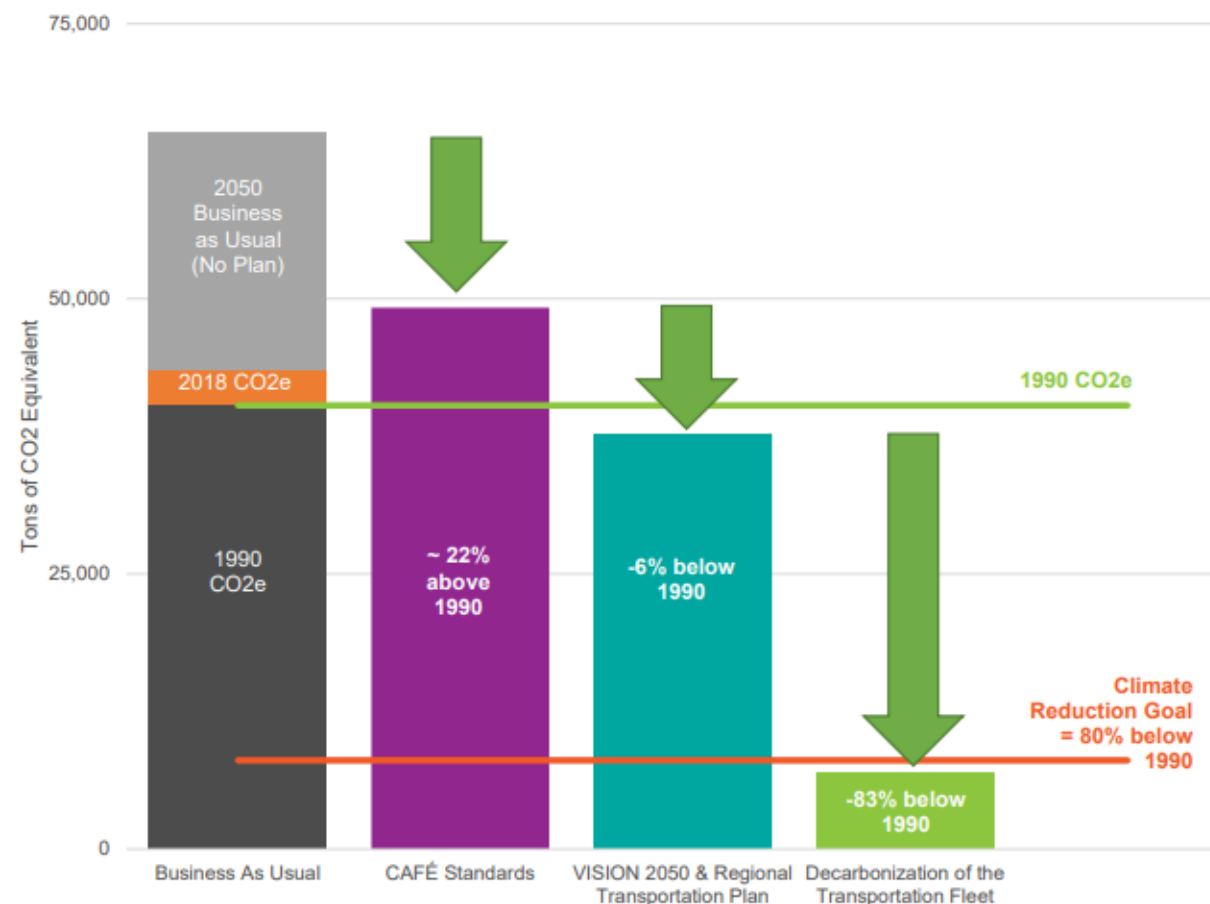


# REGIONAL TRANSPORTATION PLAN 2022-2050

The adopted **Four-Part Greenhouse Gas Strategy**, recognizing that decisions and investments in the categories of **Land Use, Transportation Choices, Pricing and Technology/Decarbonization** are the primary factors that influence greenhouse gas emissions from on-road transportation and are factors for which PSRC’s planning efforts have either direct or indirect influence.

With full implementation of the Greenhouse Gas Strategy, the region is on track to achieve the climate goals with a forecasted -83% reduction in GHG emissions below 1990 levels by 2050. Figure 33 highlights the impacts of the various steps required to meet the regional climate goals.

