CITY OF LAKE FOREST PARK
PLANNING COMMISSION MEETING

Tuesday, July 08, 2025 at 7:00 PM

Meeting Location: In Person and Virtual / Zoom

17425 Ballinger Way NE Lake Forest Park, WA 98155

cityoflfp.gov

INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY:

Join Zoom Webinar: https://us06web.zoom.us/j/89040176232
Call into Webinar: 253-215-8782 | Webinar ID: 890 4017 6232

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.

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. Approval of Meeting Minutes of June 10, 2025, Regular Meeting

5. **MEETING DATES**

6. **PUBLIC HEARINGS**

7. **PUBLIC COMMENTS**

   The Commission is not accepting online public comments. *This portion of the agenda is set aside for the public to address the Commission on agenda items. However, the Commission may not respond to comments from the public. If the comments are of a nature that the Commission does not have influence over, then the Chair or presiding officer may request the speaker suspend their comments.* ***Comments are limited to a three (3) minute time limit.***

8. **REPORT FROM CITY COUNCIL LIAISON**

9. **OLD BUSINESS**

   A. Climate Element Comprehensive Plan Amendment Update with Cascadia

10. **NEW BUSINESS**

    A. Introductory discussion on affordable housing incentives/tools

    B. Introductory discussion for potential development regulation amendments regarding minimum lot frontages and consolidation of similar Zoning Districts

11. **REPORTS AND ANNOUNCEMENTS**

12. **ADDITIONAL PUBLIC COMMENTS**

13. **AGENDA FOR NEXT MEETING**

    A. Next regular meeting scheduled for Tuesday, August 12, 2025

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
Regular Meeting Minutes: June 10, 2025; 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 (via Zoom), David Kleweno, Madlyn Larson, Meredith LaBonte, John Drew, Melissa Cranmer (via Zoom)

Staff and others present: Mark Hofman, Community Development Director; John Lebo, City Council liaison

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

Planning Commissioners absent: Chair Sam Castic and Cherie Finazzo

Call to order: Cmr. Kleweno called the meeting to order at 7:00 PM

Land Acknowledgement: Vice Chair Kaje read the land acknowledgement.

Approval of Agenda: Cmr. La Bonte made a motion to approve the agenda, Cmr. Drew seconded, and the motion to approve the agenda was carried unanimously.

Approval of Meeting Minutes: Vice Chair Kaje suggested a couple of edits to the minutes. Cmr. Larson made a motion to approve the May 13, 2025, Meeting Minutes with the suggested edits. Cmr. LaBonte seconded and the motion to approve the minutes was carried unanimously.

Public Hearing: None.

Next meeting: The next meeting occurs on Tuesday, July 8, 2025.

Public Comment: No members of the public present.

City Council Liaison Report: City Council member Lebo announced that the previous chair of the Planning Commission, Ashton Alvarez-McCartney has joined the City Council. Council member Lebo also announced that the Sign Ordinance was adopted.

Old Business:

New Business:

Prioritization of 2025 Work Plan Items

Mr. Hofman discussed work items coming up for the planning commission including Middle Housing, the Climate Element, parking bills, and lot sizes. The planning commissioners discussed how to prioritize the work items and how to begin to tackle these issues.

Debrief discussion regarding affordable housing incentives

The planning commission discussed the issue of affordable housing incentives including ADUs, energy codes, and the importance of creating affordable housing in the community.

Climate Element Comprehensive Plan Amendment Update

The planning commission briefly discussed the climate element and will discuss further at the next meeting.

Reports and Announcements: Mr. Hofman announced that the Community Development Department is moving to a different software system to provide better services for the community.

Agenda for Next Meeting: Discussion on the Climate Element and affordable housing incentives.

Adjournment: Cmr. Kleweno made a motion to adjourn the meeting, Cmr. Larson seconded, and the motion was carried unanimously. The meeting adjourned at 8:30 PM.

APPROVED:

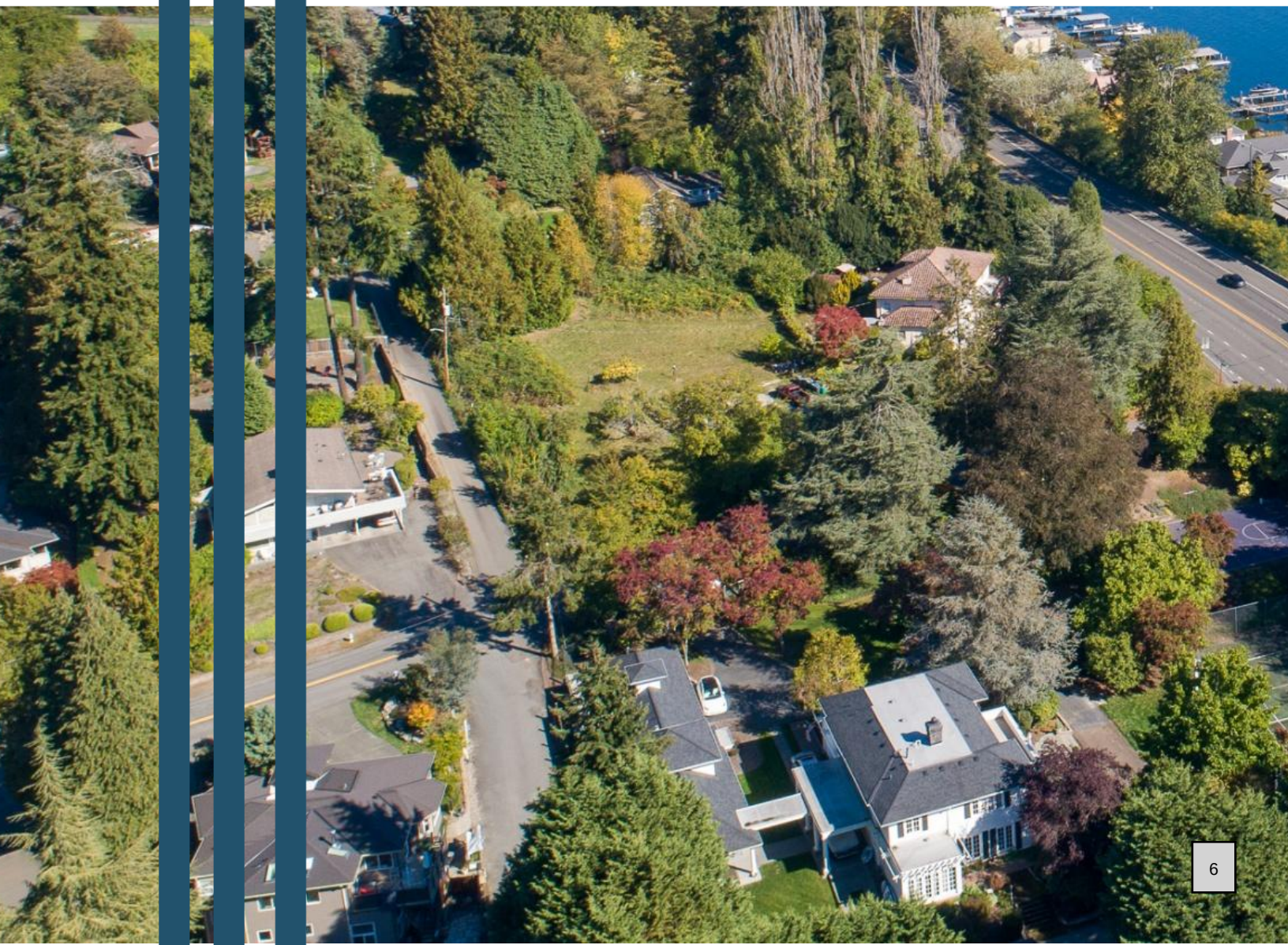
_____

Sam Castic, Planning Commission Chair

City of Lake Forest Park

Climate Element Policy Development Memo

June 2025



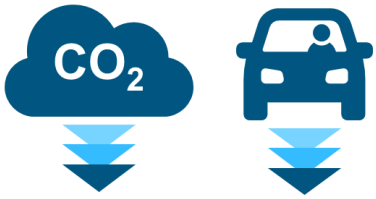
Introduction

WA House Bill (HB) 1181

As part of the 2023 amendments to the Washington Growth Management Act (GMA), Washington House Bill (HB) 1181 requires cities and counties to integrate climate policies into their comprehensive plan updates. The City of Lake Forest Park must adopt policy changes that mitigate climate change impacts and enhance resiliency across multiple sectors. These policies must align with the Department of Commerce's Climate Planning Guidance (Growth Management Services, 2023).

Table 1. Overview of Climate Element Requirements

An **emissions reduction sub-element** is required for 11 of the state's largest and fastest-growing counties and their cities, and includes:	A **resilience sub-element** is required for all jurisdictions planning fully under the Growth Management Act, and includes:
Emissions Reduction Measures to reduce GHG emissions and per-capita vehicle miles traveled	**Adaptation Measures** to improve resilience to climate impacts like flooding, heat, smoke, & wildfires



Frontline/vulnerable communities: *People who experience the first and worst consequences of climate change. Such residents' health and livelihoods are often highly vulnerable to climate-exacerbated hazards and economic disruptions, and their communities often lack basic support infrastructure and suffer disproportionately from the compounding impacts of pollution, discrimination, racism, and poverty.*

Draft Policies Methodology

The project team followed Department of Commerce guidelines to conduct a policy audit and develop a list of initial draft Climate Element policies for City review. At a high level, we took the following steps:

- Audited core document policies and identified gaps and opportunities. More details are available in the Policy Audit Summary Memo.
- Cross-walked draft policies with several sources:
    - Commerce Menu of Measures

    - City planning documents reviewed as part of the policy audit: Climate Action Plan; Legacy 100-Year Vision Report; Urban Forest Ecosystem Services and Values Report; Parks, Recreation, Open Space, and Trails Plan; Safe Highways Report; and Safe Streets Reports
    - Peer cities in King County
- Met with Drue Epping and Councilmember Tracy Furutani about tree canopy priorities.
- Integrated findings from Vehicle Miles Traveled (VMT analysis), Climate Vulnerability Assessment, and community survey conducted in 2025 as part of the Climate Element development process.
- Integrated feedback from the Climate Policy Advisory Team (2 rounds of review), City staff (1 round of review), and a community open house
- Assessed co-benefits and equity implications of policies; adjusted the language of any policies determined to exacerbate existing inequities.

Co-benefits Assessment

The following co-benefits were assessed for each policy. These match the list of co-benefits that the Commerce guidance dictates to assess:

- Reduces emissions
- Sequesters carbon
- Enhances resilience
- Improves salmon recovery
- Promotes economic development
- Promotes equity and justice
- Provides cost savings
- Provides ecosystem services
- Protects tribal treaty rights
- Improves public health and well-being
- Improves air quality
- Builds community knowledge
- Protects water quality
- Supports housing supply and diversity

Guide to the Policy Tables

In the next sections, 22 draft Resilience sub-element policies and 24 draft GHG sub-element policies are organized into tables by policy goal.

The sections of each table contain the following information:

- **Policy ID** = A short numerical identifier for each policy.

- **Draft policy language** = The full language of each draft policy.
- **Source** = Documents and other inputs that support inclusion of the policy in the Climate Element. Sources include the Commerce Menu of Measures (stated as CMM in source column), Commerce Guidance Documents, Lake Forest Park planning documents, peer city policies, Vulnerability Assessment, Community Survey, and/or Vehicle Miles Traveled (VMT) Analysis. Any policies that are new (not in the current Comprehensive Plan) are noted as new.
- **Rationale** = Reasoning for specific language and/or implementation details.

In some cases, our team has recommended editing or removing current Comprehensive Plan policies:

- **Any edits to current Comprehensive Plan policies are noted in the policy tables** with ~~strikethroughs~~ indicating removed language and **bolding** indicating added text. In the following example, "and decrease local greenhouse gas emissions" is language our team recommends removing, and "and advocate for clean energy projects in Washington" is text we recommend adding to the policy.

  Example: "Participate in regional efforts to create a state-wide clean energy policy ~~and decrease local greenhouse gas emissions~~ **and advocate for clean energy projects in Washington."**
- **In some cases (in Goal 5), we have recommended removing current Comprehensive Plan policies.** These policies are listed directly after the draft policies of the goal which is most relevant, with a rationale for removing each one. In all cases, we propose replacing any removed policies with more specific and detailed policies in the Climate Element.

