



# CITY OF LAKE FOREST PARK PLANNING COMMISSION SPECIAL MEETING

**Thursday, June 06, 2024 at 7:00 PM**

**Meeting Location: In Person and Virtual / Zoom  
17425 Ballinger Way NE Lake Forest Park, WA 98155**

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## **INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY:**

Join Zoom Webinar: <https://us06web.zoom.us/j/82487151825>  
Call into Webinar: 253-215-8782 | Webinar ID: 824 8715 1825

The Planning Commission is providing opportunities for public comment by submitting a written comment or by attending the meeting in person to provide oral public comment.

### **HOW TO PARTICIPATE WITH ORAL COMMENTS:**

If you are attending the meeting in person, there is a sign-in sheet located near the entrance to the room. Fill out the form and the presiding officer will call your name at the appropriate time. Oral comments are limited to 3:00 minutes per speaker. Oral comments are not being accepted via Zoom.

The meeting is being recorded.

### **HOW TO SUBMIT WRITTEN COMMENTS:**

Written comments for public hearings will be submitted to Planning Commission if received by 5:00 p.m. on the date of the meeting; otherwise, they will be provided to the Planning Commission the next day. Because the City has implemented oral comments, written comments are no longer being read under Public Comments.

For up-to-date information on agendas, please visit the City's website at [www.cityoflfp.gov](http://www.cityoflfp.gov).

## **AGENDA**

1. **CALL TO ORDER: 7:00 P.M. (confirm recording start)**
2. **PLANNING COMMISSION'S LAND ACKNOWLEDGEMENT**

*We'd like to acknowledge we are on the traditional land of a rich and diverse group of Native Peoples who have called this area home for more than 10,000 years. We honor, with gratitude, the land itself and the descendants of these Native Peoples who are still here today.*

3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MEETING MINUTES**

A. May 8, 2024 Special Meeting Minutes

5. **MEETING DATES**
6. **PUBLIC HEARINGS**
7. **PUBLIC COMMENTS**

***The Commission is not accepting online public comments.** The Planning Commission accepts oral and written citizen comments during its regular meetings. Written comments are no longer being read during the meeting. **Comments are limited to three (3) minutes.***

8. **REPORT FROM CITY COUNCIL LIAISON**
9. **OLD BUSINESS**

A. Economic Development goals and policies  
B. Parks, Trails, & Open Space goals and policies

10. **NEW BUSINESS**
11. **REPORTS AND ANNOUNCEMENTS**
12. **ADDITIONAL CITIZEN COMMENTS**
13. **AGENDA FOR NEXT MEETING**
14. **ADJOURN**

*Any person requiring a disability accommodation should contact city hall at 206-368-5440 by 4:00 p.m. on the day of the meeting for more information.*

**City of Lake Forest Park – Planning Commission  
Special Meeting Minutes: May 8, 2024; 7:00-9:00pm  
Hybrid Meeting Held in the Forest Room at City Hall and Virtually via Zoom**

**Planning Commissioners present:** Vice Chair Janne Kaje; Cherie Finazzo; Meredith LaBonte; Melissa Cranmer (via zoom), David Kleweno (via zoom), Lois Lee, Sam Castic

**Staff and others present:** Mark Hofman, Community Development Director

Councilmember Bodi (via zoom), Councilmember Furatani

**Members of the Public present:** No members of the public present.

**Planning Commissioners absent:** Chair Ashton Alvarez- McCartney; Madlyn Larson

**Call to order:** Vice Chair Kaje called the meeting to order at 7:00 PM

**Land Acknowledgement:** Vice Chair Kaje read the land acknowledgement.

**Approval of Agenda:** Cmr. Lee made a motion to approve the agenda, Cmr. Kleweno seconded, and the motion to approve the agenda was carried unanimously.

**Approval of Minutes:** Vice Chair Kaje suggested some minor edits. All voted to approve the April 9, 2024, minutes as amended, and the motion was carried unanimously.

**Public Comment:** No public comments.

**Next meeting:** The next meeting occurs on Tuesday, May 14, 2024.

**City Council Liaison Report:** None.

**Old Business:**

**2024 Comprehensive Plan Update- Climate Policies Inclusion Discussion**

**Land Use Element Climate Policies**

**Environmental Quality & Shorelines Element Climate Policies**

**Community Services & Public Safety Element Climate Policies**

Vice Chair Kaje led the discussion on the edits for the Climate Policies Inclusion Element. Cmr. Castic pointed out that he would like the consultants to clarify the “green resource” language. Cmr. Lee discussed the idea of increasing commercial zones in the City to increase economic infrastructure. Vice Chair Kaje brought up the issue of the sewer system and the pros and cons of certain types of sewer systems, and seeking clarity on how the issue should address the issue. Cmr. Lee brought up including a section to discuss the importance of educational opportunities of drainage topics for residents in the City. Cmr. Castic and Cmr. Lee discussed the importance of de-escalation training for LFP police officers regarding public safety. The Planning

Commission highlighted edits and possible rewording issues that should be addressed by the consultants.

**2024 Comprehensive Plan Update- Capital Facilities and Utilities Elements Discussion**  
**Capital Facilities Element- Goals and Policies (Comp Plan Volume I)**  
**Utilities Element- Goals and Policies (Comp Plan Volume I)**

Tabled for the next meeting.

**2024 Comprehensive Plan Update- Updated Transportation Element Discussion**  
**Transportation Element Goals and Policies Updated (Comp Plan Volume I)**  
**Transportation Background Analysis Update (Comp Plan Volume II)**

Tabled for the next meeting.

**2024 Comprehensive Plan Update- Community Survey Preliminary Results Summary**

Tabled for the next meeting.

**Climate Policy Advisory Team**

Mr. Hofman discussed the need for volunteers to join the Climate Policy Advisory team.  
Cmrs. Kleweno, LaBonte, and Lee volunteered.

**New Business:**

Not applicable.

**Reports and Announcements:**

None.

**Citizen Comment:**

None.

**Agenda for Next Meeting:** Additional discussion on comprehensive plan amendments including transportation, climate change, and the public participation survey.

**Adjournment:**

Vice Chair Kaje Made a motion to adjourn the meeting, Cmr. Lee Seconded, and the motion was carried unanimously. The meeting adjourned at 9:00 PM

APPROVED:

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Ashton Alvarez-McCartney, Planning Commission Chair



## Memorandum

**To:** Planning Commission  
**From:** Mark Hofman, AICP, Community Development Director  
**Date:** May 31, 2024  
**Re:** Old Business - 2024 Comprehensive Plan Update  
**Attachments:** 1. Economic Development Element & Discussion Guide  
 2. Parks, Trails, and Open Space Element & Discussion Guide

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At the July 26, 2023 Special Meeting, the Planning Commission kicked off the 2024 Comprehensive Plan Update with the consultant team. The focus of that meeting was to discuss the approach to the update, including a milestone schedule and public engagement strategy. There was strong interest in housing, especially with respect to recent legislative changes and options for compliance.

### 2023 Working Meetings

- September 12, 2023 Regular Meeting: the Planning Commission reviewed initial baseline information for the Housing Needs Assessment that will form the basis for housing updates.
- October 10, 2023 Regular Meeting: the Planning Commission reviewed a summary of update needs identified in the GMA and PSRC checklists and further discussed public engagement.
- November 14, 2023 Regular Meeting: the Planning Commission reviewed land capacity and housing needs analyses that will inform future housing-related policy decisions.
- December 12, 2023 Regular Meeting: the Planning Commission learned about Department of Commerce guidance related to diversity, equity, and inclusion (DEI) and discussed required updates to the land use element.

### 2024 Working Meetings

- January 9, 2024 Regular Meeting: the Planning Commission reviewed the first draft of an updated land use element, discussed policy decisions related to development patterns, and learned about required updates to the environmental quality and shorelines element.
- February 6, 2024 Special Meeting: the Planning Commission further discussed land use policies.
- February 13, 2024 Regular Meeting: the Planning Commission provided final feedback on land use policies and discussed environmental quality and community services & public safety policies.
- March 4, 2024 Special Meeting: the Planning Commission discussed the integration of policies supporting the Climate Action Plan and reviewed initial recommendations related to transportation.
- March 12, 2024 Regular Meeting: the Planning Commission further discussed the City's overall climate planning strategy and climate policies supporting the Climate Action Plan. The Planning Commission provided feedback on transportation goals and policies.

- April 4, 2024 Special Meeting: the Planning Commission reviewed housing goals and policies, including anti-displacement policies and middle housing policies and recommendations.
- April 9, 2024 Regular Meeting: the Planning Commission provided feedback related to general housing goals and policies and middle housing goals and policies.
- May 9, 2024 Special Meeting: the Planning Commission discussed climate-related policies in the Land Use, Environmental Quality, and Community Services & Public Safety Elements. The Planning Commission reviewed new Transportation, Capital Facilities, and Utilities goal and policy updates.
- May 14, 2024 Regular Meeting: the Planning Commission received an update on public engagement, including reviewing preliminary outreach results and drawing the gift card for the community survey. The Planning Commission provided final feedback on Land Use, Environmental Quality, Community Services & Public Safety, Capital Facilities, Utilities, and Transportation goals and policies.

### Tonight's Meeting

At this meeting, we will:

- Discuss Economic Development goals and policies.
- Discuss Parks, Trails, & Open Space goals and policies.

### Resources

- 2015 Comprehensive Plan: <https://www.cityofflp.gov/160/Lake-Forest-Park-Comprehensive-Plan>
  - Vol. I, *Goals and Policies*, Economic Development Chapter
  - Vol. II, *Background Analysis*, Economic Development Chapter
  - Vol. I, *Goals and Policies*, Parks, Trails, & Open Space Chapter
  - Vol. II, *Background Analysis*, Parks, Trails & Open Space Chapter
- 2024 Comprehensive Plan Update Website: <https://www.cityofflp.gov/373/2024-Comprehensive-Plan-Update>
- 2021 King County Urban Growth Capacity Report: <https://kingcounty.gov/en/legacy/depts/executive/performance-strategy-budget/regional-planning/-/media/depts/executive/performance-strategy-budget/regional-planning/UGC/KC-UGC-Final-Report-2021-Ratified.ashx?la=en&hash=38D2E7B9BC652F69C8BB0EA52DB7778F>
  - *Applying Urban Growth Capacity Findings*, County and City Plans (enumerated pg. 81/PDF pg. 88)<sup>1</sup>
  - Ch. 7, Lake Forest Park Profile (no enumeration/PDF pg. 156)
- Puget Sound Regional Council (PSRC) VISION 2050 Multicounty Planning Policies: <https://www.psrc.org/media/1695>
  - Regional Collaboration (enumerated and PDF pg. 2)
  - Regional Growth Strategy (enumerated and PDF pg. 3)
  - Environment (enumerated and PDF pg. 4)

<sup>1</sup> King County does not recommend any “reasonable measures” for Lake Forest Park to implement.