Figure 33 - Steps to Meet Greenhouse Gas Reduction Goals



**Cities that incorporated after suburban and urban development have occurred must often address long-standing infrastructure and place-making shortfalls as well as historical development patterns that encourage continued racial and economic disparities.**

**Use a "slow and steady" approach to developing long-lasting assets for the City's residents (e.g., non-motorized transportation system, parks network, road system improvements, transit access, etc.)**





## Comprehensive Plan Policies and Municipal Code to sewer the City

- U-8.4:** Enforce Ordinance No. 530, requiring sewer mandatory sewer connections throughout the city.
- U-8.5:** Work with Pierce County to develop a plan that would provide sewer services to pockets of unsewered properties interspersed throughout the city's core.
- U-8.6:** Work with Pierce County to establish a priority for sewer properties located within the Arrowhead-Partridge Glen Neighborhood, Lakewood's westerly urban growth area.
- PS-19.1:** Assist with sewer connections for single family owner-occupied units in targeted areas.

### **12.15.040 Connection to available sewer system.**

A. *Sewer Connection Required.* After a notice of availability is provided to a property owner that a sewer main is available, it shall be unlawful for that property owner to fail to or neglect to connect the structures on their property to the sanitary sewer.

### **12.15.050 Failure to connect and availability charge**

A. Any owner or owners of property who fail through neglect or refusal to connect a property and structure to an available sewer main as required under LMC [12.15.040](#) within the time specified, shall be assessed an availability charge for continued use of an interim on-site septic system.

The City has spent over **\$24 million** on projects in the Springbrook, Woodbrook and Tillicum areas since 2004, including

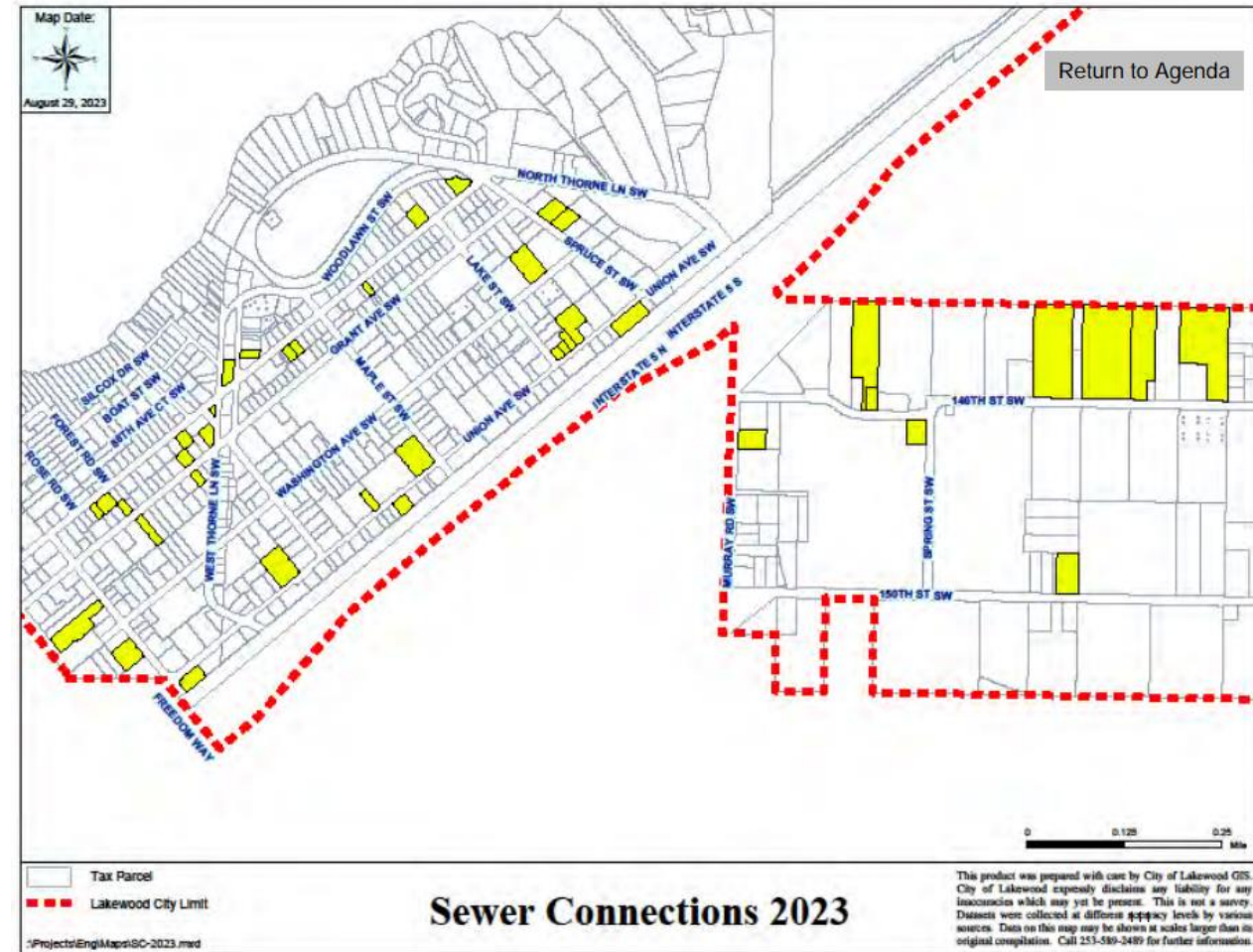
- extension of sanitary sewer service to Tillicum and Woodbrook;
- extension of water service to Springbrook; and
- substantial roadway improvements in these areas.