Resilience Sub-Element

Goal 1. Enhance community resilience to wildfire smoke and extreme heat by strengthening infrastructure, community systems, and natural areas to reduce impacts on residents, workers, and critical services.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE1.1	Integrate cooling low-impact development measures, such as trees, vegetation, permeable pavement, and other heat-resistant infrastructure near high-traffic transportation areas with elevated temperatures.	New; Commerce MM Policy T.06; Vulnerability Assessment Community Survey	Low-impact development measures and heat-resistant infrastructure will protect public health during heat waves and hot days, as well as encourage residents to take alternative modes of transportation. Improving heat islands at high traffic areas is likely to improve conditions for some overburdened communities.	Promotes equity and justice, provides cost savings, provides ecosystem services
CE1.2	Strengthen Lake Forest Park's critical areas and wildlife habitats by prioritizing natural cooling strategies such as planting shade-providing trees, expanding native vegetation, preserving and restoring wetlands and riparian buffers along creeks, adding shaded water sources, and creating connected habitat corridors to support salmon passage and ecological resilience.	New; Commerce MM Policy U.03; Vulnerability Assessment, Community Survey	Aligns with Commerce requirements to support habitats and aligns with key priorities in the Comprehensive Plan to protect wildlife and habitat.	Improves salmon recovery, provides ecosystem services, improves health and wellbeing

Goal 1. Enhance community resilience to wildfire smoke and extreme heat by strengthening infrastructure, community systems, and natural areas to reduce impacts on residents, workers, and critical services.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE1.3	Partner with local community groups, school districts, libraries, and government agencies to expand access to cooling and clean air resources during extreme heat and wildfire smoke events—especially for low-income households, older adults, people with disabilities, and those with respiratory conditions. Support initiatives such as education on do-it-yourself (DIY) clean air shelters (example, HEPA filter box fans), air conditioner (A/C) and air purifier rebates, cooling kits, and improved infrastructure in public spaces.	New; Commerce MM Policy T.06; Community Survey	Washington has a relatively low rate of AC units in homes, making it essential to find solutions as temperatures rise. Expanding options beyond cooling centers can provide more ways for community members to stay cool.	Promotes equity and justice, improves health and wellbeing, builds community knowledge
CE1.4	Develop or support public education campaigns to raise awareness of heat risks and connect residents with available resources during heat waves, ensuring widespread distribution through multiple channels such as online, community centers, local events, and multilingual outreach.	New; Commerce MM Policy T.06; Community Survey	Providing information about heat risks and available resources will benefit community health as heat risks increase. Prioritize partnerships with local health jurisdictions, community-based organizations, and regional agencies to educate residents, outdoor workers, and healthcare workers about heat risk.	Builds community knowledge, improves health and wellbeing

Goal 1. Enhance community resilience to wildfire smoke and extreme heat by strengthening infrastructure, community systems, and natural areas to reduce impacts on residents, workers, and critical services.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE1.5	Establish or partner to support resilience hubs that provide cooling, clean air, and essential services during extreme heat, wildfire smoke, and other natural hazard events, and serve as year-round community support and resource centers.	New; CMM Policy T.15	Extreme heat, wildfire smoke, and other hazards are increasing, especially for vulnerable populations. Resilience hubs offer safe, accessible spaces with clean air, cooling, and essential services during emergencies and provide year-round community support.	Improves health and wellbeing, promotes equity and justice, provides cost savings, builds community knowledge

Goal 2. Advance environmental justice and community well-being by prioritizing equitable climate policies, inclusive decision-making, and access to healthy, resilient environments for all residents.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE2.1	**Prioritize neighborhoods facing higher exposure to climate impacts and pollution to receive resilience investments such as increased tree canopy, canopy retention, and green infrastructure, which help mitigate environmental stresses and improve quality of life.** ~~Encourage policies to increase tree canopy cover in socially and economically disadvantaged neighborhoods.~~	Current LFP Comp Plan Policy EQ-9.2; Commerce Guidance	Some areas of the City (the very south end, the Town Center Plaza, and more) experience higher than average levels of heat relative to the rest of the city. Focusing on these heat islands can improve health outcomes and improve equity. Proposed edits tie the policy more closely to climate impacts and broaden the potential green infrastructure investments.	Improves air quality, sequesters carbon, promotes equity and justice, provides ecosystem services

Goal 2. Advance environmental justice and community well-being by prioritizing equitable climate policies, inclusive decision-making, and access to healthy, resilient environments for all residents.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE2.2	~~Consider and promote tracking and~~ **Support** monitoring ~~the impact the urban forest has on the heat island effect and other~~ **of urban forestry's climate impacts, focusing on high-risk and underserved areas. Protect heritage trees, expand canopy coverage, and partner with King County's heat mapping to guide resilience planning.**	Current LFP Comp Plan Policy EQ-9.6	Monitoring provides valuable data to inform future tree planting and maintenance strategies, while protecting historical trees preserves community character, cultural heritage, and environmental benefits. Edits focus in on high-risk (more heat-exposed) and underserved areas and indicate more specific strategies here.	Improves air quality, sequesters carbon, promotes equity and justice, provides ecosystem services
CE2.3	Support nonprofit organizations that provide education and ~~participation~~ **engagement** in forest conservation strategies **while also prioritizing the protection of natural areas and ecosystems, with a focus on safeguarding local waterways and local salmon species.**	Current LFP Comp Plan Policy EQ-9.3	Partner with organizations such as the Conservation District to enhance the protection and restoration of natural areas and open spaces, recognizing that many parks and open spaces are outside of city ownership and management. Collaborative efforts will help expand the city's reach and reflect community values around nature and open space preservation. Policy edits reflect community feedback.	Improves salmon recovery, promotes equity and justice, builds community knowledge, provides ecosystem services

Goal 2. Advance environmental justice and community well-being by prioritizing equitable climate policies, inclusive decision-making, and access to healthy, resilient environments for all residents.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE2.4	Provide all residents, especially vulnerable populations, an opportunity to learn about climate impacts, influence policy decisions, and co-develop equitable emissions reduction and climate adaptation strategies that reflect community needs and priorities.	Commerce MM Goal AA	Providing equitable opportunities for education, participation, and co-development of solutions builds trust, addresses historical disparities, and leads to more effective and inclusive climate strategies that reflect the priorities and needs of the entire Lake Forest Park community.	Builds community knowledge, promotes equity and justice, reduces emissions

Goal 3. Preserve and protect Lake Forest Park water resources by advancing drought and flood resilience.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE3.1	Integrate water conservation and protection strategies into City planning to address drought, extreme heat, and other climate-related risks impacting water resources in Lake Forest Park.	New; CMM Goal ID# Y; Vulnerability Assessment, Community Survey	Climate change is increasing the frequency and severity of drought and extreme heat, putting added stress on Lake Forest Park's water resources. Integrating conservation and protection strategies into City planning will help safeguard water supply, maintain ecosystem health, and ensure long-term resilience.	Improves salmon recovery, provides ecosystem services, improves health and wellbeing
CE3.2	Coordinate with water providers in Lake Forest Park and explore collaboration with the Saving Water Partnership to provide financial incentives such as rebates or tax credits for residents and businesses to install water-saving technologies and systems, including cisterns, drip irrigation, leak detection kits, and smart irrigation controllers.	New; Commerce MM Policy N06, Community Survey	Water conservation supports long-term supply and reduces pressure on local infrastructure. In Lake Forest Park, many homes have irrigated landscapes, and water use peaks in spring and summer when demand is high and supply is limited. Incentives can help residents adopt efficient technologies to manage seasonal demand and build drought resilience.	Provides cost savings
CE3.3	Promote drought resilience and water efficiency in urban planning through compact development, minimized impervious surfaces, and the use of water-saving design strategies to reduce runoff and promote efficient land use.	New; Climate Action Plan	Conserve water resources, improve groundwater recharge, and mitigate the impacts of drought by reducing runoff and promoting efficient land use when developing new projects, and incorporate these strategies when updating older infrastructure.	Provides cost savings, protects water quality

Goal 3. Preserve and protect Lake Forest Park water resources by advancing drought and flood resilience.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE3.4	Encourage the use of green infrastructure and low-impact development techniques to manage stormwater runoff and flooding amid increasing storm intensities.	Commerce MM Y.03, City staff recommendation	Rain gardens, natural yard care techniques, and other low-impact development tools are all well suited to individual residential properties - and most of Lake Forest Park is low-density residential housing.	Provides ecosystem services, protects water quality
CE3.5	Collaborate with local partners to restore floodplains and improve stream and river connectivity as a strategy to reduce flood risk.	New; Commerce MM Policy L.05; Vulnerability Assessment, Community Survey, Climate Action Plan	Restoring floodplains and reconnecting rivers enhances ecological resilience, reduces flood risks, and improves water quality.	Provides ecosystem services, improves salmon recovery, promotes economic development, protects water quality
CE3.6	Integrate flood resilience into the planning, investment, and maintenance of transportation infrastructure—including roads, sidewalks, trails, parks, and transit—and water infrastructure in Lake Forest Park to reduce future flood risk and ensure these assets remain safe, accessible, and functional during and after flood events.	New; Commerce MM Policy S.01; Vulnerability Assessment	Integrating flood-resilient infrastructure such as improved drainage, raised roadways, and flood-tolerant materials can enhance mobility during heavy rain events. Ensuring that sidewalks and transit stops remain accessible in wet conditions will also support pedestrian safety and public transportation use. .	Promotes economic development, protects water quality

Goal 3. Preserve and protect Lake Forest Park water resources by advancing drought and flood resilience.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE3.7	Collaborate with water providers to plan and implement resilience measures for critical water infrastructure such as wells and reservoirs in flood-prone areas to reduce vulnerability to flooding and other climate-related hazards.	New; LFP Comp Plan Goal U-4; Vulnerability Assessment	Storm-related flooding, erosion, and landslides can impact Lake Forest Park's stormwater and sewer systems, as well as power lines and communication infrastructure. Policies that require utility providers to elevate or reinforce infrastructure in flood-prone areas can help maintain essential services during and after major storm events.	Provides cost savings, enhances resilience, protects water quality
CE3.8	Partner with local agencies, water providers, and community organizations to apply sediment control practices, enhance watershed stability, and support water quality and storage.	New; Commerce MM Policy L.07; Vulnerability Assessment	Reducing sediment helps protect Lake Forest Park's drinking water, improve stormwater management, and support watershed health. Local partnerships strengthen climate resilience and safeguard community resources.	Provides ecosystem services, provides cost savings, protects water quality
CE3.9	Coordinate with land managers and community partners to implement erosion and landslide control techniques—including mulching, native grass seeding, and silt fencing—to stabilize soils and safeguard local waterways.	New; Commerce MM L.07; Vulnerability Assessment	Reducing sediment in stormwater (e.g., rivers) helps protect drinking water quality and makes ecosystems more resilient to wildfire smoke impacts.	Promotes equity and justice, protects water quality
CE3.10	Support inclusive public education and outreach programs on flood risk and water conservation, prioritizing support for communities in flood-prone areas.	City staff, Community engagement recommendation	Proactive communication to the community about flood risks can help them prepare for them. Education about water conservation enables the community to participate in it.	Promotes equity and justice, builds community knowledge, improves health and wellbeing

Goal 4. Strengthen emergency response systems to climate hazards by improving coordination, infrastructure, and community preparedness.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE4.1	Develop a comprehensive waste management plan to address debris removal and waste disposal in post-emergency scenarios, in partnership with local waste services, emergency management agencies, and regional partners. Ensure alignment with the Comprehensive Emergency Management Plan (CEMP).	New, Tree stakeholders meeting	Effective debris and waste management is critical to restoring public safety, health, and infrastructure after emergencies. Coordinating with waste service providers and emergency partners ensures timely, efficient removal and disposal of hazardous and non-hazardous materials, reduces environmental and public health risks, and supports faster community recovery.	Improves health and wellbeing, promotes economic development
CE4.2	Encourage on-site energy storage and backup systems **for neighborhoods** ~~in homes and~~, businesses**, and municipal buildings, while ensuring that resilience strategies provide equitable access for low-income households, seniors, and others at higher risk during power outages.**	Current LFP Comp Plan Policy EQ-9.5, Climate Action Plan	On-site energy storage and backup systems improve energy reliability during outages, support emergency preparedness, and help reduce strain on the grid during peak demand or disasters. Policy edits recommend a neighborhood scale for back-up energy, include municipal buildings, and recognize the need for support for affordability and specific groups at risk during outages.	Promotes equity and justice, improves health and wellbeing, reduces emissions
CE4.3	Collaborate with the Puget Sound Clean Air Agency (PSCAA) and other regional partners to enhance real-time air quality monitoring and community guidance to protect public health during smoke events,	Policy Memo; New; CMM Policy T:05	On-site energy storage and backup systems improve energy reliability during outages, support emergency preparedness, and help reduce strain on the grid during peak demand or disasters.	Improves health and wellbeing, builds community knowledge

Goal 4. Strengthen emergency response systems to climate hazards by improving coordination, infrastructure, and community preparedness.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
	building on existing communication systems and expanding outreach efforts to reach more residents, especially vulnerable populations.			
CE4.4	Coordinate with local agencies (example, King County Emergency Management, Public Health – Seattle & King County, first responder agencies, and community-based organizations) to identify risk areas, develop targeted response plans, and ensure equitable access to education, outreach, resources, and recovery assistance. Prioritize clear, proactive communication and access to information before emergencies occur.	New, Commerce MM Goal ID #5	Have inclusive education programs that better help prepare people for climate hazards, can include something about broad education, as well as target education to vulnerable populations	Improves health and wellbeing, builds community knowledge

Greenhouse Gas (GHG) Emissions Reduction Sub-Element

Goal 5. Reduce emissions from buildings by supporting low-carbon building energy sources and energy efficient building design and retrofits.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE5.1	Encourage adoption of a standard for sustainability, environmental design, and energy conservation in public buildings.	Current LFP Comp Plan Policy CF-4.11; Commerce MM E.07; Climate Action Plan, Community Survey	The City could provide structural and financial incentives (e.g., density bonuses and tax credits) to developers to certify projects under a third-party standard (e.g., LEED).	Improves air quality, promotes economic development, enhances resilience, provides cost savings
CE5.2	Implement renewable energy sources and reduce energy use and potable water consumption by City buildings and operations.	Current LFP Comp Plan Policy CF-4.4; Commerce MM E.06	Electricity and electric heat pumps in public facilities can reduce GHG emissions and help newer technologies become visible for the community.	Enhances resilience, provides cost savings
CE5.3	Participate in regional efforts to create a state-wide clean energy policy ~~and decrease local greenhouse gas emissions~~ **and advocate for clean energy projects in Washington**.	Current LFP Comp Plan Policy EQ-5.4	Collaborate with K4C on this work, which could have impacts that are broader than city limits. The edits to this current Comp Plan policy language note that state-level impact can also occur through clean energy projects in addition to policy.	Improves air quality, promotes economic development

Goal 5. Reduce emissions from buildings by supporting low-carbon building energy sources and energy efficient building design and retrofits.				
CE5.4	Work with regional partners and stakeholders to seek and support funding for programs that focus on energy efficiency, clean energy technology, building electrification updates, weatherization, and community solar—emphasizing support for rentals, lower-income households that are currently energy burdened.	New, Commerce Guidance, Climate Action Plan	Collaborate with City Light to educate residents and provide resources, including rebates, to support the transition to more energy-efficient fuels. This will help lower emissions at the residential level.	Reduces emissions, improves health and wellbeing, promotes equity and justice, supports housing supply and diversity
CE5.5	**Build on existing utility-provided energy efficiency and building electrification programs and initiatives through expanding outreach and education programs.** Educate residents about incentives for emerging clean energy technology, such as tax exemptions for solar installations.~~, and~~ Increase resident awareness of existing **technology such as** solar arrays**, heat pumps, and other energy efficient home heating/cooling** and water heating systems **in the city**.	New, Climate Action Plan	Build on Seattle City Light's work. https://www.seattle.gov/city-light/residential-services/home-energy-solutions. Policy edits indicate opportunities to build on existing work and ways to maximize relevance to GHG emissions reduction.	Reduces emissions, provides cost savings, improves air quality, promotes economic development, promotes equity and justice
CE5.6	Support permitting and approval processes for energy efficiency upgrades, building electrification retrofits, and clean energy projects, with the goal of reducing GHG emissions from buildings while maintaining grid affordability, capacity and reliability.	New GHG Policy Database	Residential and commercial buildings use large amounts of electricity. Jurisdictions can amend building and land use codes to streamline upgrades and retrofits that utilize zero-emission GHG features, reducing GHG emissions and mitigating climate change.	Provides cost savings, promotes economic development

Goal 5: Current Comprehensive Plan Policies Proposed to Remove and Replace

There are several policies in the current Comprehensive Plan that this team recommends **removing from their current chapters and replacing with the proposed Climate Element policies**. Specific policies and rationales are below:

ID	Current Comprehensive Plan Policy (Recommended for Removal)	CE Policy Replacement(s)	Rationale for Removing and Replacing the Policy
EQ5.1	Promote public and private clean energy pilot projects, such as a comprehensive network of electric vehicle charging stations or community solar projects, with the active participation of residents and businesses.	CE5.4, CE7.1, CE5.5	It is valuable to separate community solar from electric vehicle charging policy. The Climate Element has separate goals and policies to house these topics. • Policy CE 5.4 supports more types of clean energy projects. • Policy CE 7.1 adds more detail to electric vehicle charging planning. • Policy CE5.5 adds details on outreach to encourage active participation.
EQ5.2	Encourage reduced energy demand, support energy management technology, and encourage greater reliance on sustainable energy sources compared to conventional sources.	CE5.5, CE5.6	This policy is broad. Policies CE5.5 and CE5.6 contain more detail about how the City can accomplish these goals.
EQ5.5	Encourage businesses, residents, and new developments to utilize electric or solar energy.	CE5.6	Policy 5.6 contains more detail about how the City can accomplish these goals.