- Development Patterns (enumerated and PDF pg. 6)<sup>2</sup>
  - Building Urban Communities (enumerated and PDF pg. 6)
- Economy (enumerated and PDF pg. 11)
- Transportation – Supporting the Economy (enumerated and PDF pg. 14)
- Public Services (enumerated and PDF pg. 15)
- 2023 King County Countywide Planning Policies: [https://cdn.kingcounty.gov/-/media/king-county/depts/executive/performance-strategy-budget/regional-planning/cpps/2021\\_cpps-adopted\\_19384-amended\\_19553.pdf?rev=7ea6e59c9810495db4335e3b6b6d35e8&hash=F3190536F7D2C1A28BE15E62E82C42D9](https://cdn.kingcounty.gov/-/media/king-county/depts/executive/performance-strategy-budget/regional-planning/cpps/2021_cpps-adopted_19384-amended_19553.pdf?rev=7ea6e59c9810495db4335e3b6b6d35e8&hash=F3190536F7D2C1A28BE15E62E82C42D9)
  - Introduction, Equity and Social Justice (enumerated and PDF pg. 7)
  - Environment, Open Space (enumerated and PDF pg. 15)
  - Development Patterns – Urban Growth Area (enumerated and PDF pg. 19)
  - Economy (enumerated and PDF pg. 47)
- Racially Disparate Impacts Guidance, Department of Commerce: <https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

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<sup>2</sup> Rural Areas and Natural Resource Lands policies are not applicable to Lake Forest Park.

# Economic Development Element Discussion Guide

## 2024 Comprehensive Plan Update

**Date** May 31, 2024  
**To** Lake Forest Park Planning Commission; Mark Hofman, Lake Forest Park Planning Director  
**From** David Fiske, Andrew Oliver, Leland Consulting Group  
**CC** Cristina Haworth, SCJ Alliance

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### Introduction

This discussion guide is intended to assist the Lake Forest Park Planning Commission in their initial discussion of the City’s draft updates to the Comprehensive Plan Economic Development Element. Below are the policy frameworks applicable to the development of Lake Forest Park’s economic development element, followed by a list of questions to guide discussion on relevant updates.

### Growth Management Act

Economic development is one of the 14 statewide planning goals under the Growth Management Act (GMA). Cities required to plan under the GMA are encouraged to include an economic development element in their comprehensive plan, though it is not a mandatory element due to lack of state resources to fund comprehensive economic development planning in all jurisdictions, or for cities that have chosen to be a residential community. For cities like Lake Forest Park that choose to include or update an existing element, guidance is provided to emphasize coordination and consistency across comprehensive plan elements and state, regional, and local policy contexts. Under the GMA, the element must establish “local goals, policies, objectives and provisions for economic growth and vitality and a high quality of life,” and are to include the:

- A summary of the local economy
- A summary of the strengths and weaknesses of the local economy
- Identification of the policies and programs to foster local economic growth and development

### PSRC VISION 2050 and the Regional Economic Strategy

VISION 2050’s multicounty planning policies call for jurisdictions to update or create economic development elements in their 2024 comprehensive plans to align with regional policy. VISION 2050 carried forward many of the economic policies of VISION 2040, though emphasis was placed on new or expanded policy areas that should be reflected in Lake Forest Park’s updated element:

- Retention and recruitment of locally, women-, and minority-owned small businesses and start-ups and established and emerging industries, technologies, and services that promote environmental sustainability
- Strategies to expand access to opportunity
- Strategies to address and prevent commercial displacement
- Promotion of environmental and socially responsible business practices that address climate change and improve health outcomes



- Recognition of the contributions of the region's culturally and ethnically diverse communities, institutions, and Native Tribes

The Regional Economic Strategy, which serves as the region's Comprehensive Economic Development Strategy (CEDS), helps to implement VISION 2050's economic policies. While not every strategy is applicable to every community (particularly those focusing on specific industries), the Regional Economic Strategy acts as the economic functional plan for the implementation of VISION 2050, and helps cities coordinate s metropolitan planning policies (MPPs) with local policy to support broader regional goals.

## King County Countywide Planning Policies

Building on the Regional Economic Strategy and VISION 2050's economic policies, the 2021 King County Countywide Planning Policies (CPPs) emphasize the economic value of business, people, and place. Acknowledging that each local community will have its own focus on economic development, the King County CPPs further support the coordination of local plans with the regional vision to account for the county's and region's overall plan for growth.

Further details on specific suggested policy changes and related discussion questions can be found below under "Discussion Questions and Guidance."

## Discussion Questions and Guidance

### Economic Development Goals & Policies

1. **Goal ED-1 Balanced and sustainable local economy.** We recommend expanding and strengthening policies ED-1.1 and ED-1.2 to better define the intent of each policy and better align with regional policy direction related to jobs-housing balance and promotion of living-wage jobs. An additional callout was added to provide a definition of living wage jobs for clarity.
  - a. While most updates have been made to better align with state, regional and county requirements, it is important the language and intent of the policies align with local goals and objectives. Is Planning Commission comfortable with these additions and are there any other policies we should consider?
2. **Goal ED-3 Town Center.** As the existing policies were drafted prior to the adoption of the 2019 Town Center Vision and 2021 Zoning, please consider whether they need to be revisited or revised during this comprehensive plan cycle.
3. **Goal ED-4 Diversity in retail, services and amenities.** We recommend strengthening policies within this to goal better capture some of the economic development priorities identified in the Southern Gateway Subarea Plan and in previous discussions with Planning Commission on neighborhood-serving businesses, as well as advancing equity-based economic development policy.
  - a. **Policy ED-4.4** was revised, and **Policy ED-4.5** is NEW. Should we consider expanded policy language related to neighborhood-serving and local businesses and the role they may have in increasing access to opportunity? Where should neighborhood-business be expanded? What form should it take? See examples below:

### San Francisco Street Bakery, Olympia



The San Francisco Street Bakery is roughly 2,950 square feet in size. Much of that space is dedicated to kitchen and storage areas. The bakery—one of the most popular commercial establishments in any Neighborhood Center in Olympia—appears to have been built as a commercial extension of an existing, older, residential building.

### 233 NE 28<sup>th</sup> Ave, Portland, Oregon



The small, street-fronting commercial space has been home to a realty office and home goods store; the attached rear space is residential.



**Devitt House, Waterloo, Ontario**



Devitt House is a small home décor store that is located in an adapted residential structure. <https://www.devitthouse.com/>

**The “Yonder Bar”, Seattle**



The “Yonder Bar” opened in a garage in the Phinney Ridge neighborhood of Seattle in August 2020. In 2021, the cider company moved to a larger tasting room in the Ballard neighborhood. <https://www.yondercider.com/yonderbar>



### Fir Street Flats, Bothell, WA



Fir Street Flats is a three-story mixed-use building with small café on the ground floor and apartments above.

### Ode to Roses, Portland, OR



Ode to Roses is a two story mixed-use building with a bakery and restaurant on the ground floor and co-working space above.

## Box and One



Box and One is a combined two buildings of two-story mixed-use development. Each building has a restaurant on the ground floor and residential above.

- b. **Policy ED-4.6** is proposed as a new policy that prioritizes City actions for advancement of locally, women-, and minority-owned small businesses in alignment with state, regional and county policy. Would you like to see any changes in word choice? Are there other policies we should consider?
4. **Goal ED-6 Retaining existing and cultivating new businesses to enhance quality of life.** We recommend strengthening and expanding policies under this goal to better align with state, regional and county planning policies. What's missing? Are there other policies we should consider?
  - a. **Policy ED-6.2** was revised to include a clear statement about commercial displacement risk of legacy businesses (i.e., Third Place Books). Regional policy direction encourages cities to identify ways to mitigate commercial displacement, and this has been an identified concern within the community. Displacement risk is generally low throughout Lake Forest Park, and strategies for addressing business stability can be difficult to implement, especially if the city does not own the land or building where an existing business operates. Would you like to see any changes in word choice? Are there other policies we should consider?

- b. **NEW Policy ED-6.4** is proposed to align with state, regional and county policies, as well as to reinforce Lake Forest Park's commitment to environmental stewardship and resilience through its economic development policies. Would you like to see any changes in word choice? Are there other policies we should consider?
- c. **NEW Policy ED-6.5** is proposed to align with state, regional and county policies, as well as to reinforce Lake Forest Park's commitment to acknowledging the ancestral lands of Native Tribes. Are there more specific word choices or targeted policy directions that would better acknowledge the city's local communities and context? Are there other policies we should consider?

GOALS & POLICIES

HOUSINGECONOMIC DEVELOPMENT

Introduction

DRAFT 5-10-2024

The Economic Development Element includes policies that seek to foster a balanced and sustainable local economy. It encourages a strong relationship between the city, residents, and employers in coordination with -and the surrounding region by supporting PSRC VISION 2050, the Regional Economic Strategy, and the King County Countywide Planning Policies on the economy. By working in partnership with these stakeholders, the city is in a strong position to encourage economic growth and business retention.

The element also supports the Town Center district as a vibrant mixed use center for the city, seeking to ensure that land use policies enhance the City’s ability to achieve this vision and to promote a pedestrian-friendly, vibrant mix of commercial, civic, residential uses, public open spaces, and natural areas with a distinctive development, a vibrant mix of uses, pattern and multi-modal access. The element also promotes a diverse range of retail, service and other amenities that enhance the quality of life for residents and visitors. Small local businesses, compatible home occupations, and locally produced goods and services are encouraged.

Lake Forest Park’s many amenities, including open space, high quality urban design, green character, and Lake Washington access, are an important economic development asset and the element provides guidance for preservation and enhancement of these amenities.

Additional information supporting the Economic Development Goals and Policies can be found in the Economic Development Element Background Analysis (Volume II). The background analysis was prepared by Community Attributes, IncLeland Consulting Group- and focuses on the following:

- The city’s demographic profile
- Local and adjacent-community commercial uses
- The city’s real-estate market

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# Goals & Policies

## Goal ED-1 Foster a balanced and sustainable local economy that supports quality of life for Lake Forest Park residents.

- **Policy ED-1.1** Pursue a range of job opportunities to provide a balanced local economy a closer balance between jobs and housing that enhances the city’s natural and built character.
- **Policy ED-1.2** Preserve and expand the current economic base through new living-wage job opportunities for long-term economic sustainability.
- **Economic base:** *the businesses that generate employment in a community.*
- **Living Wage Jobs** *are those that pay the minimum income necessary for a worker to meet their basic needs. In 2024, the National Low Income Housing Coalition estimates that a person working full-time needs to earn \$40.38/hour to afford a one-bedroom apartment in King County, assuming fair-market rent, and that the worker spends 30% of their income on housing costs.*
- **Policy ED-1.3** Provide a stable tax base to support sustainable delivery of public services and facilities and reduced reliance on the city’s residential tax base.
- **Policy ED-1.4** Promote a diverse housing stock, transportation connections, and other amenities that attract future employees and employers.