As of 2023, the area immediately north of Pierce College and north of 101st Street SW, as well as the area along Clover Creek near Cochise Lane, **remain unsewered**.

The City borrowed a total of \$7.93M at rates between 0.50% and 1.0% for 20 years from the State's Public Works Trust fund (PWTF) to finance sewer projects. The City also issued \$4.0 in SWM Revenue Bonds in 2021.

Lakewood's 2023-2024 budget also incorporates \$2,516,417 received from **Pierce County American Rescue Plan Act** funds for the following Sewer CIP projects:

- \$597,995 for Rose Rd. & Forest Rd. Sewer Extension;
- \$1,182,822 for Wadsworth, Silcox & Boat St. Sewer Extension;
- \$735,600 for Grant Ave. & Orchard St. Sewer Extension



# Comprehensive Plan Transportation Policies and Capital Improvements

**UD-1-7:** Include curb ramps for sidewalks at all intersections to assist wheelchairs, strollers, and cyclists.

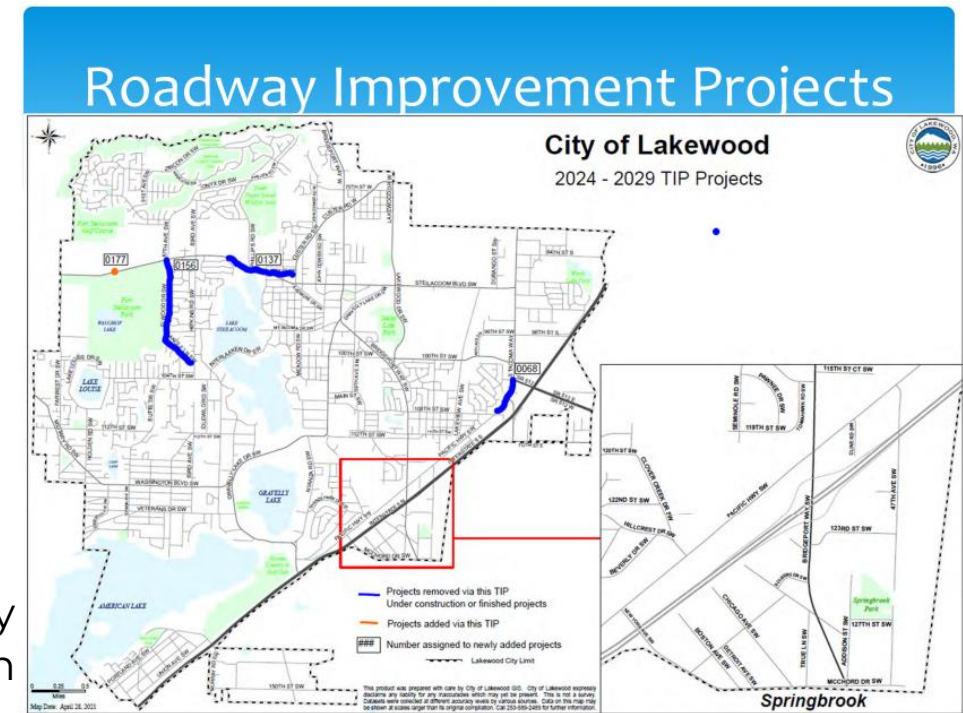
**2015 - 2022:** Lakewood completed or initiated 86 transportation improvement projects totaling over \$115 million, including pavement preservation, pavement overlays, street and sidewalk improvements, traffic signals, neighborhood safety, and LED streetlights.