Goal 6 Reduce driving and enhance alternate transportation options.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE6.1	Prioritize, develop, and maintain mobility hubs in the Town Center and other transportation-efficient locations, especially near overburdened communities that lack sustainable transportation options.	New; Commerce MM I.16, Climate Action Plan	The development of mobility hubs may be incremental upgrades as opportunities arise such as: new or refurbishment of middle and multifamily housing plus commercial development; upgrade of bus stops; utility service work; introduction of electric vehicle charging.	Promotes economic development, improves air quality, promotes equity and justice
CE6.2	Expand bicycle rack and locker capacity at appropriate transit stops, mobility hubs, and park & rides in a manner that meets Community Protection through Environmental Design guidelines.	Comp Plan Policy T-1.7, VMT Study, Climate Action Plan	This is an enabling policy that should reduce future VMT.	Improves air quality, improves health and wellbeing
CE6.3	~~Collaborate with the cities of Shoreline and Kenmore~~ **Support collaboration among neighboring cities** to ~~provide~~ **promote** a streamlined~~,~~ **and** connected **alternative transit options, including** a shared-use electric bicycle or scooter program that provides micromobility options across the neighboring cities.	Comp Plan Policy T-2.7, VMT Study	This is an enabling policy that should reduce future VMT. The edits to this policy broaden the collaboration that can occur and connect the policy more explicitly to VMT reduction.	Improves air quality, improves health and wellbeing
CE6.4	Create and implement outreach and education initiatives and materials that inform the community about transit travel options**, in partnership with community groups**.	Comp Plan Policy T-3.5, VMT Study	This is an enabling policy that should reduce future VMT. The edits to this policy emphasize that the City does can leverage and support existing efforts.	Improves air quality, improves health and wellbeing

Goal 6 Reduce driving and enhance alternate transportation options.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE6.5	Expand Lake Forest Park's "Safe Routes to School Program" participation, including an education and encouragement component, and continue to apply for local, state, and federal grants to enhance safe routes to schools.	Comp Plan Policy T-2.8, VMT Study, Climate Action Plan	This is an enabling policy that should reduce future VMT.	Enhances resilience, improves health and wellbeing, improves air quality, promotes equity and justice
CE6.6	Develop a connected and complete multimodal network that prioritizes access to key destinations through Lake Forest Park - including the Town Center, transit stations, parks, and trails- that provides safe access for all ages and abilities. Implement the Safe Streets and Town Center Connections Plans to ensure safe, efficient, and direct pedestrian and bicycle access to ~~the Town Center~~ **major community hubs** and transit stations.	Comp Plan Policy T1.1, Commerce MM H.03, VMT Study, Community Survey	Develop mode-specific plans, such as bicycle and pedestrian plans, adopt complete streets policies and ordinances, and consider multimodal transportation in neighborhood specific plans. The policy edit responds to community feedback that there may be locations outside of the Town Center that are worth considering.	Enhances resilience, improves health and wellbeing, improves air quality, promotes equity and justice
CE6.7	Explore parking pricing for on-street and publicly owned off-street parking based on demand, time of day, and location.	CPAT, VMT Study	This policy complements the enabling policies above to decrease vehicle use and encourage residents to use modes other than single-occupancy driving.	Improves air quality

Goal 7 Facilitate a transition to electric vehicles by expanding charging and education.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE7.1	Align with existing building codes and regulations to draft an electric vehicle (EV) charging plan and support the expansion of electric vehicle charging infrastructure throughout the community, including municipal buildings, multifamily and affordable housing developments, major commercial areas, parking garages, parks, and other community-serving locations to advance transportation decarbonization.	New; Commerce MM Goal AD; Climate Action Plan, Community Survey	Strengthening this policy is crucial given the growing state and countywide support for EV transition and infrastructure.	Improves air quality, supports housing supply and diversity, promotes equity and justice
CE7.2	Determine funding sources and establish clear priorities and prioritization criteria to support a phased transition of the City fleet to electric vehicles starting with high-use, high-emissions, and cost-inefficient vehicles.	New; Climate Action Plan	This is a complement to communitywide infrastructure. Convert public fleets to zero-emission vehicles by a target date (2035 is stated in the Climate Action Plan) and develop supporting infrastructure and programs (e.g., charging stations and dedicated lanes for electric cars and buses).	Improves air quality
CE7.3	Promote the use of electric off-road equipment in City operations and among community members by providing educational resources, guiding access to available funding or rebate programs, and incorporating electric equipment options into City operations where feasible.	GHG Inventory	Off-road equipment, such as construction and landscaping equipment, will become a larger proportion of GHG emissions as other sources are reduced. Early action to support a transition to electric equipment will have larger effects in the next decades.	Improves air quality, promotes equity and justice

Goal 8. Promote development that advances climate planning, resilience, and greenhouse gas emissions reduction.				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE8.1	Foster transit-oriented development by increasing density in areas well-served by transit and prioritize infill development through the zoning and permitting process.	Current LFP Comp Plan Policy LU-11.1; Commerce MM C.06	Incentivize infill by reducing impact fees and permitting fees, as well as by amending SEPA exemptions to allow residential infill development projects outright. Consider integrating into transportation or neighborhood planning. Also, consider any necessary code changes (zoning, design standards, parking, etc.) and develop incentives.	Supports housing supply and diversity, enhances resilience, improves health and wellbeing, improves air quality, promotes equity and justice
CE8.2	Implement complementary, mixed land use zoning in low-density residential neighborhoods to promote cycling and walking and to reduce driving.	New; Commerce MM V.11, VMT Study, Community Survey	Creating walkable, accessible communities with mixed-use developments can reduce VMT. The majority of Washington cities, including Lake Forest Park, are zoned single-family and do not allow for commercial uses adjacent or integrated within the residential area. Amending land use regulations to require mixed-use developments can facilitate GHG reductions.	Supports housing supply and diversity, enhances resilience, improves health and wellbeing, improves air quality

Goal 8. Promote development that advances climate planning, resilience, and greenhouse gas emissions reduction.				
CE8.3	Reduce parking minimums near transit-oriented development to encourage sustainable transportation choices, reduce development costs, and improve housing affordability.	New; Commerce MM AC.01 and C.05; VMT Study	This policy, which could be implemented in a development code, could help reduce impervious surfaces that exacerbate stormwater runoff and the urban heat island effect. This policy also could encourage active-transportation (walking, biking, riding transit) alternatives to driving automobiles; this reduces emissions, improves community health, and supports other co-benefits.	Provides cost savings, improves air quality, improves health and wellbeing, provides ecosystem services, promotes equity and justice
CE8.4	~~Support~~ **Incentivize** developments that utilize clean energy or reduced energy consumption**, including affordable housing and rental units**.	Current LFP Comp Plan Policy LU-11.3	Residential and commercial buildings use large amounts of electricity. Jurisdictions can create incentives for new residential and commercial buildings to utilize zero-emission GHG features, reducing GHG emissions and mitigating climate change. Policy edits are to strengthen the policy and ensure benefits are shared by lower income and rental communities.	Improves air quality, supports housing supply and diversity

Goal 9. Reduce waste generation and increase recycling				
ID	**Draft Policy**	**Source**	**Rationale**	**Co-benefits**
CE9.1	Set and achieve specific goals around waste generation and periodically measure waste via waste characterization study, in partnership with the City's waste collection service provider.	New; Commerce MM X.04	Provides a structured approach to tracking and reducing waste, ensuring measurable sustainability goals are met.	Improves air quality
CE9.2	Focus on reducing generation and disposal of high-emissions materials, such as organic waste, via outreach and support for composting at homes and businesses. Consider creating a food rescue and/or food waste prevention technical assistance program to support the state's goal of 50% food waste reduction by 2030.	New; Commerce MM Goal D	Prioritizing organic waste helps reduce methane emissions and the city's overall environmental impact. Prioritizing organic waste and paper helps reduce methane emissions and the city's overall environmental impact. BUT there is already an education and food waste policy in the EQ chapter of the Comp Plan.	Builds community knowledge, improves air quality, improves health and wellbeing, enhances resilience, promotes equity and justice
CE9.3	Support equitable outreach and engagement around waste reduction (including reuse and repair), recycling, and composting in partnership with the City's waste collection service provider.	New, Commerce MM Goal D, Climate Action Plan	Engaging all community members ensures more inclusive and effective waste reduction efforts.	Builds community knowledge, enhances resilience, promotes equity and justice
CE9.4	Facilitate the City's 70 percent recycling rate goal (as adopted by King County) and expand current recycling efforts, such as the battery recycling program at City Hall.	Current LFP Comp Plan Policy EQ-5.6, Climate Action Plan	Recycling, particularly food, paper, textile, and metal waste, will reduce GHG emissions.	Enhances resilience, builds community knowledge

Goal 9. Reduce waste generation and increase recycling				
CE9.5	Incentivize reuse and recycling of construction and demolition waste.	Commerce MM D.02	Reusing and recycling existing construction and demolition debris avoids carbon emissions associated with depositing construction waste in landfills. Jurisdictions can incentivize recycling of demolition debris by waiving or reducing fees associated with recycling.	Builds community knowledge, promotes economic development

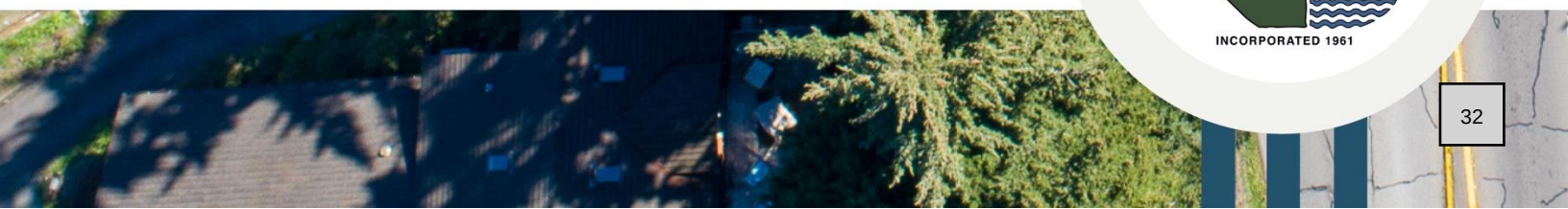
City of Lake Forest Park

Climate Element

Review Draft
June 2025

Table of Contents

Volume 1 | Goals & Policies



CITY OF LAKE FOREST PARK
INCORPORATED 1961

Introduction

The Lake Forest Park Comprehensive Plan Climate Element guides the future of climate change action and resilience in the City of Lake Forest Park. It includes policies that reduce the city's contributions to climate change and that will support Lake Forest Park's communities in preparing for and withstanding climate impacts into the future.

Amendments to Washington's Growth Management Act (GMA) in 2023 newly require a Climate Element within cities' comprehensive plans. The Climate Element fulfills the requirements of RCW 36.70A.070(9) and RCW 36.70A.095 to plan for reductions in greenhouse gas emissions and enhance community resiliency to the adverse impacts of climate change. The Element also aligns with the Department of Commerce's Climate Planning Guidance.

The policies within this Element (Volume I) represent opportunities to prioritize the Lake Forest Park communities' health and well-being, protect and expand valuable ecosystems, and shape an innovative and efficient future for the city.

The Climate Element Background Analysis (Volume II) contains background data and analysis that provide the foundation for the Climate Element goals and policies. Major topics addressed in the Climate Element Background Analysis (Volume II) include:

- **Planning context,**
- **Public participation,**
- **Climate change in Lake Forest Park,**
- **Greenhouse gas emissions in Lake Forest Park.**

Goals and Policies: Resilience Sub-Element

Goal CE-1: Smoke and Heat Resilience

Enhance community resilience to wildfire smoke and extreme heat by strengthening infrastructure, public and emergency services, and natural areas to reduce impacts on residents, workers, and critical services.

Policy CE-1.1: Integrate cooling low-impact development measures, such as trees, vegetation, permeable pavement, and other heat-resistant infrastructure near high-traffic transportation areas with elevated temperatures.

> ***Low impact development (LID)****is a stormwater and land use strategy that strives to mimic hydrologic processes before the area was developed or disturbed. LID measures emphasize conservation, use of on-site natural features, site planning, and integration of stormwater management practices into project design. Rain gardens and permeable hardscapes are examples of LID measures.*

Policy CE-1.2: Strengthen Lake Forest Park's critical areas and wildlife habitats by prioritizing natural cooling strategies such as planting shade-providing trees, expanding native vegetation, preserving and restoring wetlands and riparian buffers along creeks, adding shaded water sources, and creating connected habitat corridors to support salmon passage and ecological resilience.

> ***Critical areas*** *are defined by the Growth Management Act and municipal code and refer to wetlands, streams, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas such as erosion hazard areas, landslide hazard areas, seismic hazard areas, and steep-slope hazard areas.*

Policy CE-1.3: Partner with local community groups, school districts, libraries, and government agencies to expand access to cooling and clean air resources during extreme heat and wildfire smoke events—especially for low-income households, older adults, people with disabilities, and those with respiratory conditions. Support initiatives such as education on do-it-yourself (DIY) clean air shelters (example, HEPA filter box fans), air conditioner (A/C) and air purifier rebates, cooling kits, and improved infrastructure in public spaces.