**Commented [DF1]:** Revised policy language to capture regional policy direction for closer jobs-housing balance.

New callout included providing a definition of living wage jobs.

**Commented [DF2]:** Revised policy language to capture regional policy direction for promotion of living-wage jobs.

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## Goal ED-2 Create strong relationships with public and private partners to enhance local business retention and long-term economic growth.

- **Policy ED-2.1** Actively work with other jurisdictions, economic development organizations and local business associations to stimulate business retention, encourage growth, and implement regional economic development strategies.
- **Policy ED-2.2** Support regular communication with local businesses and residents through town hall meetings, online forums and other communications avenues.

## Goal ED-3 Support the Town Center district as a vibrant mixed use center and the cultural heart of Lake Forest Park.

- **Policy ED-3.1** Evaluate the area surrounding the current Town Center designated land to determine whether land use designation changes are needed to enhance the City’s ability to achieve its vision for a vibrant town center.
- **Policy ED-3.2** Work in partnership with property owners and interested stakeholders to achieve the future vision for the Town Center district.



- **Policy ED-3.3** Evaluate the potential of Town Center and whether current policies and regulations enable and encourage quality redevelopment.
- **Policy ED-3.4** Promote a mix of uses, including residential, retail, office, and community gathering places.
- **Policy ED-3.5** Support development features that improve aesthetic character and reinforce Town Center as a distinctive landmark.
- **Policy ED-3.6** Promote transit-oriented development and pedestrian-oriented uses, building design, and amenities.
- **Policy ED-3.7** Prioritize public and non-motorized transportation systems to and within Town Center.
- **Policy ED-3.8** Encourage ground floor commercial or public uses in all development.
- **Policy ED-3.9** Explore opportunities for public spaces and recreation facilities.
- **Policy ED-3.10** Ensure design standards address building façade articulation, entries, landscaping, buildings, pedestrian amenities, and building height.

**Goal ED-4 Enhance the diversity of Lake Forest Park retail, services and amenities.**

- **Policy ED-4.1** Recognize and promote retail strength as an important source of revenue and economic engine for the city.
- **Policy ED-4.2** Provide a diverse range of commercial uses that capture local household spending.
- **Policy ED-4.3** Identify and plan for commercial and mixed use nodes at locations that will take advantage of regional arterials and transit and better serve local residents.
- **Policy ED-4.4** Support incubator and home-grown economic development opportunities, such as compatible home occupations in residential areas and other neighborhood-serving shops and restaurants.
- *A **business incubator** supports the growth and success of new and small businesses through an array of resources and services that could include physical space, capital, coaching, common services, and networking connections.*
- **Policy ED-4.5** Improve access and visibility for local businesses through pedestrian, urban design and circulation improvements.
- **Policy ED-4.6** Promote diversity in business by focusing recruitment efforts to advance economic opportunity for locally, women-, and minority-owned small businesses and start-up companies.

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**Commented [DF5]:** NEW policy

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**Goal ED-5 Recognize and promote Lake Forest Park’s character-unique identity and amenities as an economic development asset.**

- **Policy ED-5.1** Develop an economic development strategic plan that identifies clear short and long term goals and implementing actions.
- **Policy ED-5.2** Recognize and emphasize the urban amenities in Lake Forest Park, including open space and recreational facilities, high quality urban design, green character, and community events, as important elements in the city’s economic development strategy.
  - Connect recreational and open space areas to commercial centers.
  - Improve visibility and access to Lake Washington.
  - Expand pedestrian and bicycle routes to commercial centers and nodes.
  - Preserve the city’s tree canopy and green character.
  - Encourage high quality design.
- **Policy ED-5.3** Develop and maintain community profile information for use by current and potential business owners, and others.

**Goal ED-6 Retain existing and cultivate new businesses that enhance the quality of life in the community.**

- **Policy ED-6.1** Promote local businesses and locally produced goods and services.
- **Policy ED-6.2** Where commercial areas are in decline or experiencing development pressures, work with stakeholders to identify corrective actions to mitigate displacement of legacy businesses.
- **Policy ED-6.3** Ensure that regulations support economic growth while continuing to preserve the environment, community aesthetics, and residential quality of life.
- **Policy ED-6.4** Promote environmental and socially responsible business practices that address climate change, resilience, and improved health outcomes for current and future residents.
- **Policy ED-6.4** Ensure public investment decisions protect and enhance culturally significant economic assets and contributions of Lake Forest Park’s culturally and ethnically diverse communities, institutions, and Native Tribes.

**Commented [DF6]:** Revised policy language to identify displacement risk of legacy businesses (i.e., Third Place Books)

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# ECONOMIC DEVELOPMENT BACKGROUND ANALYSIS

## DRAFT 5-3110-2024

### Introduction & Approach

#### Background and Purpose

The City of Lake Forest Park is a suburban community strategically located near several major employment centers. This section contains background analysis on the economy of the city, including jobs in Lake Forest Park as well as employment sectors of Lake Forest Park residents. It also provides a snapshot of demographic indicators relevant to the economy and to potential development in the city, as well as an overview of the regional real estate market. This background data supports the Economic Development Goals and Policies in the Comprehensive Plan. As part of the 2015 Comprehensive Plan update, City staff and policy makers sought an analysis that not only informs their understanding of the city's economy, real estate market and demographics, but also acts as a tool that can be leveraged to better understand the City's land use pattern and potential policy changes that will impact the City's long term fiscal health. The analysis provides an examination of the City's current land use pattern and associated revenues. Community Attributes Inc. (CAI), part of the consultant team working on the Comprehensive Plan update, prepared the analysis contained in this section, which focuses on the following three areas of economic analysis:

- The city's demographic profile
- Local and adjacent community commercial uses
- The city's real estate market

Additional information can be found in the full presentation from CAI at:  
[www.cityofflp.com/DocumentCenter/View/2381](http://www.cityofflp.com/DocumentCenter/View/2381).

#### Sources

The analysis draws from data compiled specifically for the report, including:

- Washington Department of Revenue taxable retail sales data
- American Community Survey and US Census data
- CoStar real estate data
- King County Assessor parcel data
- Puget Sound Regional Council population and employment forecasts
- Lake Forest Park adopted budget

#### Organization of this Section

**Section 1: Demographic Profile.** Detailed analysis of the city’s demographics as they relate to economic development.

**Section 2: Commercial Uses.** Analysis of employment, industries and workforce in the City.

**Section 3: Real Estate Indicators.** A brief snapshot of the City’s current real estate market.

Peer City Framework

To better understand Lake Forest Park’s position within the region and how it compares to other nearby communities, a peer city framework is utilized. This framework highlights ways in which the city differs from surrounding communities, revealing potential market opportunities. ~~With a focus on fiscal sustainability, e~~Peer cities were selected based on their proximity to Lake Forest Park and relevance to the City’s economy, residential and commercial development patterns, traffic and commerce.

- **Bothell:** Neighbor
- **Kenmore:** Neighbor
- **Shoreline:** Neighbor
- **Mountlake Terrace:** Neighbor
- **Pierce and King Counties:** Regional

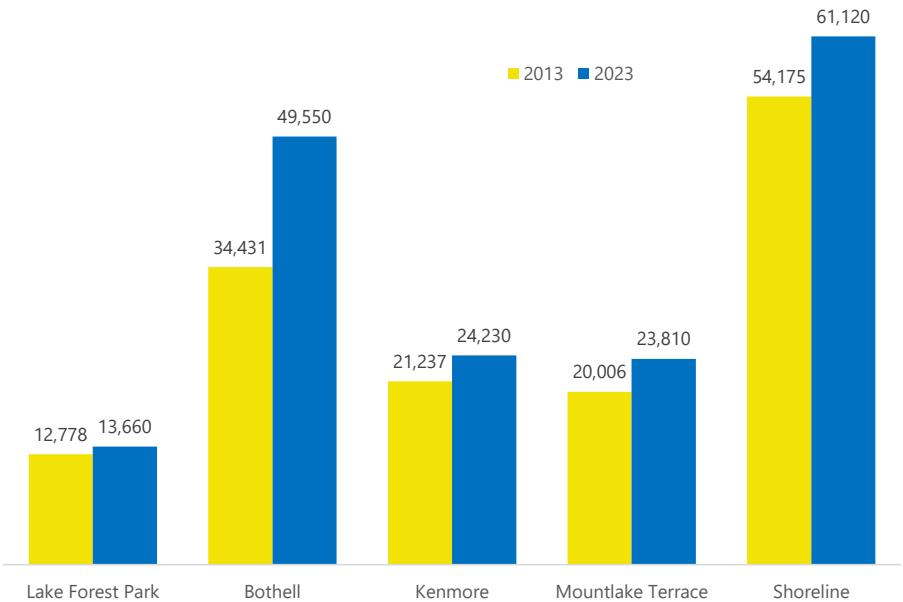
# Demographic Profile

## Population

The demographic profile provides details on the City of Lake Forest Park and its residents. To better understand Lake Forest Park’s position within the region and how it differs from other communities, a series of analyses were conducted with a focus on the city’s people, their occupations, where they live and who they are. The analysis is used to provide context for future land use scenarios and further cement our understanding of the City’s economy.

Figure 1 ~~Figure 1~~ ~~Figure 1~~ illustrates the City’s population change from ~~2000~~ 2013 to 2023, which has remained ~~flat~~ relatively ~~constant~~ during the ~~same~~ period. ~~Both~~ ~~Kenmore~~ ~~Mountlake Terrace~~ ~~Shoreline~~ ~~Both~~ ~~Shoreline~~ have seen significant amounts of growth over that time, particularly compared to Lake Forest Park’s slower growth rate.