**2024-2029** 6 Year Transportation Improvement Plan:  
-30 projects to install curb, gutter, and sidewalks

**2022:** 8 Lakewood projects successfully included in Move Ahead Washington transportation package.

**2023+:** Lakewood applying for \$850,000 RAISE Planning and Preconstruction Activities Grant to examine the existing and currently planned motorized and non-motorized transportation network within the City's Downtown subarea.

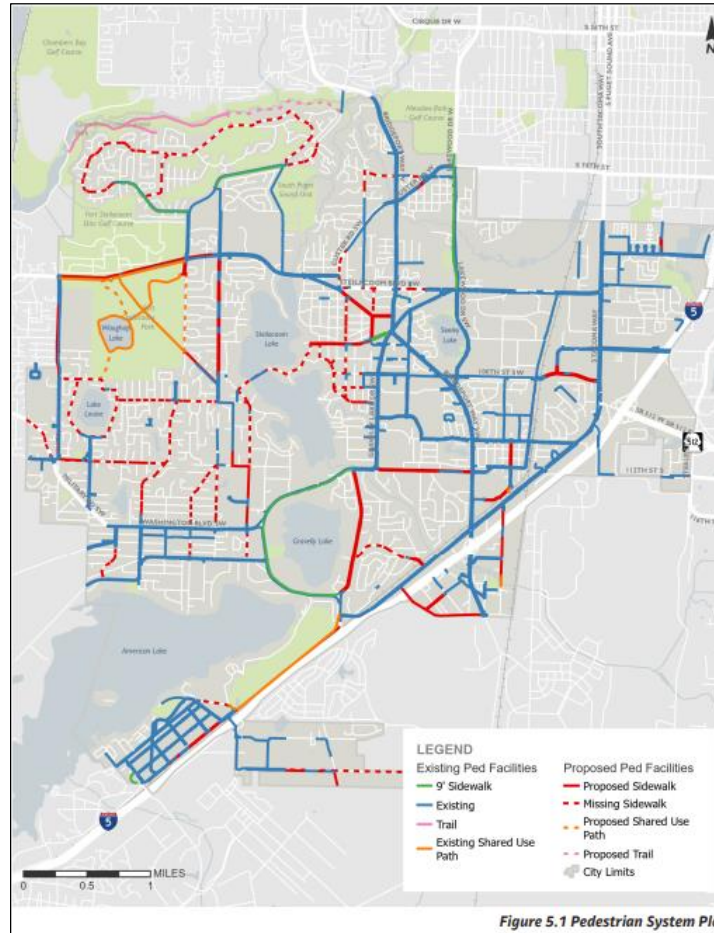
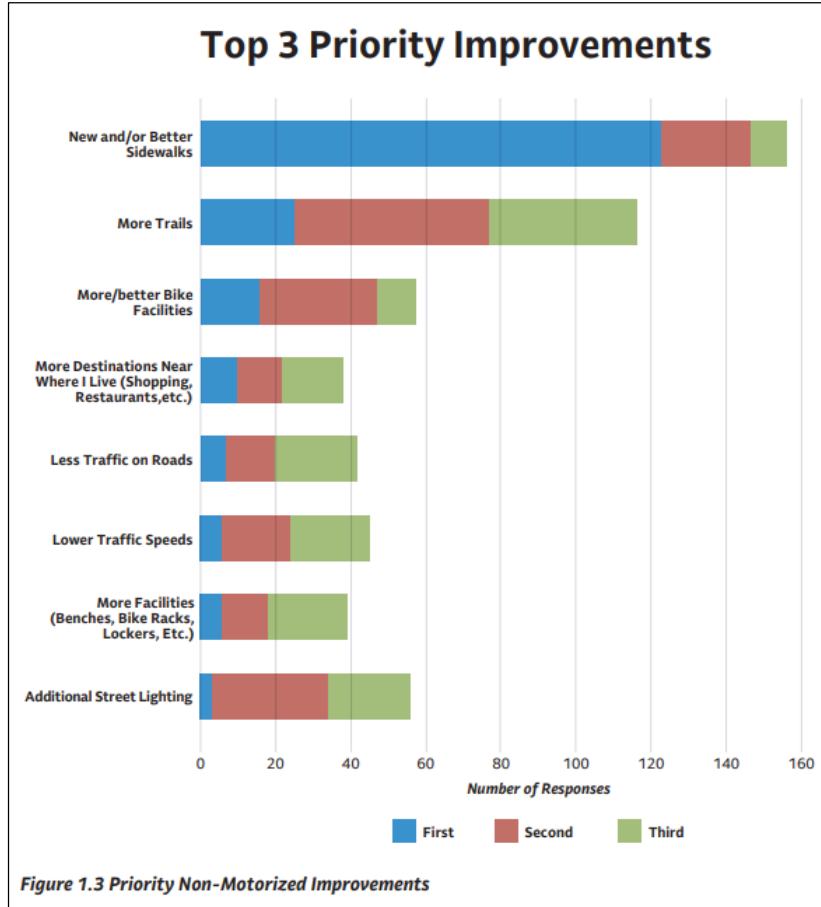
- The project's outcome will be a report with recommendations on motorized and non-motorized transportation safety and capacity-building capital projects to pursue.