Policy CE-1.4: Develop or support public education campaigns to raise awareness of heat risks and connect residents with available resources during heat waves, ensuring widespread distribution through multiple channels such as online, community centers, local events, and multilingual outreach.

Policy CE-1.5: Establish or partner to support resilience hubs that provide cooling, clean air, and essential services during extreme heat, wildfire smoke, and other natural hazard events, and serve as year-round community support and resource centers.

> ***Resilience hubs*** *are trusted, community-serving facilities that support communities in everyday life and before, during, and after an emergency. Although climate change affects everyone, low-income communities and communities of color are disproportionally impacted by climate-related events. Resilience hubs help neighbors access resources and services and build trust and community cohesion in their day-to-day lives.*

Goal CE-2: Environmental Justice

Advance environmental justice and community well-being by prioritizing equitable climate policies, inclusive decision-making, and access to healthy, resilient environments for all residents.

Policy CE-2.1: Prioritize neighborhoods facing higher exposure to climate impacts and pollution to receive resilience investments such as increased tree canopy, canopy retention, and green infrastructure, which help mitigate environmental stresses and improve quality of life.

Policy CE-2.2: Support monitoring of urban forestry's climate impacts, focusing on high-risk and underserved areas. Protect heritage trees, expand canopy coverage, and partner with King County's heat mapping to guide resilience planning.

Policy CE-2.3: Support nonprofit organizations that provide education and engagement in forest conservation strategies while also prioritizing the protection of natural areas and ecosystems, with a focus on safeguarding local waterways and local salmon species.

Policy CE-2.4: Provide all residents, especially vulnerable populations, an opportunity to learn about climate impacts, influence policy decisions, and co-develop equitable emissions reduction and climate adaptation strategies that reflect community needs and priorities.

> ***Vulnerable populations*** *are groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms, due to adverse socioeconomic factors and sensitivity factors. Includes, but is not limited to racial or ethnic minorities, earners of low incomes, and populations disproportionately impacted by environmental harms.*

Goal CE-3: Drought and Flood Resilience

Preserve and protect Lake Forest Park water resources by advancing drought and flood resilience.

Policy CE-3.1: Integrate water conservation and protection strategies into City planning to address drought, extreme heat, and other climate-related risks impacting water resources in Lake Forest Park.

Policy CE-3.2: Coordinate with water providers in Lake Forest Park and explore collaboration with the Saving Water Partnership to provide financial incentives such as rebates or tax credits for residents and businesses to install water-saving technologies and systems, including cisterns, drip irrigation, leak detection kits, and smart irrigation controllers.

Policy CE-3.3: Promote drought resilience and water efficiency in urban planning through compact development, minimized impervious surfaces, and the use of water-saving design strategies to reduce runoff and promote efficient land use.

Policy CE-3.4: Encourage the use of green infrastructure and low-impact development measures to manage stormwater runoff and flooding amid increasing storm intensities.

Policy CE-3.5: Collaborate with local partners to restore floodplains and improve stream and river connectivity as a strategy to reduce flood risk.

Policy CE-3.6: Integrate flood resilience into the planning, investment, and maintenance of transportation infrastructure—including roads, sidewalks, trails, parks, and transit—and water infrastructure in Lake Forest Park to reduce future flood risk and ensure these assets remain safe, accessible, and functional during and after flood events.

Policy CE-3.7: Collaborate with water providers to plan and implement resilience measures for critical water infrastructure such as wells and reservoirs in flood-prone areas to reduce vulnerability to flooding and other climate-related hazards.

Policy CE-3.8: Partner with local agencies, water providers, and community organizations to apply sediment control practices, enhance watershed stability, and support water quality and storage.

Policy CE-3.9: Coordinate with land managers and community partners to implement erosion and landslide control techniques—including mulching, native grass seeding, and silt fencing—to stabilize soils and safeguard local waterways.

Policy CE-3.10: Support inclusive public education and outreach programs on flood risk and water conservation, prioritizing support for communities in flood-prone areas.

Goal CE-4: Emergency Management

Strengthen emergency response systems to climate hazards by improving coordination, infrastructure, and community preparedness.

Policy CE-4.1: Develop a comprehensive waste management plan to address debris removal and waste disposal in post-emergency scenarios, in partnership with local waste services, emergency management agencies, and regional partners. Ensure alignment with the Comprehensive Emergency Management Plan (CEMP).

Policy CE-4.2: Encourage on-site energy storage and backup systems for neighborhoods, businesses, and municipal buildings, while ensuring that resilience strategies provide equitable access for low-income households, seniors, and others at higher risk during power outages.

Policy CE-4.3: Collaborate with the Puget Sound Clean Air Agency (PSCAA) and other regional partners to enhance real-time air quality monitoring and community guidance to protect public health during smoke events, building on existing communication systems and expanding outreach efforts to reach more residents, especially vulnerable populations.

Policy CE-4.4: Coordinate with local agencies (example, King County Emergency Management, Public Health – Seattle & King County, first responder agencies, and community-based organizations) to identify risk areas, develop targeted response plans, and ensure equitable access to education, outreach, resources, and recovery assistance. Prioritize clear, proactive communication and access to information before emergencies occur.

Goals and Policies: Greenhouse Gas (GHG) Emissions Reduction Sub-Element

Goal CE-5: Buildings and Energy

Reduce emissions from buildings by supporting low-carbon building energy sources and energy-efficient building design and retrofits.

Policy CE-5.1: Encourage adoption of standards for sustainability, environmental design, and energy conservation in public buildings.

> *Examples of **green building standards** the City could adopt include Leadership in Energy & Environmental Design (LEED), Living Building Challenge Green Globes, and the National Green Building Standard.*

Policy CE-5.2: Implement renewable energy sources and reduce energy use, refrigerant emissions, and potable water consumption in City buildings and operations.

Policy CE-5.3: Participate in regional efforts to create a state-wide clean energy policy and use the legislative agenda to advocate for clean energy projects in Washington.

Policy CE-5.4: Work with regional partners and stakeholders to seek and support funding for programs that focus on energy efficiency, clean energy technology, building electrification updates, weatherization, and community solar—emphasizing support for rentals, lower-income households that are currently energy burdened.

Policy CE-5.5: Build on existing utility-provided energy efficiency and building electrification programs and initiatives through expanding outreach and education programs. Educate residents about incentives for emerging clean energy technology, such as tax exemptions for solar installations. Increase resident awareness of existing technology such as solar arrays, heat pumps, and other energy efficient home heating/cooling and water heating systems.

Policy CE-5.6: Support permitting and approval processes for energy efficiency upgrades, building electrification retrofits, and clean energy projects, with the goal of reducing GHG emissions from buildings while maintaining grid affordability, capacity and reliability.

Goal CE-6: Alternatives to Driving

Promote and enhance alternatives to single-occupancy vehicle travel.

Policy CE-6.1: Prioritize, develop, and maintain mobility hubs in the Town Center and other transportation-efficient locations, especially near overburdened communities that lack sustainable transportation options.

> ***Mobility hubs*** *are locations where people can access multiple types of transportation modes in a central location (such as bike share, public transit, micro mobility devices). Often located adjacent to transit stops and stations, mobility hubs serve as a transfer point for multiple transportation modes and offer first and last mile connections between the hub and one's origin or destination.*

Policy CE-6.2: Support expansion of bicycle rack and locker capacity at appropriate transit stops, mobility hubs, and park & rides in a manner that meets Community Protection through Environmental Design guidelines.

Policy CE-6.3: Support collaboration among neighboring cities to promote streamlined and connected alternative transit options, including a shared-use electric bicycle or scooter program that provide transportation between cities.

Policy CE-6.4: Develop a connected and complete multimodal network that prioritizes access to key destinations throughout Lake Forest Park—including transit stations, parks, trails, and the Town Center—and that provides safe access for all ages and abilities. Implement the Safe Streets and Town Center Connections Plans to ensure safe, efficient, and direct pedestrian and bicycle access to major community hubs and transit services.

Policy CE-6.5: Expand Lake Forest Park's "Safe Routes to School Program" participation, including an education and encouragement component, and continue to apply for local, state, and federal grants to enhance safe routes to schools.

> ***Safe Routes to School*** *is a program for projects within two miles of primary, middle, and high schools to improve safety and mobility for children by enabling and encouraging them to walk and bicycle to school.*

Policy CE-6.6: Create and support outreach and education initiatives and materials that inform the community about transit travel options, in partnership with community groups.

Policy CE-6.7: Explore pricing for on-street parking and publicly owned off-street parking based on demand, time of day, and location.

Goal CE-7: Electric Vehicles

Facilitate a transition to electric vehicles by expanding charging and education.

Policy CE-7.1: Align with existing building codes and regulations to draft an electric vehicle (EV) charging plan and support the expansion of electric vehicle charging infrastructure throughout the community, including municipal buildings, multifamily and affordable housing developments, major commercial areas, parking garages, parks, and other community-serving locations to advance transportation decarbonization.

Policy CE-7.2: Determine funding sources and establish clear priorities and prioritization criteria to support a phased transition of the City fleet to electric vehicles starting with high-use, high-emissions, and cost-inefficient vehicles.

Policy CE-7.3: Promote the use of electric off-road equipment in City operations and among community members by providing educational resources, guiding access to available funding or rebate programs, and incorporating electric equipment options into City operations where feasible.

> ***Electric off-road equipment*** *can include electric versions of excavators, forklifts, skid steer loaders, utility vehicles, backhoes, ride-on or push mowers, agricultural tractors, and compact wheel loaders.*

Goal CE-8: Climate-Friendly Development

Promote development that advances climate planning, resilience, and greenhouse gas emissions reduction.

Policy CE-8.1: Foster transit-oriented development by increasing density in areas that are well-served by transit and prioritize infill development through the zoning and permitting process.

> ***Transit-oriented development*** *is an approach to creating dense, walkable residential neighborhoods with easy access (e.g., within a radius of up to 0.5 miles) to public transportation and commercial/retail uses.*

Policy CE-8.2: Implement complementary, mixed land use zoning in low-density residential neighborhoods to promote cycling and walking and to reduce driving.

Policy CE-8.3: Reduce parking minimums near transit-oriented development to encourage sustainable transportation choices, reduce development costs, and improve housing affordability.

Policy CE-8.4: Incentivize developments that use clean energy or reduce energy consumption, including affordable housing and rental units.

Goal CE-9: Waste Management

Reduce waste generation and increase recycling and composting.

Policy CE-9.1: Set and achieve specific goals around waste generation and periodically measure waste via waste characterization studies, in partnership with the City's waste collection service provider.

Policy CE-9.2: Focus on reducing generation and disposal of high-emissions materials, such as organic waste, via outreach and support for composting at homes and businesses. Consider creating a food rescue and/or food waste prevention technical assistance program to support the state's goal of 50% food waste reduction by 2030.

Policy CE-9.3: Facilitate the City's 70% recycling rate goal (as adopted by King County) and expand current recycling efforts, such as the battery recycling program at City Hall.

Policy CE-9.4: Incentivize reuse and recycling of construction and demolition waste.

Policy CE-9.5: Support equitable outreach and engagement around waste reduction (including reuse and repair), recycling, and composting in partnership with the City's waste collection service provider.

Volume II | Background Analysis

Introduction

Climate change refers to significant, long-term changes in temperature, precipitation patterns, and other atmospheric conditions that are primarily driven by human activities such as the burning of fossil fuels and deforestation. In Washington State, the effects are already evident—from hotter summer temperatures and increased wildfire risks to more frequent and intense storms. In response, the Washington State Legislature enacted House Bill 1181 in 2023, amending the Growth Management Act (GMA) to require local governments to integrate climate change considerations into their comprehensive planning processes. This mandate introduces a Climate Element, comprising two sub-elements:

- The **Resilience Sub-Element** is mandatory for all fully planning counties and cities under the GMA. It is aimed at enhancing climate preparedness, response, and recovery efforts and includes identifying and managing risks associated with climate hazards such as flooding, wildfires, and extreme weather events.

- The **Greenhouse gas (GHG) Emissions Reduction Sub-Element** is mandatory for the state's 11 most populous counties and their cities with populations over 6,000 as of April 1, 2021, which includes Lake Forest Park. This sub-element focuses on establishing goals and policies to reduce GHG emissions and vehicle miles traveled, contributing to the state's overarching goal of reducing GHG emissions by 95% by 2050.

Incorporating climate change into long-term plans enables communities to proactively address and adapt to the inevitable impacts of a changing climate and ultimately safeguard public health, infrastructure, and ecosystems. This climate planning can help lead to long-term economic benefits, such as reduced disaster recovery costs and enhanced energy efficiency. It also provides an opportunity to address environmental justice by ensuring that vulnerable and overburdened communities receive the support and resources they need to thrive in the face of climate challenges.

The policies within this Climate Element promote community well-being, address key climate vulnerabilities, and aim to reduce emissions from the sectors in the city that are the largest contributors. By implementing these policies, the City and community can take decisive steps toward achieving the state's climate objectives and ensuring a livable and thriving environment for all.

This chapter provides further information about the background information used to develop the updated goals and policies in the Climate Element:

- **Planning context,**
- **Public participation,**
- **Climate change in Lake Forest Park,**
- **Greenhouse gas emissions in Lake Forest Park.**

Planning Context

Several strategic and issue-specific plans have been developed to address climate change, hazard mitigation, and sustainability needs throughout the city. These issue-specific plans informed the development of the Climate Element goals and policies, and they collectively reflect Lake Forest Park's commitment to fostering sustainability and resilience. These plans include:

- 2008: The Legacy 100-Year Vision
- 2013: Lake Forest Park Shoreline Master Program
- 2017: Safe Streets: Recommendations for Improving Safety and Connections to Transit and Amenities
- 2018: Parks, Recreation, Open Space, & Trails Plan
- 2018: Safe Highways Report
- 2018: Safe Streets: Town Center Connections
- 2019: King County Comprehensive Solid Waste Management Plan
- 2019: King County Hazard Mitigation Plan, Lake Forest Park Annex
- 2023: Stormwater Management Program Plan
- 2024: Urban Forest Ecosystem Services and Values Report
- 2024: Lake Forest Park Climate Action Plan

Aligning the Climate Element with these plans ensures that goals and policies reflect both immediate priorities and the community's long-term vision. Of this list, the Climate Action Plan and the Legacy 100-Year Vision were particularly informative for the Climate Element and are described in further detail below.