Figure 1. 2013 and 2023 Population. City of Lake Forest Park and Selected Comparison Cities



Source: Washington Office of Financial Management

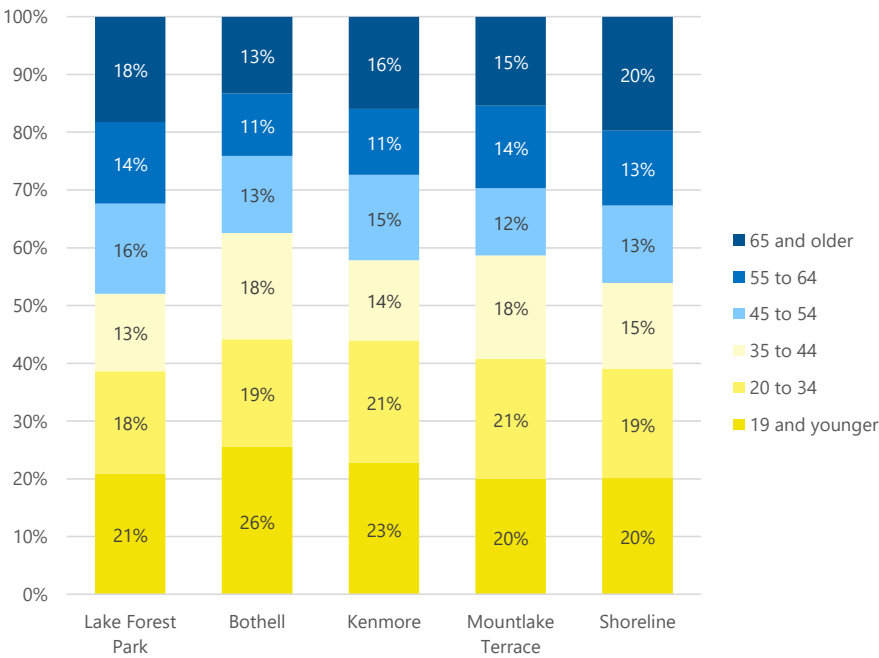
Age Distribution

Age distribution is an important piece of demographic data for several reasons:

- It's important to retailers as they make decisions about where to locate new stores
- It's important to real estate developers as they make decisions about where to build and what types of units and amenities to offer
- It has implications for a City's housing needs, as discussed further in the Housing Element background chapter

Lake Forest Park's age distribution reflects an older demographic, with ~~about~~ almost 50% of residents at or above 45 years of age, as shown below in Figure 2. Shoreline has a similar demographic breakdown, but the other comparison cities have somewhat younger populations, particularly Bothell. (see Figure #.13).

**Figure 2. Age Distribution in Lake Forest Park and Selected Comparison Cities, 2022**



Source: American Community Survey 2022 5-Year Estimates

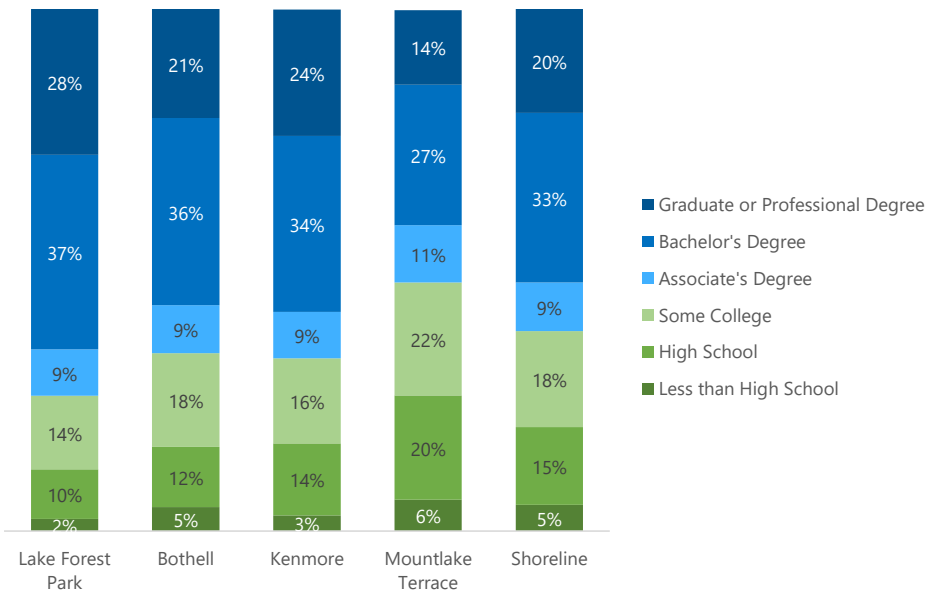
Educational Attainment

Figure 3

The share of residents with a bachelor’s degree or higher is one common metric that describes how well-educated the residents of a city highly educated than many peer communities.

- Educational attainment is closely related to household income, which drives spending power and dictates retail potential; in this way, educational attainment impacts retail demand and consumer preferences
- Higher levels of attainment have the potential to influence housing demand and housing mix

Figure 3. Educational Attainment in Lake Forest Park with Selected Comparison Cities, 2022



Source: American Community Survey 2022 5-Year Estimates

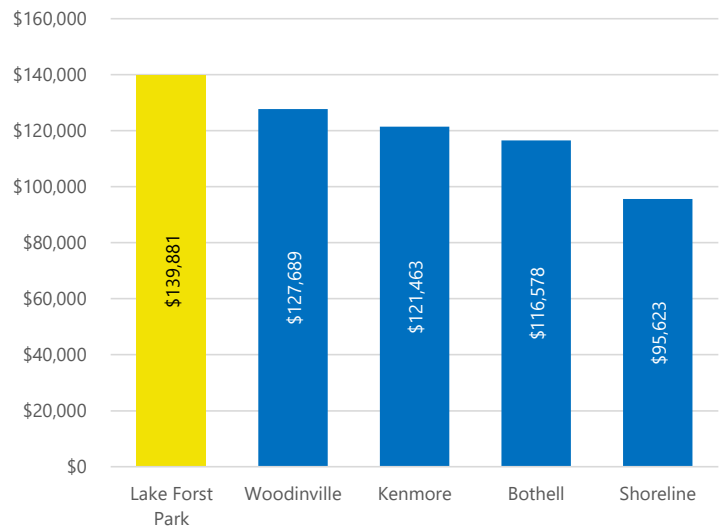
Household Income

Figure 4 shows the median household income for Lake Forest Park and the selected comparison cities. With a median household income of over \$100,130, Lake Forest Park residents tend to have higher incomes than residents of the comparison cities.

- Household income is a key factor for retailers, especially national chains, when choosing where to locate a new store
- Higher incomes typically equate to increased disposable income and buying power



**Figure 4. Median Household Income in Lake Forest Park and Comparison Communities, 2021**



*Source: US Census Bureau, 2021 5-Year American Community Survey (Table S1901)*

### Housing Tenure

Lake Forest Park has a rate of home ownership that is significantly higher than the selected comparison cities, with 78.8 percent of households owning their homes, compared to homeownership rates between 61 and 69 percent in the comparison cities (see [Table II.4](#) and [Figure II.10](#) [Figure 30](#) in the Housing Element Background Analysis).

The decision to purchase a home is often dependent on a number of factors, including an individual or family's financial preparedness, the state of the housing market, and long-term residency plans. Lake Forest Park's older, wealthier resident base is likely to prefer home ownership due to their ability to afford the home purchase and their plan to stay in Lake Forest Park for an extended period of time. However, the relative lack of more affordable home ownership options in the city, and fewer rental properties, means large segments of the regional economy are unable to afford a home in Lake Forest Park, including many of the city's existing labor force.

The high level of home ownership is mirrored by the high proportion of single-family housing units in Lake Forest Park (see [Figure II.827](#) in the Housing Element Background Analysis). However, many older ~~adults are down-sizing as they seek flexibility and carefree maintenance in their housing choices. These~~ trends appear to favor multifamily construction, and there may be an opportunity to cater to current and aspiring Lake Forest Park residents by building for-sale multifamily products (e.g. condominiums).

### Housing Type

825% of all housing units in Lake Forest Park are single family units; this is the highest proportion of single family housing units among all comparison cities (see Figure 4.827 in the Housing Element Background Analysis).

Table 4.3Figure 8 in the Housing Element Background Analysis illustrates the composition of Lake Forest Park household characteristics. These data help to better understand target markets for retail segmentation, and allow the City to make policy decisions that reflect the needs and wants of Lake Forest Park residents.

## Commercial Uses

### Local Employment

Examining the commercial uses in the City starts with studying local employment and the users of commercial land. The data in Figure 5Table 4.7 on the following page below characterize Lake Forest Park employment by job sector. Services and Retail account for a larger portion of jobs in Lake Forest Park than in any other comparison city. In Lake Forest Park, these sectors account for 7369% of all jobs. Total employment in Lake Forest Park is significantly lower than in the comparison cities.

Figure 5. Employment by Sector, City of Lake Forest Park and Selected Comparison Cities, 2022

Source: Puget Sound Regional Council Covered Employment Estimates

Resident Occupations

The data in [Figure 6](#), [Table II.8](#), and [Figure 7](#), [Figure II.16](#) characterize the occupations of Lake Forest Park residents. Understanding the type of jobs residents have compared to the region can serve as an indicator for resident preferences and needs. Most notably, the mix of occupations of Lake Forest Park residents does not differ substantially from King County as a whole, although a smaller percentage of people have jobs in [Health Care and Social Assistance](#), [Education](#), [Retail Trade](#), [Professional, Scientific, and Technical Services](#), [Information](#), [Manufacturing](#), [Accommodation and Food Services](#), [Construction](#), [Administration & Support, Waste Management and Remediation](#), [Finance and Insurance](#), [Other Services \(excluding Public Administration\)](#), [Wholesale Trade](#), [Public Administration](#), [Transportation and Warehousing](#), [Real Estate and Rental and Leasing](#), [Management of Companies and Enterprises](#), [Arts, Entertainment, and Recreation](#), [Agriculture, Forestry, Fishing and Hunting](#), [Utilities](#), and [Mining, Quarrying, and Oil and Gas Extraction](#). Twenty-five percent of Lake Forest Park residents are self employed, [down from 20 percent in 2012](#).

**Figure 6. Jobs by Sector Worked by Lake Forest Park and King County Residents, 2021**

	Lake Forest Park	King County
Health Care and Social Assistance	15%	13%
Educational Services	12%	7%
Retail Trade	12%	13%
Professional, Scientific, and Technical Services	11%	11%
Information	7%	11%
Manufacturing	6%	6%
Accommodation and Food Services	6%	6%
Construction	5%	5%
Administration & Support, Waste Management and Remediation	4%	5%
Finance and Insurance	4%	3%
Other Services (excluding Public Administration)	3%	3%
Wholesale Trade	3%	4%
Public Administration	3%	3%
Transportation and Warehousing	3%	4%
Real Estate and Rental and Leasing	2%	2%
Management of Companies and Enterprises	2%	2%
Arts, Entertainment, and Recreation	1%	2%
Agriculture, Forestry, Fishing and Hunting	0%	0%
Utilities	0%	0%
Mining, Quarrying, and Oil and Gas Extraction	0%	0%

Source: Longitudinal Employer Household Dynamics (LEHD) via Census OnTheMap

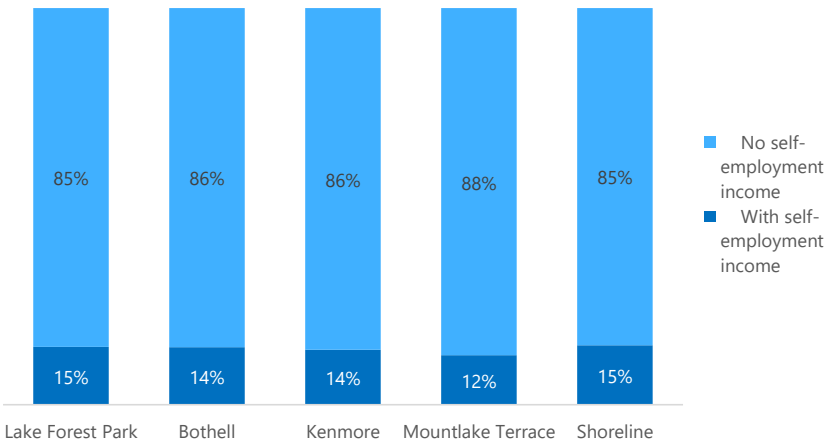
**Table II.8 Industry by occupation, residents of Lake Forest Park and King County, 2011**

	Services	Retail	FIRE	Education	Manufacturing	Government	Const/Res	WTU
Lake Forest Park	49%	10%	6%	13%	7%	4%	4%	7%
King County	50%	10%	6%	8%	9%	4%	4%	9%

Note: FIRE = Finance, Insurance, and Real Estate; WTU = Warehouse, Transportation, and Utilities.

Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics, 2011.

Figure 7. Self-Employment in Lake Forest Park and Selected Comparison Cities, 2022

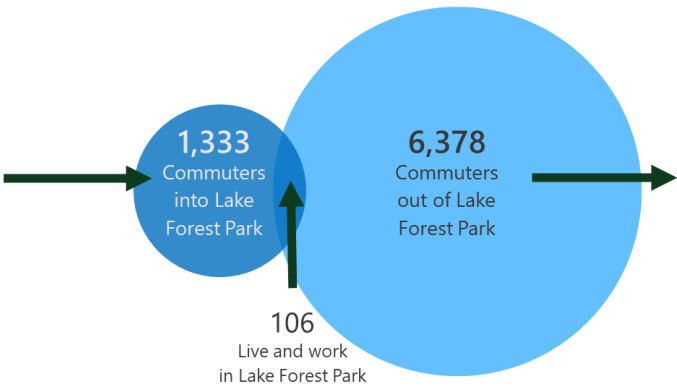


Source: American Community Survey 2022 Five-Year Estimates

Resident and Employee Commuting Patterns

The majority of people who work in Lake Forest Park do not live within city limits and are distributed in a wide range of locations in Lake Forest Park’s vicinity. Very few residents of the city also work in the city (only about 100 residents) as shown in Figure 8, from the most recently available Census commuting data. Very few people that work in Lake Forest Park live in Lake Forest Park (approximately 9%). Lake Forest Park residents mostly work outside of the City in major employment centers like Seattle and Bellevue. Only 2% of people that live in Lake Forest Park work in Lake Forest Park. The low percentage of people that live and work in Lake Forest Park is reflective of the City’s status as a bedroom community.

Figure 888. Commuting Patterns in Lake Forest Park, 2020



Source: U.S. Census Longitudinal Employer-Household Dynamics (LEHD) via Census OnTheMap

Workers in Lake Forest Park primarily commute in from Seattle (20%), and Shoreline (7%), as well as in smaller numbers from Everett, Kenmore, Kirkland, Lynnwood, and other surrounding municipalities. Lake Forest Park residents mostly work outside of the City in major employment centers like Seattle and Bellevue, as shown below in Figure 9.

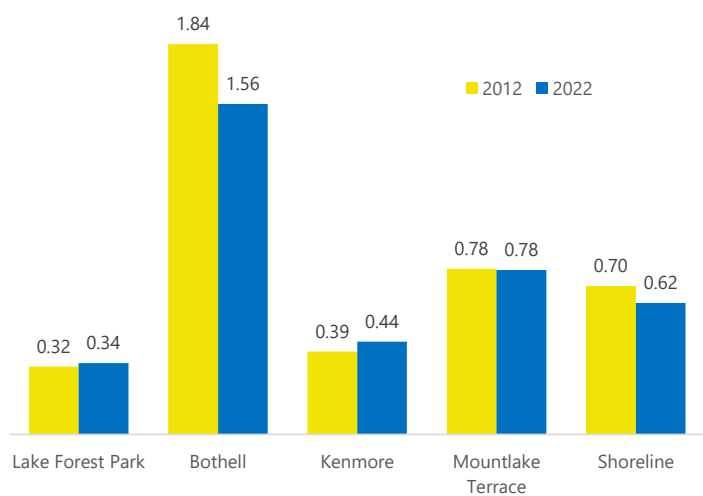
Figure 999. Work Locations of Lake Forest Park Residents, 2021

	Count	Share
Seattle city, WA	2,907	46.2%
Bellevue city, WA	437	6.9%
Shoreline city, WA	303	4.8%
Redmond city, WA	261	4.2%
Everett city, WA	236	3.8%
Bothell city, WA	230	3.7%
Kirkland city, WA	201	3.2%
Lynnwood city, WA	157	2.5%
Lake Forest Park city, WA	100	1.6%
Edmonds city, WA	92	1.5%
All Other Locations	1,364	21.7%

The jobs-to-housing ratio illustrates whether a city is an employment center or bedroom community. (Figure H.17 on the opposite page). Lake Forest Park’s 2012-2022 jobs-to-housing ratio of 0.34 means that the city has nearly three times more housing units than jobs, indicating that the city is a bedroom community where residents commute elsewhere for their jobs. Lake Forest Park’s jobs-to-housing ratio

increased from 2012 to 2022, suggesting that employment growth has outpaced housing growth in the region. Cities that have experienced significant housing construction in the past decade have seen their jobs-to-housing ratio fall notably.

Figure 10: Jobs-to-Housing Ratio for Lake Forest Park, Bothell, Kenmore, Mountlake Terrace, and Shoreline, 2012 and 2022



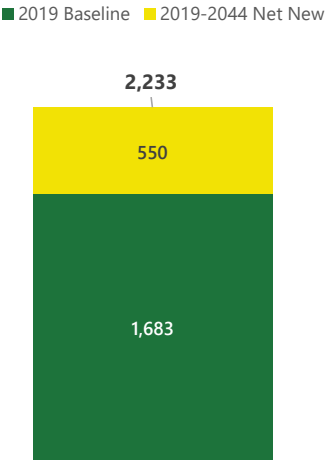
Source: Washington Office of Financial Management, Puget Sound Regional Council

Relative to the comparison cities and the region as a whole, Lake Forest Park has one of the lowest jobs-to-housing ratios, with neighboring Mountlake Terrace having a ratio of 0.78. Bothell, on the other hand, has a relatively high jobs to housing ratio of 1.84-56 and serves as an employment center for the region-region. Regional policy guidance suggests that cities with low jobs-to-housing ratios should work to increase the number to align with regional goals to reduce commuting times, traffic, and emissions, and encourage residents to live closer to where they work.

Employment Targets and Capacity

Figure 11 below shows Lake Forest Park’s employment target as set by King County – an additional 550 jobs by 2044.

Figure 11. Lake Forest Park Baseline and Target Jobs, 2019-2044



Source: King County Countywide Planning Policies

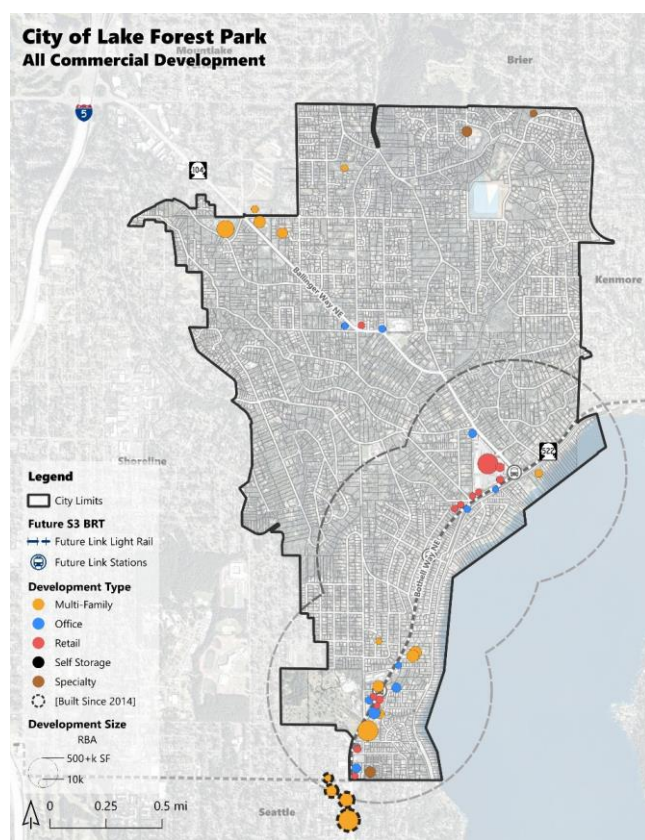
The city must show capacity to meet these targets through zoning of vacant or redevelopable land. As outlined in the “Land Capacity Analysis Methodology and Results” appendix, **Lake Forest Park has zoned capacity for 676 jobs**, a surplus capacity of 126 over the target, on land classified by King County as vacant or redevelopable. This capacity primarily takes the form of potential expansion of retail or other commercial space in the Town Center, as well as ground floor commercial space in potential redevelopment in the Southern Gateway area.

Commented [A01]: Wherever that ends up living in the comp plan, adjust this reference

Real Estate Market Conditions

The following section provides an overview dashboard of relevant of the real estate market indicators for multifamily housing, office and retail uses. The Lake Forest Park surrounding communities are forecasted to experience an influx of high density multifamily housing based on changing demographics and zoning policy decisions (see Figure II.19). Demand for such housing is currently high, resulting in multiple developments underway in the Lake Forest Park area shown in the map below. Figure 12 shows the commercial and mixed-use zoning in the city. There have not been any significant commercial or multifamily developments in the city in the past decade, although there have been several recent multifamily projects in Seattle just south of the city limits, shown with dotted outlines below.