# Non-Motorized Transportation Improvements

## 2023 NMTP Update: Proposed Pedestrian and Bike Facilities

2009 Public Survey re non-motorized priorities: sidewalks, trails, bike facilities



New sidewalk projects are estimated to cost almost \$79 million (in 2023 dollars) and total nearly 16.6 miles in new sidewalks. Bicycle system improvements are estimated at about \$1.4 million over the next 20 years.

**Work with Nisqually Tribe on transportation  
and economic projects and recognizing past  
racial tragedies**



# Intergovernmental Partnership with Nisqually Tribe

## A New Chapter

The City of Lakewood and the Nisqually Indian Tribe have begun a new chapter in partnership. Lakewood and neighboring cities all stand on lands once home to local tribes, and the City honors the importance of recognizing that heritage.

On March 15, City of Lakewood staff met with representatives from the Nisqually Indian Tribe to discuss incorporating the Leschi story into Fort Steilacoom Park. A number of projects are being considered, and Nisqually representatives will soon visit Lakewood to explore locations for historical exhibits and art.



City of Lakewood and Nisqually Indian Tribe representatives meet to discuss incorporating the Leschi story into Fort Steilacoom Park.



## Nisqually Delta

When I-5 closes, it chokes the region. The interstate's current design may be compromised by flood or the wandering riverbend at Wah-He-Lut within 20 years. Salmon populations are also suffering, as the areas where salmon typically acclimate to seawater are shrinking and desalinating.

To reconstruct I-5 through the delta may cost roughly \$4 billion, which would be among the most expensive infrastructure projects in state history.

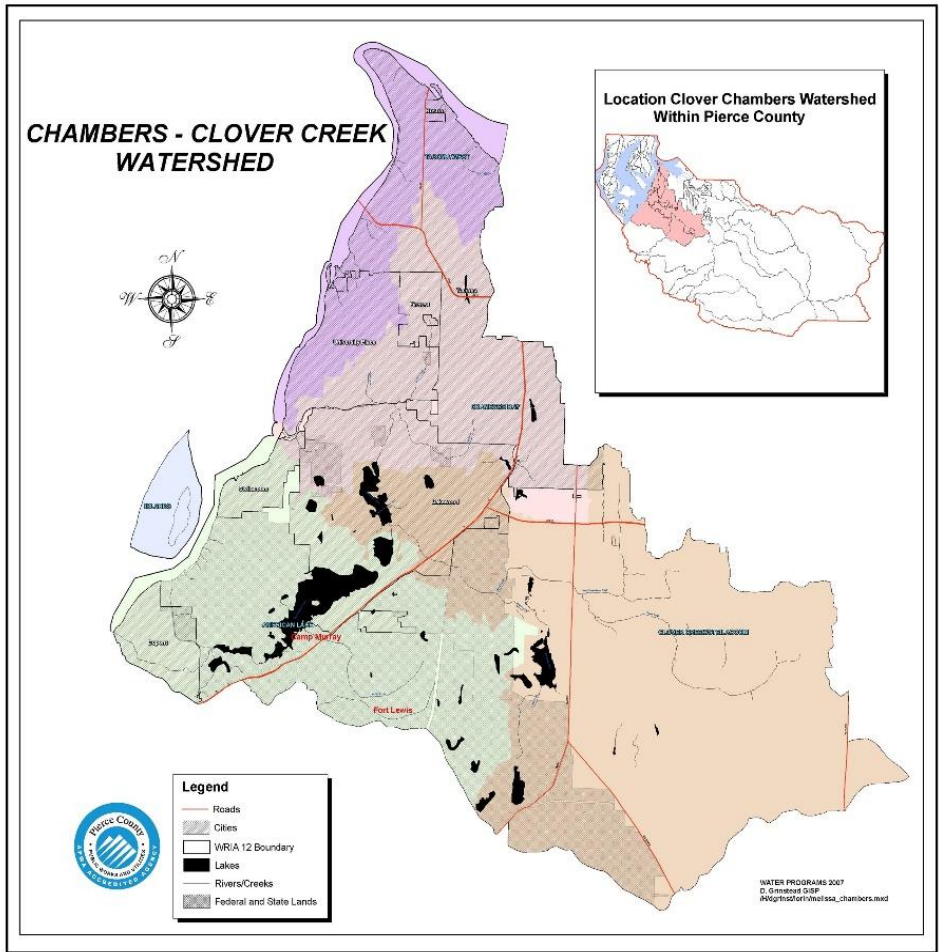
The City of Lakewood, the Nisqually Indian Tribe, and the South Sound Military & Communities Partnership (SSMCP) all support legislative action to prepare for the redesign and reconstruction of this section to respond to environmental and structural issues looming ahead.