Lake Forest Park Climate Action Plan (2024)

The Climate Action Plan contains robust policies on climate resilience and GHG emissions reduction. It acts as a roadmap for the Lake Forest Park community to address climate change by setting goals to reduce community-wide emissions, enhance ecosystem health and carbon sequestration, and increase the Lake Forest Park community's resilience to climate impacts. The Climate Action Plan was developed by the Climate Action Committee (Resolution number 1836 and 1844) through extensive research and the engagement of the broad Lake Forest Park community and adopted by the City Council on June 13, 2024.

> *The **Climate Action Plan** is available online at https://www.cityoflfp.gov/DocumentCenter/View/11748/LFP-Climate-Action-Plan?bidId=*

Lake Forest Park Legacy 100-Year Vision (2008)

The Lake Forest Park *Legacy 100-Year Vision* provides a framework to begin to integrate sustainability, resilience, and equity into the Comprehensive Plan by focusing on green infrastructure. The *Vision* notes that green infrastructure "encompasses a wide range of

landscape elements, including: natural areas—such as wetlands, woodlands, waterways, and wildlife habitat; public and private conservation lands—such as nature preserves, wildlife corridors, greenways, and parks; and outdoor recreation and trail networks."

The *Vision* identifies existing green infrastructure, sets goals for how this green infrastructure will be enhanced in the next century, and identifies projects that can be undertaken in the near-term. This visionary document, which incorporates extensive community feedback, influences several elements of the Comprehensive Plan, including Climate; Environmental Quality & Shorelines; and Parks, Trails, & Open Space.

> *The **Legacy 100-Year Vision** is available online at www.cityoflfp.gov/DocumentCenter/View/362*

Supporting Technical Materials

Several activities, including technical and qualitative analyses and community engagement, were conducted to ensure that the Climate Element is grounded in the city's planning context, up-to-date local data, and community priorities, as well as to ensure alignment with the Washington State Department of Commerce climate planning guidelines. The following technical materials resulting from these activities contain further details about the City's methods and results:

- Engagement Strategy
- Climate Impacts Summary
- Policy Audit Memorandum and Policy Audit Workbook
- Climate Vulnerability Assessment
- GHG Summary Memorandum
- Vehicle Miles Traveled (VMT) Study
- GHG Wedge Memorandum
- Climate Element Policy Workbook

> *These **technical materials** are available at https://cityoflfp.gov/696/2025-Comprehensive-Plan-Climate-Element*

Public Participation

The Climate Element has been developed collaboratively with a community-based Climate Planning Advisory Team (CPAT) and using input from City staff, youth, and the public through engagement initiatives. This inclusive process underscores the City's commitment to developing a comprehensive and actionable plan that addresses the unique challenges presented by climate change.

Community engagement in 2024-2025 was critical to developing the Climate Element. The City built upon the methods used during the public participation program that occurred during the Comprehensive Plan update in 2023–2024. The project team developed and implemented

engagement strategies to reach Lake Forest Park's community members to meaningfully hear feedback and integrate community input. Findings from the community engagement informed the development of actionable policies.

Between October 2024 and June 2025, the City conducted the following engagement initiatives:

1. **Climate Policy Advisory Team.** The City established the CPAT to shape the strategies and policies by advising the City throughout the Climate Element development process (Resolution No 24-1948, Section 2). The CPAT included representatives from Planning Commission, the Climate Action Committee, and Tree Board. The CPAT met 9 times between October 2024 and June 2025, where they reviewed supporting materials and content, provided feedback on draft goals, and helped to shape policies for the Climate Element.
2. **Webpage.** The City shared information about the Climate Element project, background information, and opportunities for engagement on a project webpage.
3. **Community Survey.** The City hosted an online survey to learn about Lake Forest Park community members' understanding of climate change, experience of climate impacts, and about potential Climate Element policy areas. The City distributed survey invitation postcards to all Lake Forest Park residential addresses.
4. **Group Interviews with Youth.** Group interviews were conducted with the Environmental Club and the Interact Club at Shorecrest High School to gather youth perspectives on the actions that Lake Forest Park should prioritize to reduce greenhouse gas emissions and strengthen resilience to climate hazards, and outcomes from the interviews informed the Climate Element.
5. **Community Open House.** The City held one in-person public open house to engage the broad public on the Climate Element. The open house provided an opportunity for participants to share feedback on the draft policies, voice concerns, and identify priorities to shape the final Climate Element. The community open house was advertised through the City's listserv, newsletter, emailed notices, and postings at community gathering places.

In June 2025 and beyond, the City will conduct the following additional engagement initiatives:

6. **Public Comment Period.** The City will launch the public comment period June 16 through August 11, 2025 to support the Climate Element review and adoption process.
7. **Planning Commission Meetings.** Staff will present the draft Climate Element to Planning Commission in the latter half of 2025.
8. **City Council Meetings and Hearings.** Staff will present the draft Climate Element to City Council in the latter half of 2025.

Climate Change in Lake Forest Park

Lake Forest Park is already seeing the impacts of climate change, including rising temperatures, wildfire smoke, and flooding. These climate impacts affect the city's infrastructure and natural resources, as well as the health of Lake Forest Parks' communities. Lake Forest Park community members who responded to the community survey expressed concerns about wildfire smoke, severe storms, and heatwaves, and they noted experiencing those climate impacts firsthand.

- **Rising Temperatures and Extreme Heat.** Average summertime temperatures are projected to increase. This increase can harm public health, damage infrastructure, and threaten wildlife habitat.
- **Wildfires and Smoke.** Wildfire risk and wildfire smoke are expected to increase. Wildfires can harm property, wildlife, and public safety. Wildfire smoke worsens air quality and exacerbates health problems, such as asthma.
- **Changing Precipitation and Flooding.** Extreme rain events are expected to increase in the winter, leading to more water in Lyon and McAleer Creeks that may result in more flooding, landslides, and erosion. Flooding and landslides can damage homes, businesses, roads, and infrastructure such as stormwater systems, sewer lines, and other utilities.
- **Drought and Water Supply.** Summer rainfall is projected to decrease, which will make drought conditions worse, reduce water availability, and harm fish and wildlife habitat through lower and warmer streamflows in Lyon and McAleer Creeks.

Community Vulnerability to Climate Change

Everyone in Lake Forest Park will be affected by climate change, but some individuals and groups are at greater risk because they are considered more vulnerable to a range of economic, social, and built environment factors. People with health conditions like asthma, diabetes, or heart disease may also face greater risks. Additionally, those with limited income, language barriers, or no access to healthcare may have a harder time preparing for and recovering from extreme weather. Some potentially vulnerable populations are described in

Table *1*. Individuals or groups are more likely to be particularly vulnerable to climate change impacts if they experience more than one category of vulnerability, live in areas that are particularly susceptible to climate impacts like extreme heat or wildfires, and/or live in areas with outdated infrastructure.

Table 1: Potential Vulnerable Communities in Lake Forest Park and Example Vulnerability Considerations

Vulnerable Populations	Percent of Residents[1]	Example Vulnerability Considerations
Total non-white residents	27.5%	Communities of color often face disproportionate health risks linked to exposures to environmental hazards and may be more vulnerable to health effects associated with climate impacts due to racialized health and socioeconomic disparities.[2] For example, in 2021, the asthma mortality rate in the United States was more than twice as high for black individuals than for white individuals.[3]
Renter-occupied housing units	19.2%	The cost burden for renter households is higher than for owner households in Lake Forest Park, and renting is more common among non-white households in the city, according to the racially disparate impacts analysis conducted for the Comprehensive Plan in 2024. Renters typically have less ability to take actions such as making energy efficiency upgrades and adding air conditioning.
People in poverty	3.6%	People with low incomes have fewer economic resources to cope with potential climate impacts like property loss and health impacts.[4]
People with disabilities (under 65 years old)	4.2%	People with disabilities (such as those with low vision, blindness, hearing loss, or mobility issues) may face barriers in evacuating during extreme weather events.[4]
Youth under 5 years old	3.9%	Young children are especially vulnerable to the harmful impacts of extreme heat and wildfire smoke.[4]
Seniors 65 years or older	18.1%	Seniors tend to have reduced mobility and higher susceptibility to heat-related illnesses.[4]

[1] *U.S. Census Bureau, "QuickFacts Lake Forest Park city, Washington," 2024.* *https://www.census.gov/quickfacts/fact/table/lakeforestparkcitywashington/PST045224*

[2] *Berberian AG, Gonzalez DJX, Cushing LJ. "Racial Disparities in Climate Change-Related Health Effects in the United States." Curr Environ Health Rep. 2022.* *https://pmc.ncbi.nlm.nih.gov/articles/PMC9363288/*

[3] *U.S. Center for Disease Control, "Most Recent National Asthma Data," 2021.* *https://www.cdc.gov/asthma/most_recent_national_asthma_data.htm*

[4] *Gamble, J.L., et al. U.S. Global Change Research Program. "Ch. 9: Populations of Concern." In: The impacts of climate change on human health in the United States: A scientific assessment, 2016: 252.* *https://health2016.globalchange.gov/downloads#populations-of-concern*

Infrastructure Vulnerability to Climate Change

Climate vulnerability is the degree that a community or system is at risk of harm from hazards or impacts driven by climate change. In Lake Forest Park, the climate vulnerability of infrastructure overall is medium. The types of infrastructure with the highest vulnerability are transportation and water resources.

- **Transportation and Economy.** Key elements of transportation and economic infrastructure include SR 104, SR 522, bus routes, bridges, and the City Center. These aspects of the city have generally high overall vulnerability because they intersect with flood-prone areas, heat islands, and landslide-risk zones—all of which are likely to cause damage and disruptions. Much of SR 522, all bridges, the City Center, and Third Place Commons overlap with areas in the city that have higher-than-average surface temperatures (Figure *1*).
- **Water Resources.** Water resources—including drinking water, stormwater, and sewer systems— can enhance water quality and ensure that residents have drinkable water. As climate change drives longer and more intense drought conditions and heatwaves, water systems could see reductions in water storage as well as increases in demand, while more intense precipitation events could lead to increased stormwater runoff that can potentially overwhelm stormwater and wastewater systems. Water resources have high vulnerability to climate hazards overall and face the most risk from landslides and flooding out of all climate hazards. All water resource assets are located within at least 500 meters of a landslide hazard zone (Figure *2*).
- **Critical Facilities.** Critical facilities include the library, police and fire stations, schools, City Hall, and the city's only grocery store. These facilities provide essential services and serve as emergency shelters, gathering spaces, or cooling centers. Climate hazards could directly damage critical facilities or block access to the facilities through obstructed roads. In Lake Forest Park, critical facilities have medium overall vulnerability to climate hazards. The library, police station, City Hall, and grocery store are highly exposed to extreme heat because they are located within the Town Center plaza, which has very few trees to provide shade and lots of asphalt and concrete surfaces to absorb heat (

Figure 3).

- **Community Resources and Housing.** Community resources include trails, parks, and streams that provide opportunities for recreation, community gathering, and time outside. Community resources may be impacted by climate impacts but may also help residents and the city manage impacts. For example, parks can help residents manage extreme heat events by providing a cool place to rest. Community resources and housing in Lake Forest Park have medium vulnerability overall and out of all climate hazards, they are most at risk of damage and disruption from the climate hazard of landslides. Grace Cole Nature Reserve, Horizons View Park, creeks, low-income housing, and urban trails are all located within or intersect with landslide hazard areas (Figure 4).

Figure 1. Transportation assets and heat severity.
Map by Cascadia Consulting Group.

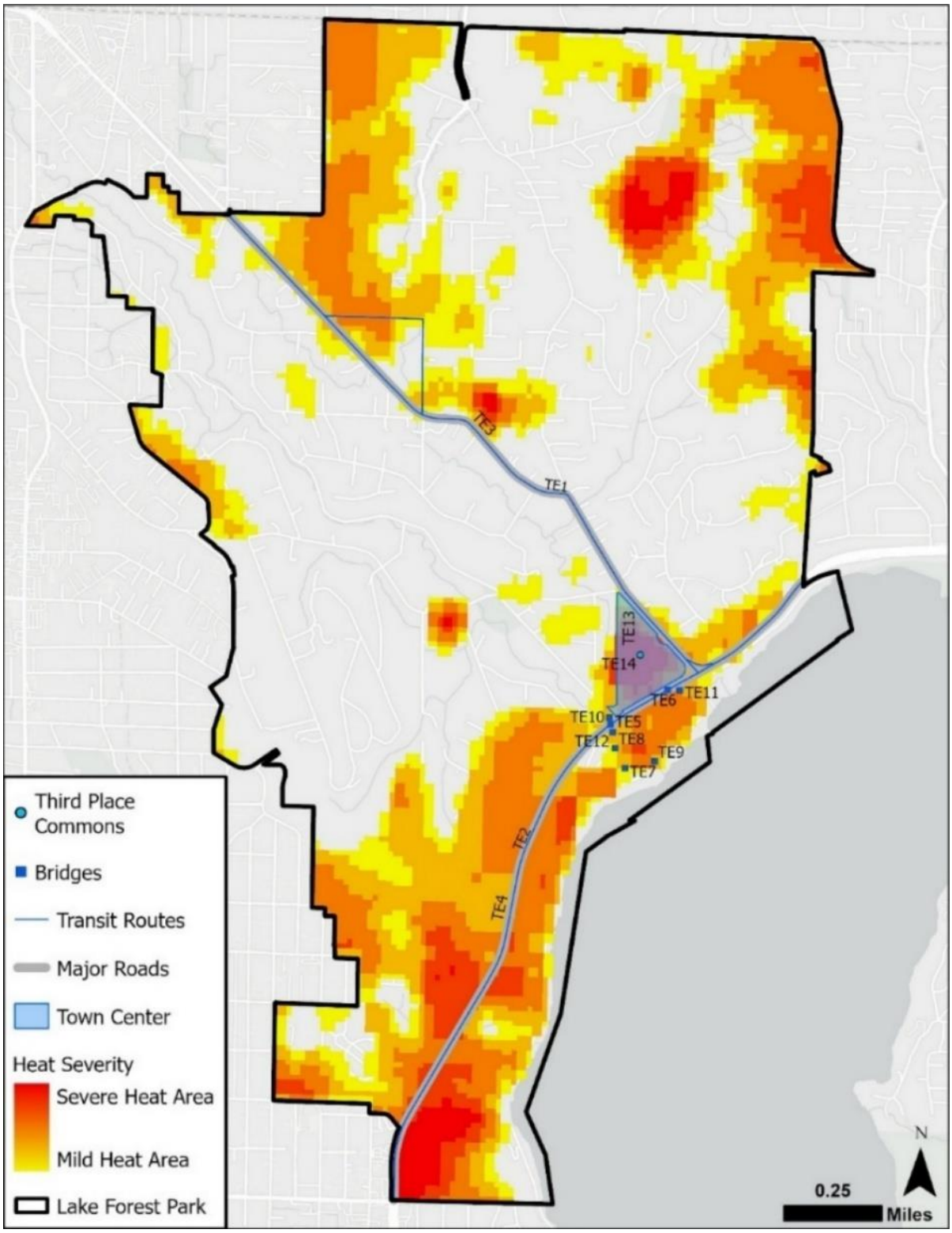


Figure 2. Water resource assets in landslide risk areas.
Map by Cascadia Consulting Group.