**Figure 12. Commercial Development in Lake Forest Park**



Source: CoStar

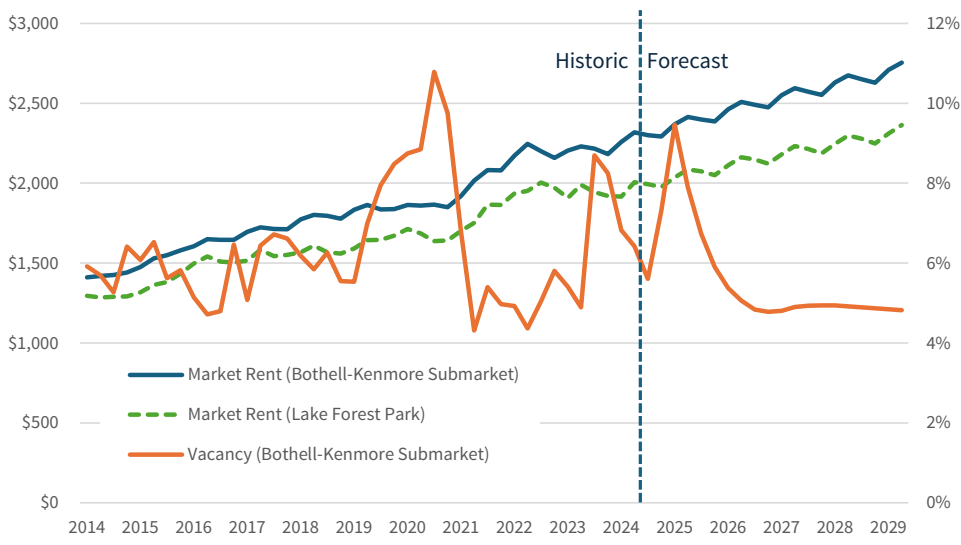
The market for **multifamily** development in the greater Bothell-Kenmore submarket, which includes Lake Forest Park, has been very strong in the past decade, and multifamily development has continued even as interest rates have risen in the past year, with 560 units being constructed in the submarket in the past year, with average rents at about \$2.50 per square foot ~~accoriding~~ according to CoStar, up from about \$1.30 a decade ago. As shown above in ~~Figure 12~~ **Figure 12**, **this boom in multifamily development has not resulted in any new units in Lake Forest Park, though the regional market is expected to remain strong.**

**Figure 13** below shows recent multifamily rents in the larger submarket and in Lake Forest Park. Multifamily rents are somewhat lower in Lake Forest Park but track the overall recent rent growth trends of the larger submarket. Vacancy rates in the area have spiked recently in several rounds of new construction, but CoStar forecasts a gradual stabilization of vacancy once units in the pipeline are filled and continued rent growth in the region and the city, showing the expected continuation of



demand for multifamily development. **Additional multifamily housing can benefit the local economy by increasing the city's customer base and supporting new retail development.**

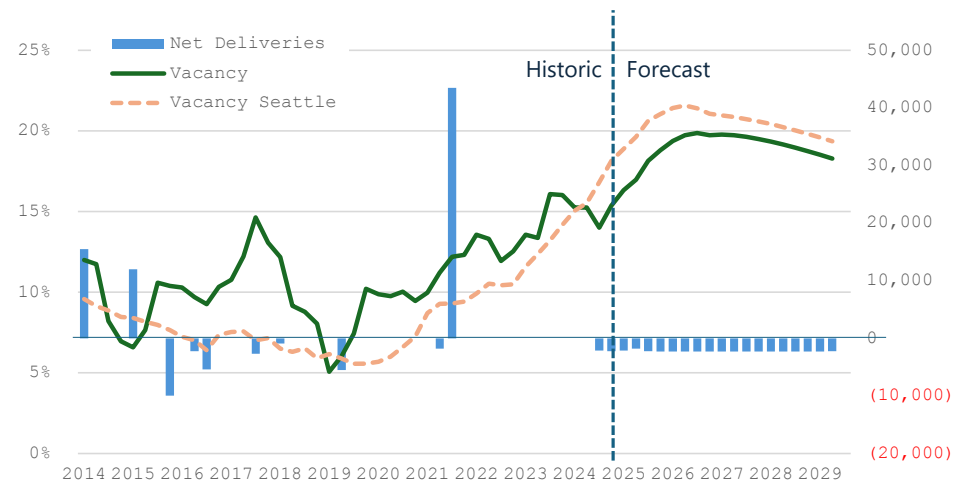
**Figure 13. Multifamily Vacancy and Market Rent in Bothell-Kenmore Submarket and Lake Forest Park, 2014-2029 (forecast)**



Source: CoStar

development. The office market in the Bothell/Kenmore submarket has not seen significant construction at all in recent years. Aside from one project in 2021, there has not been any new office development since 2015, and CoStar forecasts this trend to continue for at least the next five years. The pandemic and reduced in-person office work has caused vacancy rates to rise in the submarket to around 15 percent, similar to the Seattle metro overall. According to CoStar, as shown below in Figure 14, according to CoStar, vacancy rates have been increasing and are also forecast to rise to 15 percent by 2029.

**Figure 14. Office Vacancy and Net Deliveries in Bothell-Kenmore Submarket and Seattle, 2014-2029 (forecast)**



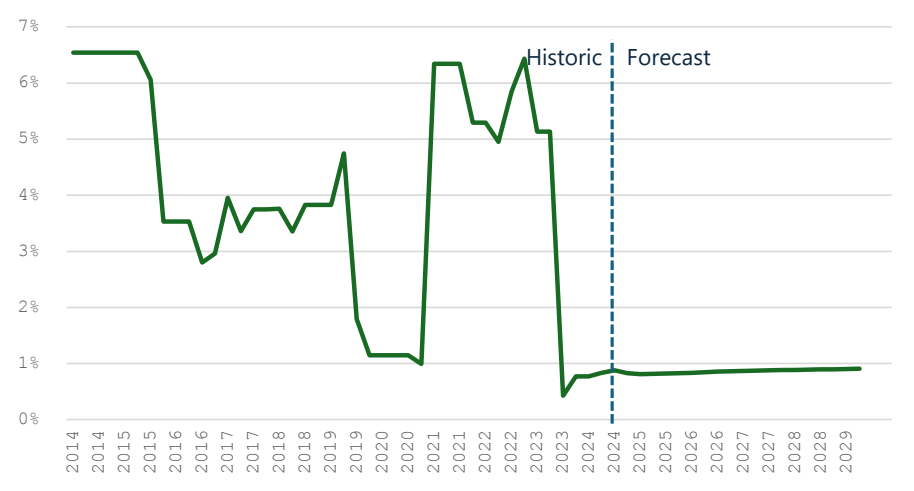
Source: CoStar

Office rents in the area are around \$33 per square foot, slightly lower than the Seattle metro’s rates of around \$37. With such high vacancy and changes in remote and hybrid work, **it is unlikely that there will be significant office construction in the near term in the area, and particularly in Lake Forest Park, given the small amount of commercial zoning.**

As with office development, there has not been significant **retail** construction in the Bothell/Kenmore submarket, which includes Lake Forest Park, in recent years. However, **retail overall has fared considerably better than office in the past several years as people have returned to in-person shopping and dining since the pandemic.**

**Retail vacancy in the larger submarket is around 3 percent, but 3 percent but is even lower in Lake Forest Park.** As shown below in Figure 15, retail vacancy increased during the COVID-19 pandemic, but has since gone down to **essentially** zero, suggesting that **there is potential demand for new retail space in the city.**

Figure 15. Retail Vacancy Rate in Lake Forest Park, 2014-2029 (Forecast)



Source: CoStar

- Lake Forest Park’s **population** has not grown significantly in the past decade compared with peer cities.
- The population of Lake Forest Park is **older**, **wealthier**, more **highly educated**, and has a higher share of **homeowners** than nearby peer communities, suggesting potential demand for ownership housing and significant spending potential.
- **Service** and **retail** jobs are the largest sectors in Lake Forest Park, although the city has considerably **fewer jobs** overall than peer communities.
- Residents of Lake Forest Park work in **similar sectors** as overall King County averages, and most residents **commute out** to work, primarily in Seattle and Bellevue, with only about 100 people both living and working in the city.
- Lake Forest Park’s **jobs-to-housing ratio is 0.34**, showing that it serves as a bedroom community overall.
- The city has a target of **550** new jobs by 2044, and there is sufficient land capacity for **656** jobs under current zoning. The potential for new jobs **takes** the form of potential **redevelopment in the Town Center** and potential **ground-floor commercial in multifamily development in the Southern Gateway**.
- The market for **multifamily** real estate in the Bothell-Kenmore submarket, which includes Lake Forest Park, remains strong despite recent interest rate increases, though the city itself has not seen any multifamily development in the past decade.

- There has been very little **office** or **retail** development in the Bothell-Kenmore submarket in the past decade, although the existing retail space in Lake Forest Park is nearly completely leased, suggesting that the city could support new retail space in redevelopment in the Town Center.

**To:** Lake Forest Park Parks and Recreation Advisory Board; Lake Forest Park Planning Commission; Mark Hofman, AICP

**From:** Cristina Haworth, AICP

**Date:** May 23, 2024

**Project:** 2024 Comprehensive Plan Update

**Subject:** Parks, Trails, & Open Space Element Discussion Guide

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## Introduction:

The Growth Management Act lists a park and recreation element that implements and is consistent with the capital facilities plan in relation to parks and recreation facilities as mandatory; however, guidance from MRSC states it is “optional because funds have not been appropriated to help pay [for its preparation].”<sup>1</sup> The parks element shall include:

- Estimates of park and recreation demand for at least a ten-year period
- Evaluation of facilities and service needs
- Evaluation of tree canopy coverage within the urban growth area
- Evaluation of intergovernmental coordination opportunities to provide regional approaches that meet park and recreational demands

King County’s Countywide Planning Policies (CPPs) and PSRC Vision 2050 include parks-related policies with which the LFP Comprehensive Plan must comply. Generally, the 2015 Parks, Trails, & Open Space Element needs revisions to be consistent with these documents:

- King County Countywide Planning Policies (CPPs):
  - ✓ Promote a pattern of compact development within the Urban Growth Area that includes parks and open space (CPP DP-2).
  - Prioritize neighborhoods with historical underinvestment in green infrastructure (CPP DP-43).
  - Require water reuse and reclamation, where feasible, especially for high-volume non-potable water users such as parks, schools, and golf courses (CPP PF-11).
  - Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments (CPP EN-22).

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<sup>1</sup> <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning>

- PSRC Vision 2050
  - Identify and create opportunities to develop parks, civic places (including schools) and public spaces, especially in or adjacent to centers (MPP-DP-11).
  - Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments (MPP-En-15).

## Discussion Questions and Guidance:

1. **Incorporating Resilience.** Should we prepare additional background analysis and policies to address social cohesion as a way of improving community resilience?
2. **Equity.** Please review carefully and confirm the suggested changes in policy intentions are appropriate for LFP.
3. **Legacy 100-Year Vision.** Are additional considerations from the Legacy 100-Year Vision (2008) needed to incorporate resilience and equity?
4. **Parks and Recreation Advisory Board Priorities.** What other priorities should be included in the element?

# Goals & Policies

## Parks, Trails, & Open Space

### Introduction

The Parks, Trails, and Open Space Element Goals and Policies support the City’s commitment to developing and maintaining an exceptional park and trail system that provides diverse recreational opportunities that support physical and mental health in addition to preserving environmentally sensitive areas and forested and habitat areas. The Element includes policies that provide guidance on park maintenance, funding strategies, and tie-ins to the *Legacy 100-Year Vision*.

Additional information supporting these goals and policies can be found in Parks, Trails, & Open Space Element Background Analysis (Volume II), which includes:

- Inventory of the City’s parks
- Standards for various types of parks
- Integrated Pest Management information
- One Percent for Art Program information





Goals & Policies

**Goal PT-1 Development and Maintenance.** Maintain a high standard for the development and maintenance of the City’s parks for both active and passive uses.