Partnerships with non-profits and community organizations to address shoreline maintenance and restoration

Ordinance 711:

Annual review of Restoration Plan activities established.

The City Council hereby establishes a process for the Planning Commission to hold a meeting annually at which reports will be provided by organizations and individuals who have conducted shoreline restoration activities within the City, and the Commission will determine whether to recommend amendments to the Restoration Plan for Council consideration.





**Work with Google and ICLIE to explore climate  
change data and planning at low cost to the City**



# Citywide Greenhouse Gas Emissions Calculation\*



Access to Google's mapping data and ML capabilities

The Environmental Insights Explorer (EIE) uses exclusive data sources and modeling capabilities in a freely available platform to help cities measure emission sources, run analyses, and identify strategies to reduce emissions — creating a foundation for effective action.

Learn more in [Methodology](#).



Google, through its **Environmental Insights Explorer (EIE)** program, currently offers a means by which cities can calculate GHG emissions. Lakewood became a member of the EIE program in October 2020. Greenhouse emissions data has been analyzed by Google and provided to Lakewood.

**For each city, Google uses a blended average of the nearest available emission factor data.**

\*There are data elements missing in Lakewood's GHG calculations: water, wastewater, and solid waste. Because Lakewood is a "contract city", it has not been easy to collect data to perform a GHG analysis in these areas. The City relied on estimates that may not necessarily be fully descriptive of Lakewood.

Because city-specific fuel mix for on-site combustion is not available and is highly variable across cities, **EIE assumes a default 50/50 mix of natural gas and diesel oil.** The factors also take into account all GHGs produced for electricity generation, including CO<sub>2</sub>, methane and others.



## Core Insights



### Building Emissions

Estimated emissions from buildings in the city boundary, based on Google Maps data.



### Transportation Emissions

Estimated emissions of all trips that start or end within the city boundary based on aggregated, anonymized location history data.



### Rooftop Solar Potential

Estimated solar production potential of all buildings, based on total sunshine exposure, weather patterns, roof size, and orientation.

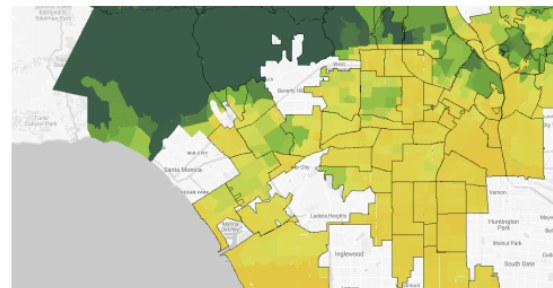
## New Insights BETA



### Air Quality

Currently available in Copenhagen, Amsterdam, and London: hyperlocal, street-by-street, air quality data from mapping street-level air pollution with mobile air sensors.

[Explore air quality data](#)



### Tree Canopy

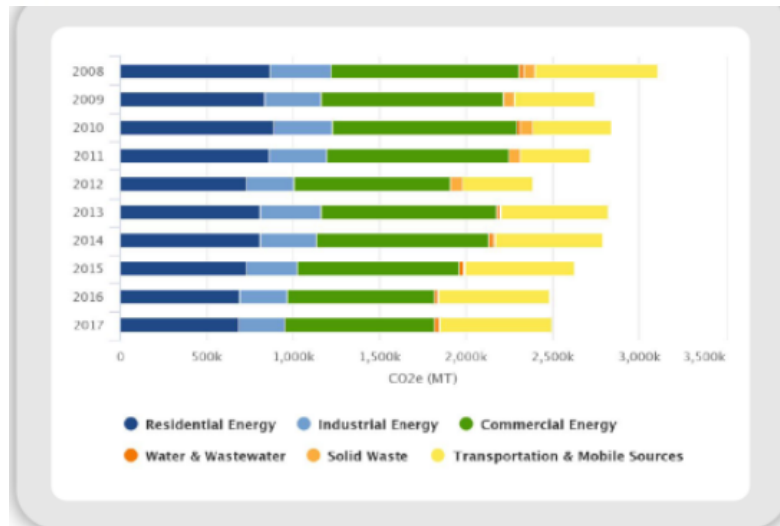
Currently piloting in select US cities: mapping tree canopy to increase tree coverage and improve urban ecosystems.