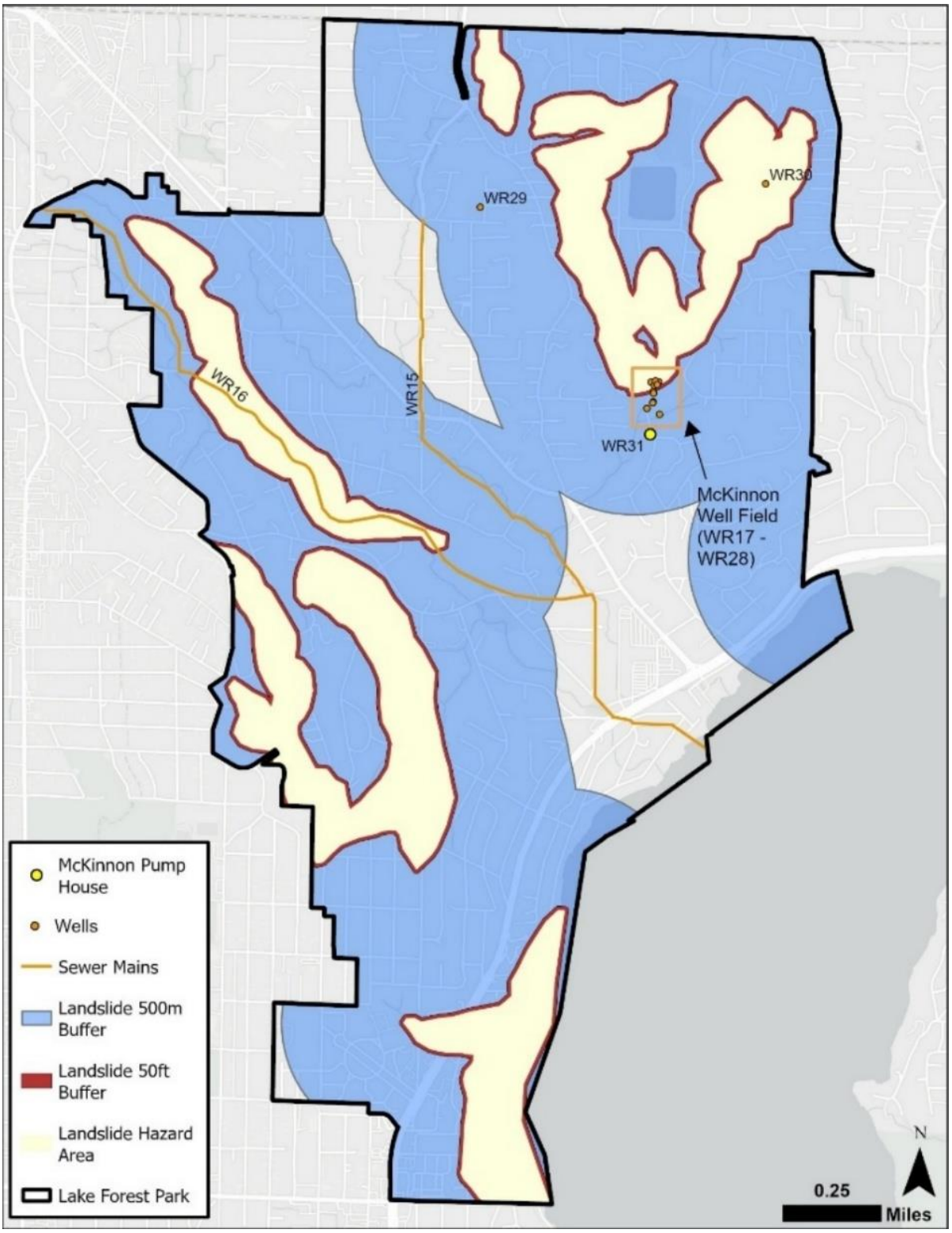

WR29
WR30
WR16
WR15
WR31
McKinnon Well Field (WR17 - WR28)
McKinnon Pump House
Wells
Sewer Mains
Landslide 500m Buffer
Landslide 50ft Buffer
Landslide Hazard Area
Lake Forest Park
N
0.25
Miles

Figure 3. Locations of critical facilities relative to heat severity areas.
Map by Cascadia Consulting Group.

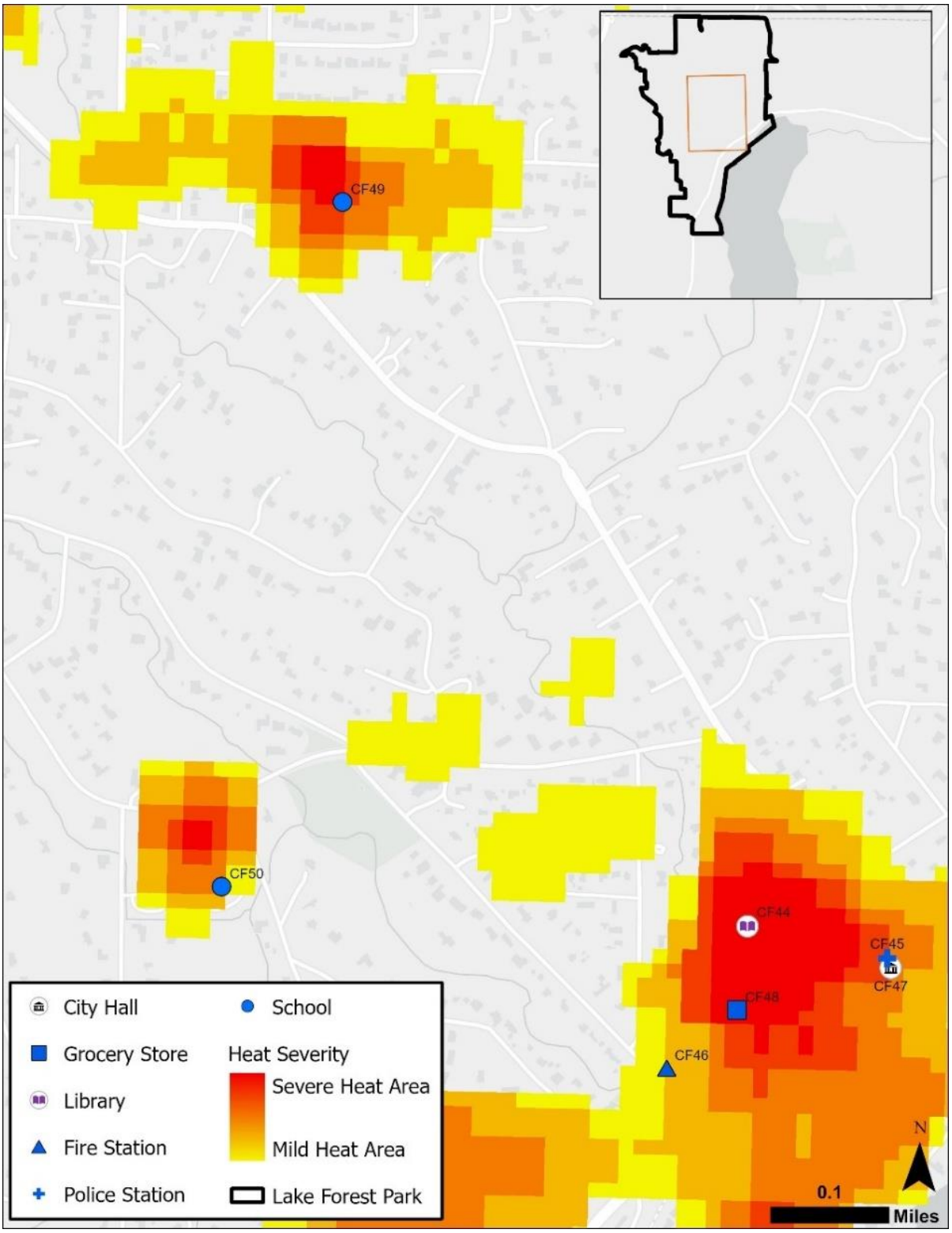
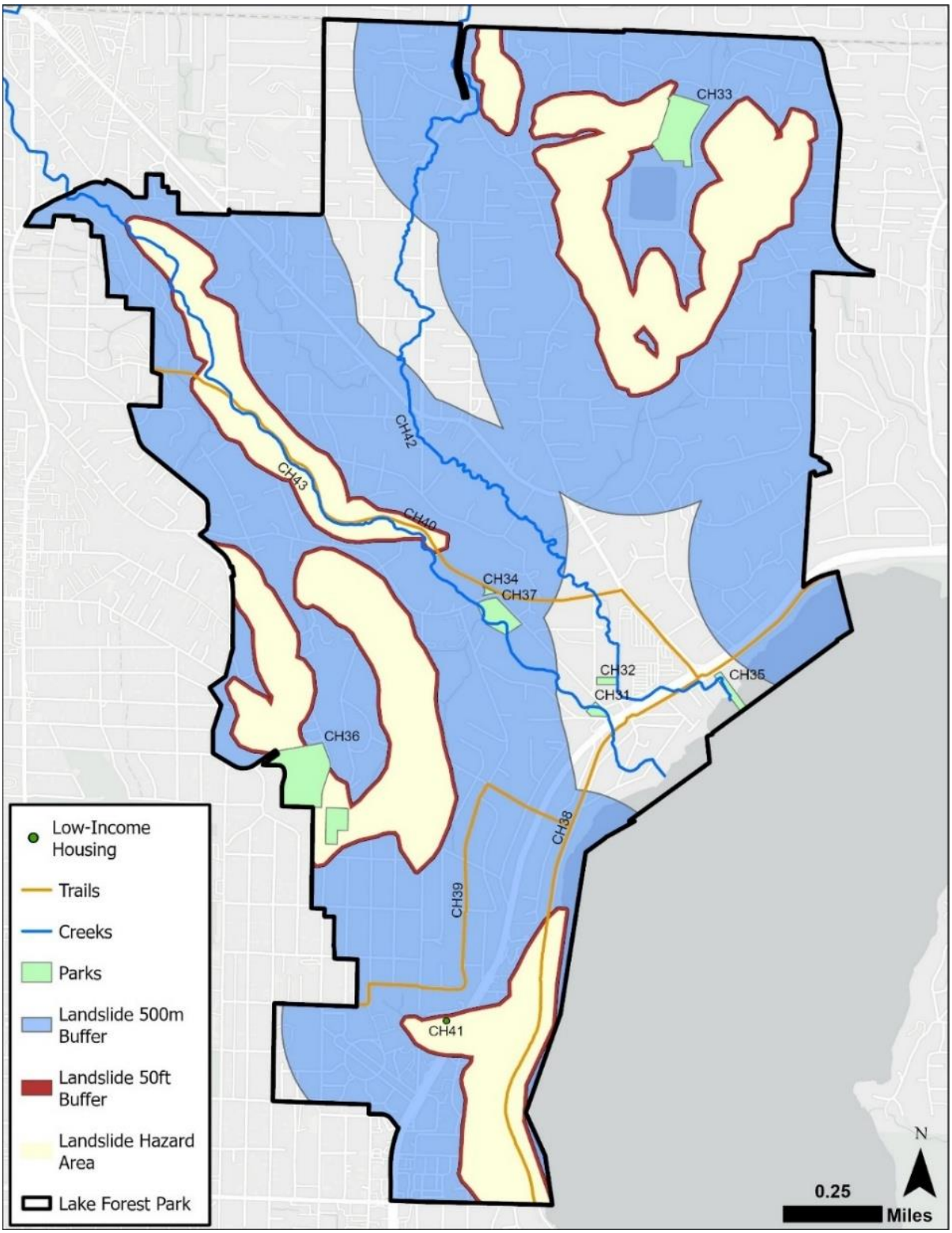


Figure 4. Map of community resources and landslide exposure.
Map by Cascadia Consulting Group.



Greenhouse Gas Emissions in Lake Forest Park

Climate change is primarily caused by burning fossil fuels, including natural gas and gasoline, to heat and cool homes and to power cars and other vehicles. As part of the Climate Element development process, the City conducted two studies—one study at the community scale and another study for municipal operations—to understand what emissions the city contributes to climate change.

Emissions Overview

Within City operations and across the community, transportation is the most significant source of greenhouse gas (GHG) emissions.