**Policy PT-1.1** Seek and encourage the development of a sustainable funding source for acquisition, development, and maintenance of to acquire, develop, and maintain recreational properties and facilities.

**Policy PT-1.2** Continue efforts toward identification and acquisition of appropriate property for development of parks and open space that address the community’s needs, including acquiring and development parks and open space where gaps exist in the current system.

**Policy PT-1.3** Complete improvements in all parks and develop and enforce an environmentally appropriate maintenance plan for existing and future parks, trails, and public areas.

**Policy PT-1.4** Implement and monitor the necessary restoration and preservation plans for riparian and sensitive area open spaces in the City’s parks.

**Policy PT-1.5** Assure-Ensure all park development is sensitive to adjacent uses, with respect to impacts of traffic, noise, litter, light, and hours of operation.

**Policy PT-1.6** All improvement, restoration, and placement of structures in parks and the design and development of new parks and plans for maintenance will be reviewed and approved by the Community Services Commission.

Commented [CL1]: This is an implementation action

Commented [CL2]: This is an implementation action

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**Policy PT-1.7** Maintain strict adherence to Integrated Pest Management policy on all public property and roadsides.

See the discussion of **Pest Management** in the Parks, Trails, & Open Space Element Background Analysis.

**Commented [CL5]:** This is an implementation action

**Policy PT-1.8** ~~Recognize the value of having~~Support community gathering places ~~and support their continuing availability~~as valuable assets for community members.

**Policy PT-1.9** Promote parks, recreation, open spaces, and trails as essential components to physical, mental, and emotional health and well-being.

**Goal PT-2 Trails.** Promote ~~the establishment and maintenance of~~a safe, interconnected system of trails throughout the City, ~~recognizing the that~~serve important ~~regional and local~~recreational and transportation roles ~~played by~~~~for regional and local bicycle and pedestrian trail systems.~~

**Policy PT-2.1** ~~Promote development and maintenance of~~Encourage safe walking and bicycle paths through and throughout the city.

**Policy PT-2.2** Consider utilization of undeveloped rights of way as possible locations for foot or bike trails which connect parks, neighborhoods, schools, recreational facilities, and access to public transportation.

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**Policy PT-2.3** Designate “scenic routes” for bicycle and pedestrian traffic.

**Commented [CL7]:** This is an implementation action

**Policy PT-2.4** Establish signage and wayfinding standards for scenic routes.

**Commented [CL8]:** This is an implementation action



Parks, Trails, & Open Space

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**Goal PT-3 Safe Access to Parks.** Provide safe ~~multimodal and non-~~~~motorized~~~~active~~ ~~transportation~~ routes to parks, trails, ~~and~~ open space, ~~and recreational facilities by enhancing infrastructure that facilitates~~ access through walking, biking, and transit.

**Policy PT-3.1** Gather data using digital mapping, walkability audits, and surveys as a basis for analyzing where city's infrastructure hinders safe access to parks.

**Policy PT-3.2** ~~Develop plans for the placement of parks to increase park visibility and shorten~~Promote accessible routes to parks that ~~to~~ meet the needs of all residents.

**Policy PT-3.3** ~~Coordinate park planning with the Capital Improvement Program (CIP) process and place a high priority on~~Prioritize infrastructure ~~in the Capital Improvement Plan~~ that improves access to parks and open space.

**Policy PT-3.4** Facilitate intergovernmental coordination and partnerships between public, private, and non-profit sectors ~~in order to~~ enhance ~~safe-~~regional access to parks.

**Goal PT-4 Environmental Protection.** Protect environmentally sensitive areas, wildlife habitats, and wooded areas ~~to provide relief from urban development.~~

**Policy PT-4.1** ~~In situations where regulatory measures are not effective, seek funding for~~Encourage open space acquisition ~~which preserves to~~conserve the city's watersheds, environmentally sensitive areas, wildlife corridors, fish and amphibian habitats, and wooded areas.

**Commented [CL9]:** This seems consistent with CPP DP-2, provided it applies to the UGA as well

**Commented [CL10]:** This is an implementation action





**Policy PT-4.2** Coordinate open space priorities with the ~~Environmental Quality Commission~~ Parks and Recreation Advisory Board and community environmental organizations.

**Policy PT-4.3** ~~Use the city's parks, trails, and open spaces to provide information and~~ Promote educational al programs about natural systems.

**Policy PT-4.4** Promote the ~~use of incentives such as property tax reductions, conservation easements, trusts, and other techniques to preserve~~ preservation of desirable lands for the public benefit, ~~and in appropriate situations, consider acquiring suitable properties for park, recreation and open space uses.~~

**Policy PT-4.5** Remove invasive species in parks, trails, and open spaces.

**Policy PT-4.6** ~~Consider implementing~~ Require ~~water reuse and reclamation for irrigation and other non-potable water uses.~~

**Commented [CL11]:** This is an implementation action

**Commented [CL12]:** This is an implementation action consistent with CPP PF-11

**Goal PT-5 Active Parks.** ~~Work diligently to provide the~~ Encourage a variety of recreational facilities and activities ~~desired by the city's~~ to serve the diverse interests of city residents.

**Policy PT-5.1** Pursue the acquisition and development of active park facilities.

**Policy PT-5.2** Engage the Youth Council in planning for active parks.

**Policy PT-5.3** ~~Work cooperatively~~ Increase collaboration with community organizations that sponsor recreational al and cultural activities to supplement recreational opportunities in the city.

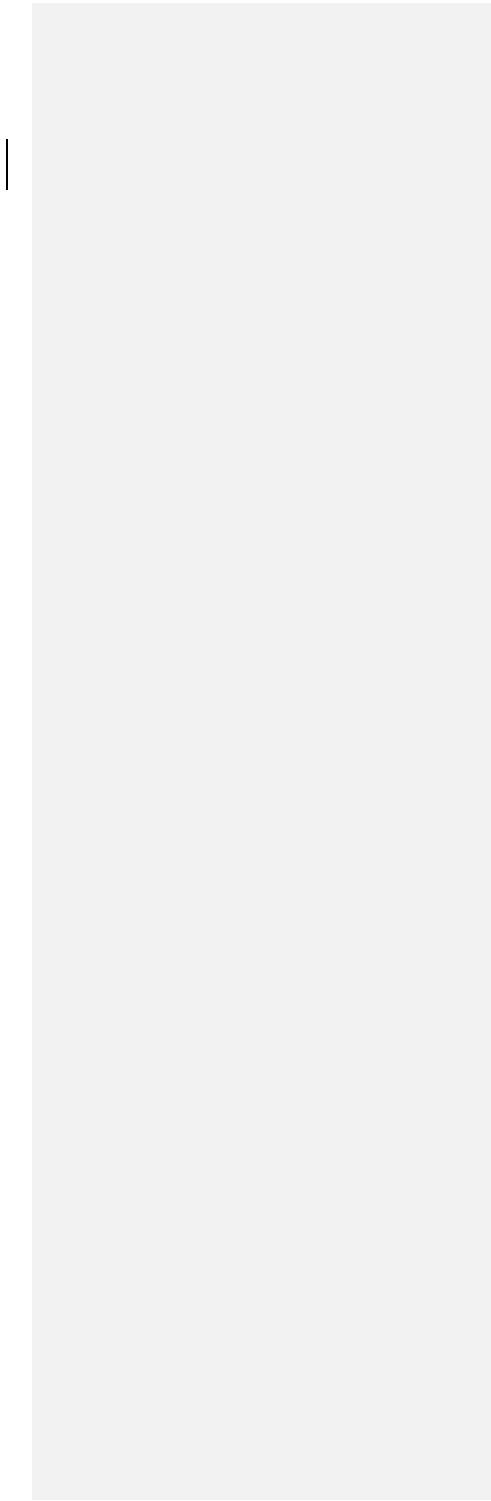
**Policy PT-5.4** ~~Work cooperatively~~ Coordinate with the Shoreline School District, neighboring cities, and community agencies to help achieve the full realization of expand recreational potential in Lake Forest Park.

**Goal PT-6 Signage.** ~~Ensure that adequate and appropriate~~ Promote inviting signage is installed and maintained and wayfinding in the city's parks and at entrances to the city.

**Policy PT-6.1** ~~Design and locate all signs in a manner that assures they are visible, informational, and aesthetically pleasing~~ Encourage universal design techniques for accessible signage.

**Policy PT-6.2** Monitor all signs to assure they and the Support

maintenance of signs and surrounding plantings-to ensure  
visibilityare well maintained.



**Goal PT-7 Arts and Culture.** ~~Continue to develop and expand public access to~~Encourage inclusive representation in art and cultural heritage for public places.

**Policy PT-7.1** Support visual and performing arts in the community and promote art education and participation.

**Policy PT-7.2** Pursue grants which could provide for placement of public art in Lake Forest Park.

**Policy PT-7.3** Encourage private and corporate support of the arts.

**Policy PT-7.4** Develop and regularly update the Public Arts Plan, maintain a publicly available list of the City's public art, and incorporate policies and procedures related to the maintenance of public art and the One Percent for Art Program.

**Commented [CL13]:** This is an implementation action

**Commented [CL14]:** These are implementation actions

**Goal PT-8 Building Community Engagement.** ~~Encourage community engagement~~Facilitate inclusive involvement in community activities.

**Policy PT-8.1** Create and promote volunteer opportunities in the City's parks and recreational programs.

**Policy PT-8.2** Encourage and promote accessibility for community-wide events.

**Policy PT-8.3** ~~Encourage~~Support community ~~input~~collaboration in the planning and program development process of parks projects.

**Policy PT-8.4** Maintain park spaces for use as staging areas for disaster response.

**Goal PT-9 Legacy 100-Year Vision Implementation.** ~~Utilize the detailed set of implementation strategies found in the Legacy Vision to~~Support a Green Infrastructure-based in the capital improvement program.

~~**Policy PT-9.1** Determine areas of need and establish parks in those areas to provide every person in the city with a park within a reasonable distance.~~

**Policy PT-9.2.1** ~~Identify and acquire appropriate property for future park facilities, with~~Support expansion of existing and new parks and active parks, especially in or adjacent to centers as priorities.

**Policy PT-9.3.2** ~~Consider the creation of a dedicated capital fund to take advantage of opportunities for property acquisitions when such a fund could leverage significant grant awards, and other outside funding.~~Explore opportunities to fund property acquisitions for Legacy projects.

**Commented [CL15]:** Consistent with VISION 2050 MPP-DP-11

**Commented [CL16]:** Leverage significant grant awards is an implementation action

**Policy PT-9.4.3** Consider initiating a parks bond and/or the creation of a parks district for park acquisition, restoration, improvement, and maintenance.