[Explore tree canopy data](#)

# Local Governments for Sustainability

## It's in our name.

Since our founding three decades ago, when a group of impassioned mayors asserted their role in fighting environmental pollution at the United Nations—a gathering that came to be known as the “international council for local environmental initiatives”—ICLEI has been the leading network of local governments dedicated to sustainability.



## Stay on track

Once you have developed a plan, use the monitoring module of ClearPath to track implementation status of each action, as well as to track energy savings and emissions reductions achieved. The monitoring reports will allow you to compare actual emissions from new inventories to your planning scenario, and to compare actual performance of actions to expected performance.

# Streamline Your Emissions Management

Engineered for your full mitigation journey.



## Set Baseline

Create a baseline inventory of GHG emissions from your community, operations, or region



## Forecast Emissions

Produce business-as-usual scenarios based on custom factors



## Explore Actions

Plan using over 60 calculators modeling GHG reductions from specific actions



## Monitor Progress

Track each action and the energy savings and emissions reductions achieved

## Free with Membership

ICLEI members receive free access to ClearPath along with dedicated technical assistance and an in-depth library of ClearPath trainings.

**ICLEI currently offering 10 hrs./yr. of free plus additional fee-for-service technical assistance to WA members related to 2024 Comprehensive Plan updates.**



Energy



Transportation



Waste



Consumption



Forests and Trees

## Output community inventory results for



U.S. Community Protocol



GCOM Common Reporting Framework



Global Protocol (GPC)



Local Governments  
for Sustainability

<https://icleiusa.org/clearpath/>

<https://vimeo.com/438996341>

**Establishing and strengthening neighborhood and cultural groups to keep communication open between the City's residents and government about issues of common concern.**



Lakewood's **Promise Advisory Board** develops relationships among citizens and businesses to deliver The Five Promises to Lakewood youth. The Five Promises are adults that care, public safety, health, education, and equal opportunity

Lakewood designates 1% of its general fund to support human services partners in the Lakewood community. It does this through its biennial Human Services Grant cycle. Area social, health, and human services organizations are encouraged to apply to the City for funding.

Tacomaprobono hosts **weekly eviction prevention clinics** on Thursdays at Lakewood City Hall. Low-income tenants facing eviction and other housing-related issues may visit for FREE legal advice and representation.

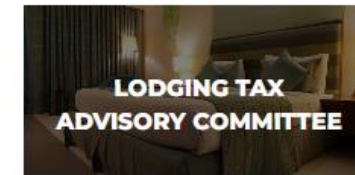
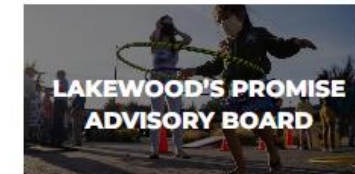
## Ongoing Partnerships are Essential

The **Youth Council** works with City Council to demonstrate how City decisions impact the youth of Lakewood.

**Lakewood Community Collaboration.** This brings local organizations and community members together at Lakewood City Hall every month. They aim to identify and tackle issues related to our children, youth and families.

The **Rental Housing Safety Program** ensures that all rental units within city limits are safe. Rental property owners are required to register their property yearly and submit to inspections every five years.

## Boards and Commissions



# Ongoing Partnerships are Essential

- AARP
- Alaska Gardens
- American Lake – Lake Management District
- American Lake Veterans Hospital
- Asia Pacific Cultural Center (APCC)
- Aspen Court
- Association of Washington Cities
- Boys & Girls Club of South Puget Sound – Lakewood
- Boy and Girl Scouts of America
- Bridgeport Place
- Camp Murray
- Caring for Kids
- Catholic Community Services
- Centerforce
- Christ Lutheran Church
- City of DuPont
- City of Tacoma
- City of University Place
- Clover Park Kiwanis
- Clover Park Rotary
- Clover Park School District
- Clover Park Technical College
- Coffeehouse with the Mayor
- Community Healthcare
- Communities in Schools of Lakewood
- Diabetes Association of Pierce County
- Emergency Food Network
- Federal Legislators (Senator Maria Cantwell, Senator Patty Murray, Congresswoman Marilyn Strickland)
- First Baptist Church of Lakewood
- FISH Food Bank
- Greater Lakes Mental Health
- Grave Concerns
- Habitat for Humanity