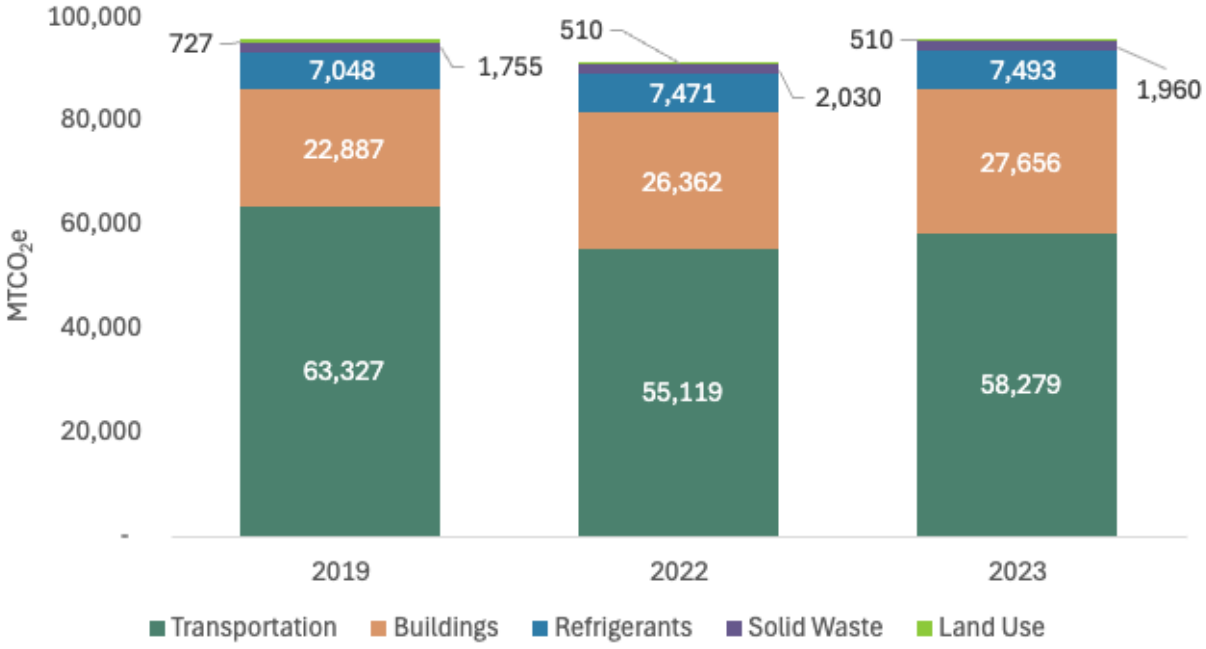
- **Lake Forest Park's municipal operations.** In 2023, the municipal vehicle fleet (71%) was the greatest contributor to municipal GHG emissions, followed by refrigerants (23%), solid waste generation and disposal (5%), and electricity (1%). Municipal operations are included in the communitywide emissions estimates below and make up less than 1% of total community emissions.

Lake Forest Park community. In 2023, the community—which includes residents, visitors, businesses, and municipal operations—generated 95,897 metric tons of carbon dioxide equivalent ($MTCO_2e$), a measure of GHG emissions. Emissions came from transportation (61%), buildings and energy (29%), refrigerants (8%), solid waste (2%), and land use, primarily from tree loss (less than 1%).[5] Community transportation (61%) includes on-road vehicles (24%), air travel (30%), and off-road equipment (7%). Buildings and energy (29%) includes electricity (3%), natural gas (22%), and fuel oil and propane (4%). Of the Lake Forest Park community emissions, 2019 represents the baseline year from which the City of Lake Forest Park will measure future emissions reductions (

[5] Percentages are rounded to the nearest whole number. While the total may not appear to equal sum of the parts, each percentage is independently calculated to be the most accurate rounded amount.

- Figure 5*5*).

Figure 55. 2019, 2022, and 2023 communitywide GHG emissions, by source ($MTCO_2e$).



The City of Lake Forest Park is aiming for the following **emissions reduction targets** (compared to the 2019 baseline year):

- **50% by 2030**
- **75% by 2040**
- **95% and net zero by 2050**

> *With the development of this Climate Element, the **City and CPAT updated the City's GHG emissions reductions targets to compare against a 2019 baseline**, rather than 2007, to have a baseline year for which the City has measurable GHG inventory data.*

GHG Emissions from Vehicles

To better understand the transportation emissions and how people are currently traveling within Lake Forest Park and to destinations outside of the city, the City conducted a study of vehicle-miles-traveled (VMT) and a travel market assessment. The following results focus on VMT and GHG emissions from on-road transportation sources within Lake Forest Park's city limits.

Passenger vehicles contribute the most to overall VMT in Lake Forest Park. Key takeaways related to VMT, including all vehicle trips that start and/or end in Lake Forest Park include:

- **Passenger vehicle VMT increased between 2022 and 2023 but emissions decreased slightly due to electric vehicles making up a larger share of total miles.** Between 2019 and 2023, the number of vehicle trips per person increased, reflecting shifts in travel behavior after the COVID-19 pandemic including a greater reliance on private vehicles over shared modes like transit. Between 2022 and 2023, electric vehicle miles increased more than vehicle miles from gas powered vehicles. Although average trip lengths decreased between 2019 and 2023, which resulted in a slight reduction in VMT, the rise in trip frequency suggests that Lake Forest Park is not yet on a clear path toward meaningful VMT reduction.
- **The majority of trips in Lake Forest Park are interjurisdictional, meaning the trips either start or end in Lake Forest Park and include a neighboring city.** Over 85% of all vehicle trips are interjurisdictional trips, making them the dominant contributor to total VMT.
- **Non-work trips by residents are the most frequent trip type and the top contributor to overall VMT.** While most of these trips are interjurisdictional, non-work trips by residents also account for the highest number of trips within Lake Forest Park and have overall shorter trip lengths, with about 30% of trips that are 2 miles or less and an additional 40% of trips that are between 2 and 5 miles.
- **Work trips contribute disproportionately to overall VMT in Lake Forest Park**. The bulk of VMT from work trips comes from interjurisdictional trips between 3 and 18 miles. These longer, interjurisdictional commutes significantly increase the City's total on-road emissions footprint.
- **Non-work trips by visitors occur in similar volumes as work trips but contribute far less to total VMT.** These trips are typically shorter than work trips because visitor trips usually originate from neighboring jurisdictions, with people traveling to destinations within Lake Forest Park, such as the Town Center. In contrast, employment centers are often located further away.

Contributions of State and Federal Policies

Addressing greenhouse gas emissions requires the combined efforts of local, state, federal, and regional policy change. There are a number federal, state, and regional policies that advance GHG emissions reductions and will support the City of Lake Forest Park in meeting GHG emissions reduction targets:

- **Washington State Energy Code (SB 5854)**
- **Washington Clean Buildings Act (HB 1257)**
- **Federal Vehicle Regulations (CAFE)**
- **Washington Clean Fuel Standard (HB 1091)**
- **Washington Zero Emission Vehicle (ZEV) Standards**
- **Washington Hydrofluorocarbon Policies (HB 1112 & HB 1050)**
- **Washington Clean Energy Transformation Act (CETA)**
- **Washington Climate Commitment Act (E2SSB 5126)**

The GHG emissions reduction sub-element goals seek to address Lake Forest Park's remaining emissions after accounting for the reductions driven by these state and federal policies. Local policies that help the city reduce emissions from on-road transportation and natural gas use in buildings will be especially critical in the coming decades, as these will increasingly make up a large percentage of remaining emissions. Implementing the Utilities Element goal U-5: Climate Commitment will advance Lake Forest Park's ability to meet its GHG emissions reduction targets by supporting the transition from fossil fuels to electricity in new and existing buildings. Remaining emissions will need to be addressed through stronger and more ambitious policy or other advancements at the state, federal, or local level.

Glossary

Please note that this glossary is provided for reference during Planning Commission review and will ultimately be incorporated into the overall Comprehensive Plan Glossary.

Term	Definition
Climate resilience	The ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure, and communities. Codified in RCW 70A.65.010.
Critical areas	As defined by the Growth Management Act and municipal code, these refer to wetlands, streams, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas such as erosion hazard areas, landslide hazard areas, seismic hazard areas, and steep-slope hazard areas. Codified in RCW 36.70A.030.
Environmental justice	The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, rules, and policies. Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities, the equitable distribution of resources and benefits, and eliminating harm. Codified in RCW 70A.02.010.
Green building standards	Examples of green building standards include Leadership in Energy & Environmental Design (LEED), Living Building Challenge Green Globes, and the National Green Building Standard.
Greenhouse gas emissions	Gases, such as carbon dioxide, methane, and nitrous oxide, that trap some of the Earth's outgoing energy, thus retaining heat in the atmosphere and contributing to climate change.
Low impact development (LID)	A stormwater and land use strategy that strives to mimic hydrologic processes before the area was developed or disturbed. LID measures emphasize conservation, use of on-site natural features, site planning, and integration of stormwater management practices into project design. Rain gardens and permeable hardscapes are examples of LID measures.
Mobility hubs	Locations where people can access multiple types of transportation modes in a central location (such as bike share, public transit, micro mobility devices). Often located adjacent to transit stops and stations, mobility hubs serve as a transfer point for multiple transportation modes

Term	Definition
	and offer first and last mile connections between the hub and one's origin or destination.
Overburdened community	A geographic area where vulnerable populations face multiple environmental harms and health impacts that combine to further increase burdens. Codified in RCW 70A.02.010.
Resilience hubs	Trusted, community-serving facilities that support communities in everyday life and before, during, and after an emergency. Although climate change affects everyone, low-income communities and communities of color are disproportionally impacted by climate-related events. Resilience hubs help neighbors access resources and services and build trust and community cohesion in their day-to-day lives.
Safe Routes to School	A program for projects within two miles of primary, middle, and high schools to improve safety and mobility for children by enabling and encouraging them to walk and bicycle to school.
Transit-oriented development	An approach to creating dense, walkable residential neighborhoods with easy access (e.g., within a radius of up to 0.5 miles) to public transportation and commercial/retail uses.
Vulnerable populations	Groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms, due to adverse socioeconomic factors and sensitivity factors. Includes, but is not limited to racial or ethnic minorities, earners of low incomes, and populations disproportionately impacted by environmental harms. Codified in RCW 36.70A.030.

Middle Housing in Lake Forest Park:
Updated Recommendations for Future Code Updates

Date March 5, 2025

To Mark Hofman, Community Development Director, Lake Forest Park

From David Fiske, Andrew Oliver, and Jennifer Shuch, Leland Consulting Group

CC Lake Forest Park Planning Commission; Kirsten Peterson and Zoë Tapert, SCJ Alliance

Introduction

Leland Consulting Group (LCG) was retained as part of a consultant team led by SCJ Alliance to assist the City of Lake Forest Park in updating its zoning regulations to comply with new state mandates requiring cities to allow a variety of middle housing types (HB 1110) and make increased allowances for ADUs (HB 1337), through a Middle Housing Grant from the Washington Department of Commerce. As part of this work, LCG produced a *Middle Housing Feasibility and Recommendations Report* which studied potential locations where middle housing infill could be most effectively added to existing development in the city, outlined a wide range of considerations around middle housing typologies and associated zoning standards, and provided recommendations on options the city could take to allow or incentivize middle housing beyond the baseline requirements of HB 1110, should the city so choose.

As the Planning Commission, staff, and SCJ have worked through the code updates in late 2024 and early 2025, the Planning Commission has expressed interest in both completing the code update process to meet all necessary state requirements by the June 30, 2025 deadline as well as exploring potential future code changes that can further incentivize middle housing, particularly tied to affordability, in the coming years. This memo outlines key recommendations and case studies on:

- Incentives for Affordability
- Dimensional Standards
- ADU location

The considerations and case studies in this memo can be used to inform future regulatory updates and changes to help Lake Forest Park increase the availability and affordability of a wider variety of housing types, beyond the baseline requirements of HB 1110 and HB 1337. Further study will be required to ensure these strategies are appropriately tailored to Lake Forest Park's unique characteristics and needs.

Incentives for Affordability

Types of Incentives

The city has expressed a goal of increasing affordable homeownership opportunities. Middle housing can provide one useful path towards this goal through direct affordability requirements and through the creation of smaller units that are less expensive to develop and maximize the use of valuable land. Specific incentives to consider in future code updates include:

- Affordable Unit Density Bonus – **Allow additional units per lot beyond the minimum, in exchange for those units being made available to households earning below a specific income level, such as 80 percent AMI.** This type of "inclusionary zoning" is commonly used in multifamily projects, and more recently has also been applied to middle housing in Washington and elsewhere. For example, under HB 1110, larger cities (Tier 1 and

Tier 2) are required to allow additional density if some units are affordable at 60 percent AMI for rental housing and 80 percent AMI for ownership housing. This type of bonus must be carefully considered and calibrated to the local housing market because although providing a bonus of additional units can generate additional revenue for a housing developer, requiring the developer to provide housing at below-market rates may affect financial feasibility, preventing units from being built altogether if not paired with other incentives such as those discussed below to offset the reduced revenue from the affordable units.

- Fee Reductions or Waivers – **Reduce or waive permitting or development review fees, impact fees, and/or expedite review for projects which include affordable units.** Many jurisdictions across the state and country have adopted this sort of program, which can help offset the lost revenue from affordable units at minimal cost to the city compared with other funding schemes. When paired with other bonuses such as increased building height or floor-area-ratio, this can be an especially impactful tool.
- Parking Reductions – **Reduce or eliminate off-street parking requirements for developments which include affordable units**. Requiring 1.5 parking spaces per unit per Lake Forest Park's current code is likely to negatively impact the feasibility of middle housing development, especially on lots constrained by environmental issues and/or tree coverage. The city could consider tying the number of spaces to the number of bedrooms, with lower parking requirements for smaller studio and one-bedroom units that are rented or sold at an affordable price. Although Lake Forest Park has significant environmental constraints and areas of the city that lack adequate on-street parking, some reductions for affordable housing in appropriate areas tailored to unit size could help increase the potential for affordable unit construction.
- Height Bonus – **Allow additional height in exchange for the provision of affordable units**. Although Lake Forest Park's height limit of 30 feet is sufficient for some three-story structures, an increase to 35 feet or greater in exchange for affordable units could increase flexibility for unique projects which have a smaller footprint and are less disruptive to existing tree canopy and critical areas.
- FAR Bonus – **Create a system of Floor Area Ratio (FAR) bonuses which increase with the number of units, and/or with the provision of affordable units**. Adjusting FAR with each additional unit encourages middle housing by reducing the potential for extremely large single-unit homes and providing more flexibility in the configuration of multi-unit structures. FAR bonuses can vary by zone or target area. The Washington Department of Commerce's model code for middle housing in Tier 1 and 2 cities recommends a minimum FAR of 0.6 for a single-family home increasing by 0.2 for each additional unit up to six units. In Portland, FAR starts at a base of 0.4 for single family homes and increases by 0.1 for each additional unit up to four units.

Financing and Other Considerations

Since affordable unit density bonuses are required in Tier 1 and Tier 2 cities, Commerce's Middle Housing User Guide contains a chapter on the feasibility and financing of affordable middle housing and a useful section on considerations for affordable housing program implementation, which specifically discusses options for administering affordable homeownership programs. Such programs can be challenging to administer for cities since they require ongoing management of affordable units. Commerce suggests that local housing authorities or regional partners could be engaged to assist cities with limited resources in administering such a program. Additionally, Community Land Trusts (CLT) are another option for encouraging affordable homeownership. In this model, a nonprofit land trust owns the land and homebuyers purchase the homes, entering into long-term, renewable land leases. The CLT oversees the buying and selling of the homes to ensure they remain sold at affordable rates through caps on appreciation. In the greater Seattle area, Homestead CLT has assisted more than 300 first-time homebuyers and currently has 246 homes in trust across the region, both in new developments and existing homes purchased by the CLT. Similarly, in Skagit County, the Home Trust of Skagit has built several neighborhoods in cities across the county as well as owning a number of scattered site

homes. These organizations demonstrate the potential for CLTs to both develop new housing as well as preserve affordability of existing housing stock in the region.