**Green infrastructure** is the natural life support system of the living landscape—a strategically planned and managed network of wilderness, parks, and greenways; conservation easements; and lands with conservation value that support native species, natural ecological processes, and air and water resources.

**Policy PT-9.5.4** ~~Where appropriate, require that~~ Consider using pervious surfaces and low impact development features ~~be used~~ in park development and restoration.

**Commented [CL17]:** This is an implementation action

**Policy PT-9.6.5** Utilize conservation easements or other means to expand wildlife corridors, to daylight creeks, and to develop creek-side.

**Policy PT-9.7.6** ~~Provide for increased~~ Increase public access to Lake Washington.

**Policy PT-9.8.7** Develop community gardens.

**Policy PT-9.8** Prioritize green infrastructure in historically underinvested neighborhoods.

**Commented [CL18]:** Consistent with CPP DP-43

**Policy PT-9.9** Insure that parks, trails, and gathering spaces are accessible by the diverse population of the city where feasible.

**Goal PT-10 Equity. Promote equitable access to parks, trails, and open spaces.**

**Commented [CL19]:** Consistent with VISION 2050 MP-En-15 and CPP EN-22

~~**Policy PT-9.10.1** Determine areas of need. Prioritize historically underserved communities for parks, trails, and open space improvements and investments and establish parks in those areas to provide every person in the city with a park within a reasonable distance.~~

**Policy PT-10.2** ~~Ensure~~ Plan for a system of ~~that~~ parks, trails, and gathering spaces that are accessible within a five-minute walkshed of the city's diverse residents.

# Background Analysis

## Parks, Trails, & Open Space

### Introduction

Though Lake Forest Park's large lots and extensive tree canopy give the city a park-like quality, there are also a number of ~~several~~ many designated parks, open spaces, and recreational facilities within the community. These spaces allow for both passive and active recreation. In Lake Forest Park has trails for hiking and rolling, playgrounds, recreational facilities, and views one can go on a nature hike, visit a playground, bicycle, or simply sit and enjoy the view of majestic ~~Mt. Mount Rainier~~ Rainier across Lake Washington. These parks and open spaces are an ~~assets~~ to the community that provides enjoyment, physical and mental health benefits and promote social capital, ~~and increased property values~~. The City intends to increase both the quality and quantity of parks and open space available ~~accessible~~ to the community.

This background analysis contains information that was used in developing the update of the goals and policies in the Parks, Trails, & Open Space Element of the Comprehensive Plan including:

- Planning Context
- Inventory of Parks and Recreation Facilities
- Park Standards
- Integrated Pest Management
- The One ~~Percent~~ for Art Program



## Planning Context

### Lake Forest Park Legacy 100-Year Vision

The primary purpose of the *Legacy 100-Year Vision* is to promote the enhancement of the City's green infrastructure over the next century. A robust system of green infrastructure is made up of several "hubs," such as parks, natural areas, and other open spaces, and connected by "links," such as greenways and trails. The Vision, which was the subject of extensive community involvement, identifies identified several projects that could be undertaken to work towards this ideal for the future. The Vision informs and supports the goals and strategies of the Parks, Trails, & Open Space Element of the Comprehensive Plan contains and the Plan in turn has a number of policies that work to implement the recommendations of the 100-Year Vision.

## Inventory of Parks and Recreation Facilities

Table II.36 lists the parks and recreation facilities in Lake Forest Park. Figure II.30 on page 182 shows the location of these facilities.

## Park Standards

Table II.36 uses the following standards to classify parks.

### Mini Park

Passive recreation or specialized facilities that serve a concentrated or limited population or a specific group such as children or seniors. These facilities have minimal improvements.

### Neighborhood Park

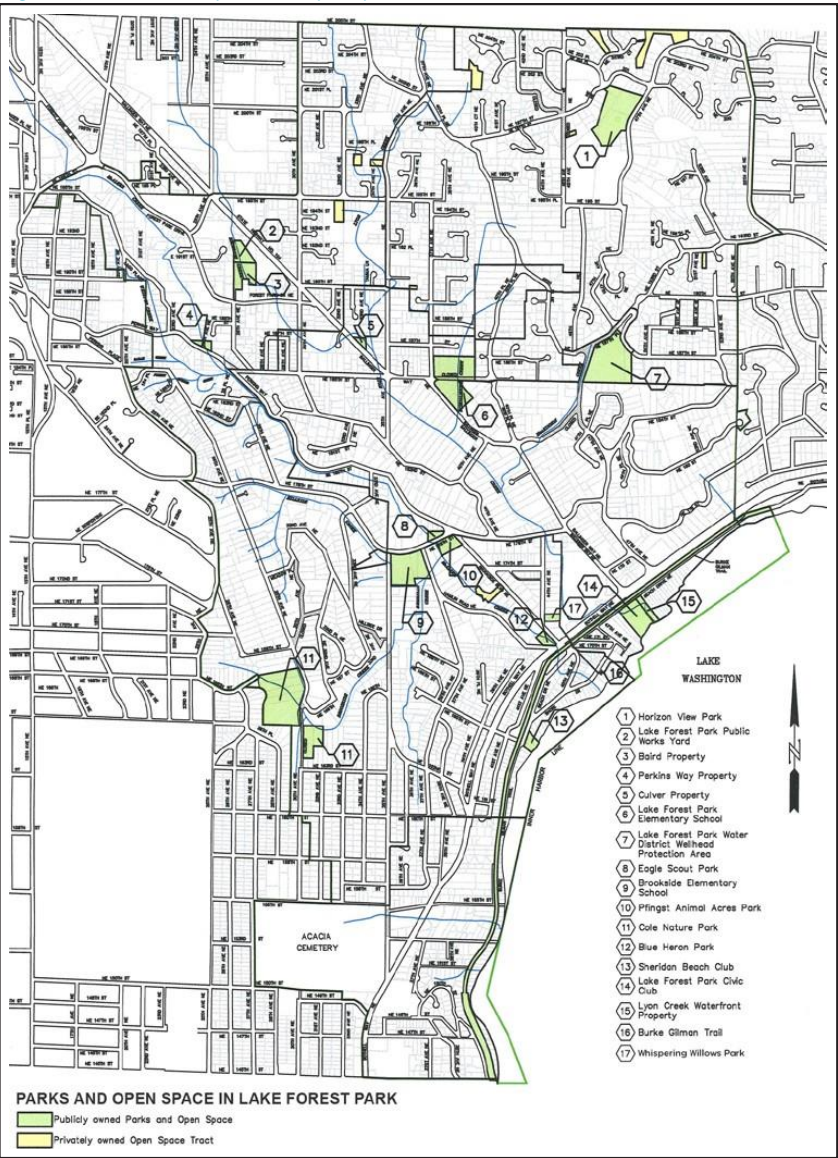
Designed to serve the immediate surrounding residential population or employment base. Often includes areas for active recreation such as ball fields, courts, and passive recreation.

Table II-36 Inventory of parks and recreation facilities in Lake Forest Park

Facility Name	Ownership	Size (Acres)	Facilities	Active/ Passive	Classification
Pfingst Animal Acres Park	City	3.9	Picnic Area, Walking Trail, Children's Garden, Public Art, Viewing Deck, Parking	Passive	Community Park
Eagle Scout Park	City	0.25	Sitting Area	Passive	Community Park
Blue Heron Park	City	0.5	Sitting Area, Natural Area, Stream Side, Bridge with Public Art, Parking	Passive	Mini Park
Whispering Willow Park	City	0.62	Natural Play Area, Boardwalk, Sitting Area, Wetland, Parking	Passive	Community Park
Horizon View Park	City	8.4	Playground, Play Field, Tennis Court, Half Basketball Court, Walking Trail, Parking	Active	Community Park
Lake Forest Park Civic Club	Private	1.5	Boating, Picnic Area, Playground, Restrooms, Swimming Beach, Parking	Active	
Sheridan Beach Club	Private	0.74	Boating, Pool, Playground, Cabana	Active	
Lake Forest Park Elementary School	Shoreline School District	1	Playfield, Basketball, Tennis Courts, Playground, Parking	Active	Neighborhood Park
Brookside Elementary School	Shoreline School District	1	Playfield, Basketball Court, Playground, Parking	Active	Neighborhood Park
Burke-Gilman Trail	King County	26 mi. (2.1 mi. in City)	Bicycling, Walking, Jogging and Skating	Active	Community Park
Third Place Commons	Private	20,000 ft²	Food, Entertainment, Meeting Space, Play Area, Stage	Passive	
Lyon Creek Waterfront Preserve	City	0.89	Waterfront Access, Trail, Picnic Area, Sitting, Dock	Passive	Community Park
Grace Cole Nature Park	City	6	Walking Trails, Environmental Education, Ponds/Wetland	Passive	Community Park
Southern Gateway Park	City	0.45	Walking, Jogging, ADA access, Sitting Areas, Transit Access	Active	Neighborhood Park
Lakefront Park	City	1.91	TBD	TBD	TBD
Culver Property	City	0.45	Undeveloped Open space	NA	
Baird Property	City	2.68	Undeveloped Open space	NA	
Briarcrest Property	City	1.45	Undeveloped Open space	NA	
Perkins Way Property	City	0.86	Undeveloped Open space	NA	

Source: City of Lake Forest Park, 2015.

Figure II-30 Location of parks and open space in Lake Forest Park



Community Park

Designed to serve the surrounding community (several neighborhoods). May contain special amenities attractive to visitors throughout the area.

Active Park

An active park is a public area designed as a park which ~~affords~~ provides facilities and/or equipment for exercise or play. It can also have elements of a nature park or green space ~~but still retains elements for activities~~.

Passive Park

A passive park is a public area designated as a park but does not ~~afford~~ contain any facilities or equipment for exercise or play, i.e., a nature park or green space. It can have benches or trails but is not ~~conducive~~ intended for any active uses, such as sports ~~or play~~.

Integrated Pest Management

Integrated Pest Management (IPM) involves dealing with pests in an environmentally sensitive way. Rather than ~~aim~~ aiming for the total elimination of pests, IPM’s goal is to keep pests at an acceptable level that minimizes damage to plants. According to the Pacific Northwest Landscape IPM Manual, ~~use of~~ these techniques can reduce pesticide use by at least half without affecting the quality of plants. Guided by programs set in place by Seattle Tilth, the City of Lake Forest Park strives to use IPM in caring for its parks and other open spaces.

Percent for Art Program

Percent for Art programs exist in public agencies all over the country. These programs stipulate that a percentage of project costs from certain types of projects must be used for public art. For ~~instance over four decades~~, King County has required ~~1%~~ one percent of the cost of certain capital improvement projects ~~to go towards be set aside for art for over four decades~~. Lake Forest Park currently does not have such a program or requirement in its code. Instituting a Percent for Art requirement in Lake Forest Park would increase the amount of art in public parks, ~~enhancing~~ enhance their aesthetic qualities, and ~~drawing more people to visit them~~ attract more visitors.