- Oasis Youth Center
- Pacific Lutheran University
- Pacific Neighborhood
- Partners for Parks
- Pierce College
- Pierce County
- Pierce County BIPOC Accelerator Program
- Pierce County Cities & Towns Association
- Pierce County Housing Authority
- Pierce County Library District
- Pierce County Project Access
- Pierce County Regional Council (PCRC)
- Pierce Transit
- Point Defiance Village
- Protect Our Pets
- Puget Sound Clean Air Agency
- Puget Sound Energy (PSE)
- Puget Sound Regional Council (PSRC)
- Puyallup Indian Tribe
- Rebuilding Hope: Sexual Assault Center
- Rebuilding South Sound Together
- Regional Access Mobility Partnership (RAMP)
- Rotary Club of Lakewood
- Senior Footcare
- Senior Housing Assistance Group – Lakewood Meadow
- Statewide Health Insurance Benefits Advisors
- Sound Transit
- Soundview Medical
- South Sound Military Communities Partnership (SSMCP)
- South Sound Outreach Services
- South Sound Sports Commission
- Springbrook Connections
- St. Clare Hospital
- St. Leo Food Connection

- HeartWarming Care
- Humane Society Tacoma-Pierce County
- Integrity Hearing
- Joint Base Lewis-McChord (JBLM)
- Korean Women’s Association (KWA)
- Lake City Neighborhood
- Lake Steilacoom Improvement Club
- Lakewood African American Police Advisory Committee (LAAPAC)
- Lakewood Community Foundation Fund (LCFF)
- Lakewood Gardens
- Lakewood Baseball Club
- Lakewood Boys and Girls Club
- Lakewood Chamber of Commerce
- Lakewood Community Collaboration
- Lakewood First Lions
- Lakewood Historical Society
- Lakewood Industrial Park
- Lakewood Multicultural Coalition (LMCC)
- Lakewood Playhouse
- Lakewood Promise
- Lakewood Soccer Club
- Lakewood Towne Center
- Lakewood United
- Lakewood Water District
- Little Church on the Prairie
- Lindquist Dental Clinic for Children
- Living Access Support Alliance (LASA)
- Making a Difference Foundation
- Narrows Glen
- Nisqually Indian Tribe
- North East Neighborhood
- North Lakewood Neighborhood
- Northwest Integrated Health
- Nourish Pierce County

- Tacoma Area Coalition of Individuals with Disabilities (TACID)
- Tacoma Housing Authority
- Tacoma-Pierce County Economic Development Board
- Tacoma-Pierce County Health Department
- Tacoma-Pierce County Chamber of Commerce
- Tacoma-Pierce County Realtors
- TacomaProBono
- Tacoma Rescue Mission
- Tacoma Treatment Solutions
- The Church of Jesus Christ of Latter-Day Saints
- The Footwear Place
- The Weatherly Inn
- Tillicum Community Center
- Tillicum/Woodbrook Neighborhood
- Trinity Baptist Church
- Town of Steilacoom
- United Way of Pierce County
- Virginia Mason Franciscan Health System
- Visiting Angels
- Walmart Washington Recreation and Park Association
- Washington State Association of Senior Centers
- Washington State Department of Transportation (WSDOT)
- Washington State Legislators (Senator Steve Conway, Senator T’wina Nobles, Representative Dan Bronoske, Representative Steve Kirby, Representative Mari Leavitt, Representative Melanie Morgan)
- Washington State SAIL Task Force
- West Pierce Fire and Rescue
- Western State Hospital
- World Vision
- Workforce Central
- YMCA Lakewood
- YWCA Pierce County





## **2023 New Lakewood City Staff Position: Program Coordinator - Neighborhood Connections**

### **JOB SUMMARY**

Serve as liaison between the City, neighborhoods, community groups, advisory committees, consultants, businesses, developers, the general public, etc. to establish collaborative relationships, understand challenges, share information, provide technical support, and collectively determine viable solutions for neighborhood revitalization. Promote community understanding of City processes to achieve healthy communication and provide more government transparency.

**Tiffany Speir**, Esq., CPM®  
Long Range & Strategic Planning Manager  
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