Another consideration would be for Lake Forest Park to establish its own funding source for affordable housing, such as an affordable housing trust fund which could be funded through new or existing tax revenue and support the construction of affordable housing through direct subsidies or land purchases, which could be donated to CLTs or other developers of middle housing.

Case Studies

Affordable housing density and FAR bonuses, fee exemptions, and municipal funding are common tools used to promote the development of affordable housing in multifamily projects across the country. As noted previously, Washington now requires Tier 1 and Tier 2 cities to provide affordability density bonuses for middle housing, but these requirements have not yet been adopted in most jurisdictions, making it difficult to study their implementation. Such provisions are also relatively rare in smaller cities such as Lake Forest Park. On the other hand, Portland, OR has been exploring such programs around middle housing for several years, long enough to provide useful information on the results of implementing middle housing and infill incentives. Additionally, Tigard, a suburb of Portland with a population of about 55,000, has recently adopted a new funding mechanism for middle housing specifically. On the other end of the spectrum, San Juan County, WA has a number of affordable housing density bonuses in rural and low-density settings that show an interesting application of the principle. These case studies are discussed below.

Tigard, OR

Middle Housing Revolving Loan Fund

The City of Tigard in Washington County, Oregon created a Middle Housing Revolving Loan Fund in 2021 seeded by funds from the American Rescue Plan. The goal of the fund is to increase the feasibility of middle housing in the city, including cottage clusters, courtyard units, four-plexes, and other small-form residential housing. The program provides short-term construction loans to developers building for-sale middle housing. The loans range from $500,000 to $4,500,000 (up to 90 percent LTV) and have an interest rate of six percent. To qualify for the loan program, a minimum of 30 percent of units must be offered to sale for qualified buyers at no more than 100 percent AMI through organizations including Proud Ground, Habitat for Humanity, or the Portland Housing Center.

Portland, OR

FAR & Unit bonus

Portland offers two different types of affordability bonuses for middle housing. While the Residential Infill Project (RIP) allows up to four units on low-density residential lots throughout the city, six units can be built if half of the units are affordable. In addition, FAR increases with the number of units and for buildings with one to four units, and there is an FAR bonus if at least one unit is affordable. The table below shows the base and bonus FAR for different structure types in the city's low-density zones. To qualify for the bonus, the affordable unit(s) must be affordable to households at 60 percent AMI.

	R20	R10	R7	R5	R2.5
1 dwelling unit	Base: 0.4:1 Bonus: N/A	Base: 0.4:1 Bonus: N/A	Base: 0.4:1 Bonus: N/A	Base: 0.5:1 Bonus: N/A	Base: 0.7:1 Bonus: N/A
2 dwelling units	Base: 0.5:1 Bonus: 0.6:1	Base: 0.5:1 Bonus: 0.6:1	Base: 0.5:1 Bonus: 0.6:1	Base: 0.6:1 Bonus: 0.7:1	Base: 0.8:1 Bonus: 0.9:1
3 dwelling units	Base: 0.6:1 Bonus: 0.7:1	Base: 0.6:1 Bonus: 0.7:1	Base: 0.6:1 Bonus: 0.7:1	Base: 0.7:1 Bonus: 0.8:1	Base: 0.9:1 Bonus: 1:1
4-6 dwelling units	Base: 0.7:1 Bonus: 0.8:1	Base: 0.7:1 Bonus: 0.8:1	Base: 0.7:1 Bonus: 0.8:1	Base: 0.8:1 Bonus: 0.9:1	Base: 1:1 Bonus: 1.1:1

Source: City of Portland.

The original RIP went into effect in August 2021, while RIP2 (which allowed for an additional FAR increase for buildings with four or more units) went into effect in July 2022. The number of fourplexes built since this change has increased significantly, with 224 fourplex units permitted between 2022 and 2024.

Homebuyer Opportunity Limited Tax Exemption (HOLTE) & SDC Exemption

Portland offers two programs aimed at supporting the development of affordable homeownership – the Homebuyer Opportunity Limited Tax Exemption (HOLTE) Program and the SDC Exemption Program. The HOLTE program provides a tax exemption up to 10 years if a unit is sold at an affordable price to a household making no more than 120 percent AMI. The sale price cap is currently $455,000. Builders apply for the HOLTE program prior to attaining a building permit, and buyers submit an income verification application at the time of closing. Subsequent homebuyers must also submit income verification in order to maintain the tax exemption.

The SDC Exemption Program reimburses developers for SDC charges if a home is sold to a household making no more than 120 percent AMI. The sale price cap is the same as for the HOLTE program, and the homebuyer must submit a compliance verification form at least 10 days before closing. The SDC Exemption Program can also be used for rental housing if the tenant's household income is no more than 60 percent of AMI.

Between 2018 and 2024, the City received applications for these programs for 555 units in low-density zones in High Opportunity and Vulnerable Census tracts.

San Juan County, WA

Affordable Housing Density Bonus and CLTs

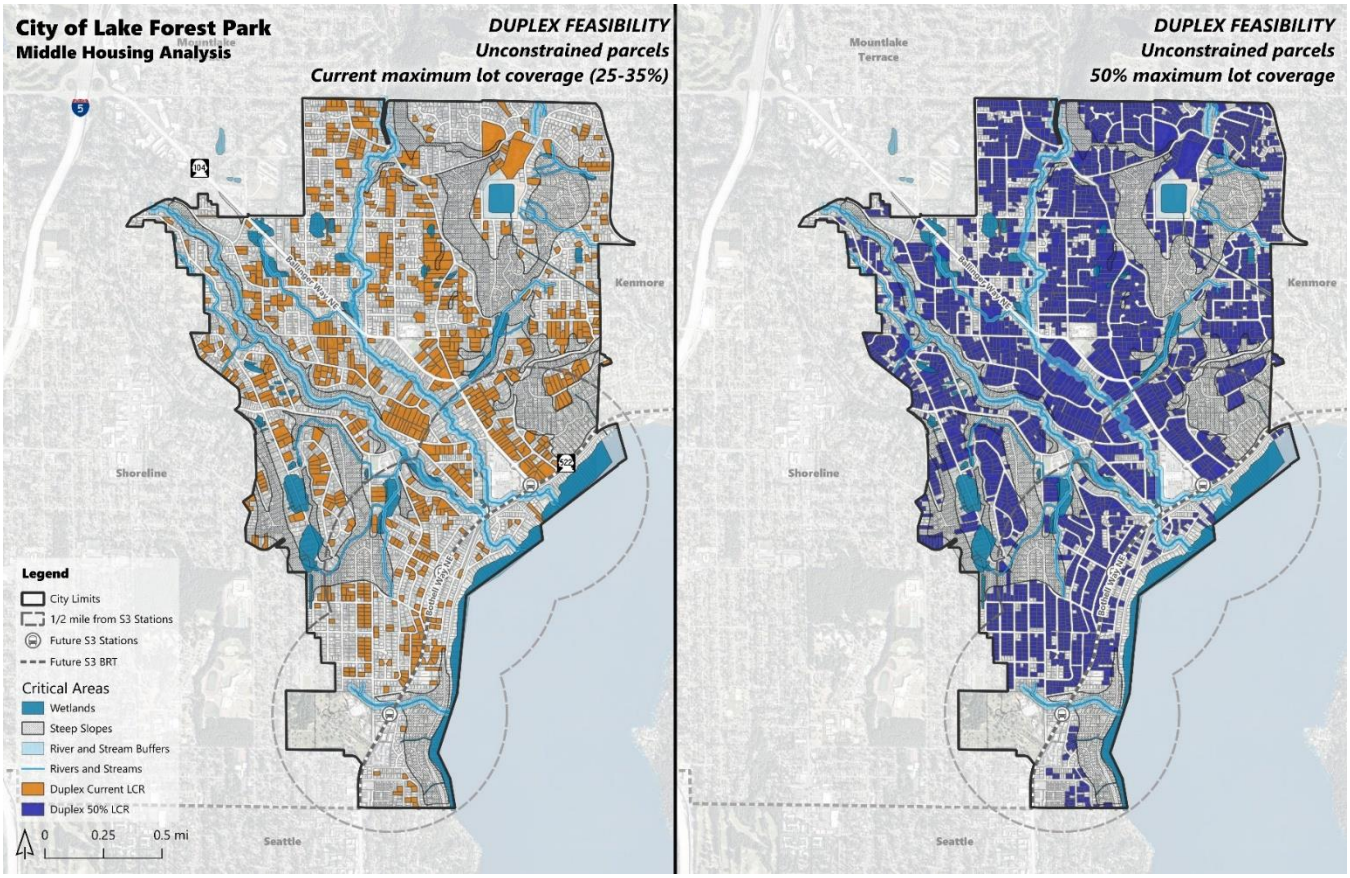
The San Juan Islands are primarily rural, with some pockets of density in the Town of Friday Harbor and two Urban Growth Areas (Eastsound and Lopez Village). The county code has a variety of density bonuses tied to affordable housing at very low densities, such as a bonus of up to 6 additional units per acre (from the base density of 6 units per acre) for the provision of affordable units in Lopez Village. Rural areas have similar bonuses at even lower densities, such as an increase from 0.5 units per acre to 2 units per acre in Deer Harbor Hamlet. These bonus programs have been utilized by Community Land Trusts for the provision of deed restricted affordable housing, serving low- and moderate-

income households, particularly in the Eastsound and Lopez Village UGAs. Several of these projects are in cluster developments of small, detached homes, demonstrating a unique approach to affordable housing regulation tailored to the environmental constraints in a lower-density semi-rural setting where limited density increases can still assist nonprofits in creating needed affordable housing stock. San Juan County has a particularly robust CLT infrastructure, with Lopez CLT and OPAL building innovative affordable housing developments on Lopez and Orcas Islands, respectively. In fact, nearly all of the subsidized affordable housing in the county is built by CLTs.

Dimensional Standards

Lot Coverage Ratio

Lake Forest Park's zoning code allows maximum lot coverage of between 25 and 35 percent in single-family zones. These requirements limit the potential number of lots in the city where middle housing can be developed. One future code consideration would be to increase the maximum allowed lot coverage to 50 percent for middle housing types, which would open up the potential on more lots throughout the city. The map below shows lots where it would likely be possible to develop a duplex under current lot coverage requirements on the left, and under a 50 percent maximum lot coverage scenario on the right, assuming 4,000 square feet of land would be required for a duplex. These estimates only take into account total lot size rather than a detailed dimensional analysis of parcel characteristics, but give a general overview of the city's capacity for middle housing. Although the city may not wish to increase maximum lot coverage to 50 percent in all zones, this analysis suggests that an increased maximum lot coverage in the smaller-lot zones (RS-10, RS-9.6 and particularly RS-7.2) would notably increase the capacity for duplexes in desirable areas for middle housing.

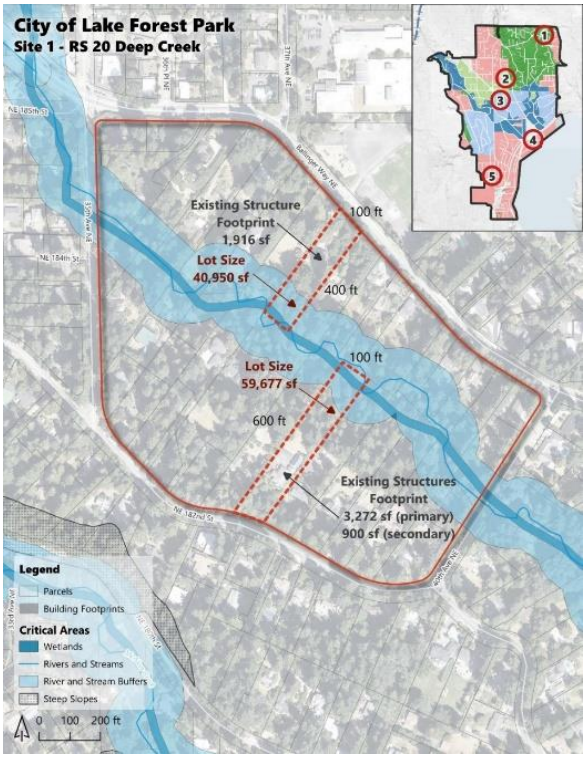


Street Frontage Requirements

In addition to lot coverage, another potential future consideration could be to adjust street frontage requirements. Currently, the city's single family zones require between 60 and 75 foot of street frontage. This could prevent potential lot splitting for middle housing. Given the unusual size and orientation of lots in some areas of Lake Forest Park, the city could consider decreasing or removing these street frontage requirements to enable more flexible use of available land, particularly on deep lots where the creation of a flag lot could lead to more housing opportunities without significantly changing nature of the built environment.

ADU Location

Many of the residential lots in areas of Lake Forest Park are wooded and include long driveways that conceal houses from the street, such as the examples shown in the map at left below. Currently, ADUs are only allowed behind the main structure. The city could consider allowing ADUs to be built in front and/or side yards as well as rear yards. This would potentially reduce impacts to the tree canopy and enable the construction of new housing on more lots, without significant changes to the built environment.



Conclusions

In addition to the base requirements which Lake Forest Park will be adopting in June 2025, the city has the opportunity to explore a variety of options related to increased allowances for middle housing, keeping in mind the Planning Commission's goals to prioritize the provision of affordable homeownership opportunities in the community:

- **Incentives for Affordability**
  - Require the provision of affordable units in exchange for increased density of units per lot beyond the duplex minimum.
  - Consider incentivizing the provision of affordable units through fee reductions or waivers, parking reductions, and height or FAR bonuses, to ensure feasibility.
  - Explore potential funding mechanisms for affordable housing such as an affordable housing trust fund.
- **Dimensional Standards**
  - Consider increasing lot coverage ratio and reducing or eliminating street frontage requirements to increase available parcels for affordable housing construction.
- **ADU location**
  - Consider allowing ADUs in front of or beside existing structures to increase available parcels for ADU construction, particularly given Lake Forest Park's unusual lot sizes and shapes.