



CITY OF LAKE FOREST PARK PLANNING COMMISSION SPECIAL MEETING

Tuesday, February 06, 2024 at 7:00 PM

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

INSTRUCTIONS FOR PARTICIPATING IN THIS MEETING VIRTUALLY:

**Join Zoom Meeting: <https://us06web.zoom.us/j/85955996088>
Meeting ID: 859 5599 6088**

The Planning Commission is providing opportunities for public comment by submitting a written comment or by joining the meeting webinar (via computer or phone) or 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.

If you are attending the meeting via Zoom, in order to address the Commission during the Public Comment section of the agenda, please use the "raise hand" feature at the bottom of the screen. Oral comments are limited to 3:00 minutes per speaker. Individuals wishing to speak to agenda items will be called to speak first in the order they have signed up. The meeting host will call your name and allow you to speak. Please state your name and whether you are a resident of Lake Forest Park. The meeting is being recorded.

HOW TO SUBMIT WRITTEN COMMENTS:

<https://www.cityofflp.gov/617/Hybrid-Planning-Commission-Meetings> (use CTRL+CLICK to open this link)

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 Citizen Comments.

For up-to-date information on agendas, please visit the City's website at www.cityofflp.gov

1. CALL TO ORDER: 7:00 P.M. (confirm recording start)

2. PLANNING COMMISSION'S LAND ACKNOWLEDGMENT

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. In doing this we aim to illuminate the longer history of this land we call home, our relationship to this history, and the heritage of those peoples whose ancestors lived here before the European-American immigration that began in the 1800s.

3. APPROVAL OF AGENDA

4. APPROVAL OF MEETING MINUTES

A. Approval of January 9, 2024 Meeting Minutes

5. MEETING DATES

A. Next Regular Planning Commission Meeting scheduled for February 13, 2024

6. REPORT FROM CITY COUNCIL LIAISON

7. OLD BUSINESS

A. LFP Comprehensive Plan Update: revised Land Use Element discussion

8. NEW BUSINESS

A. LFP Comprehensive Plan Update: Environmental Quality & Shorelines Element discussion

B. LFP Comprehensive Plan Update: Community Services & Public Safety Element discussion

9. REPORTS AND ANNOUNCEMENTS

10. PUBLIC COMMENTS

The Planning Commission accepts oral and written citizen comments during its regular meetings. Written comments are no longer being read during the meeting. Instructions for how to make oral Citizen Comments are available here <https://www.cityofflp.com/617/Hybrid-Planning-Commission-Meetings>. Comments are limited to three (3) minutes.

11. AGENDA FOR NEXT MEETING

12. 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

City of Lake Forest Park - Planning Commission
Draft Regular Meeting Minutes: January 9, 2024
In-person and Zoom Hybrid Meeting

Planning Commissioners present: Chair Maddy Larson, Cherie Finazzo, Melissa Cranmer (via zoom); Meredith LaBonte; Janne Kaje, Lois Lee, Vice Chair Ashton McCartney (via zoom)

Staff and others present: Nick Holland, Senior Planner; Councilmember Bodi (via zoom); Phillip Hill, City Administrator; Cristina Haworth, SCJ Consulting (via zoom); Mark Hofman, Community Development Director; Councilmember Paula Goode; Sarah Phillips, Climate Action Committee Chair

Members of the Public: Jeff Snedden, (one other attendee who did not sign in)

Planning Commissioners absent: Sam Castic

Call to order: Chair Larson called the meeting to order at 7:01 pm. She introduced Planning Director Mark Hofman. Director Hofman provided some information on his background and the direction of planning in the city.

Land Acknowledgement: Cmr. LaBonte read the land acknowledgement.

Approval of Agenda

Cmr. Lee made a motion to approve the agenda, Cmr. Kleweno seconded, and the motion to approve the agenda was carried unanimously.

Approval of Meeting Minutes

Cmr. Kaje made a motion to approve the December 12, 2023, meeting minutes. Cmr. Lee seconded the motion.

Cmr. Kaje suggested some minor edits. He suggested striking the sentence on page three line 18-19. Cmr. Lee suggested some minor edits. She suggested changing the content of page 2 line 31 to, “working from home is currently not being well tracked” and the content of page 3, line 28 to ‘Cmr. Lee suggested’

All voted to approve the December 12, 2023, minutes as amended, and the motion carried unanimously.

Meeting Dates:

The next regular meeting is scheduled for February 13, 2023.

Citizen Comment

Jeff Snedden said he was speaking as a representative for his neighborhood along NE 155 ST. He spoke in opposition to a proposed 11-unit town home development along that street. He talked about a landslide hazard and steep slope area that the property has and said the property has an (F) type stream present. Mr. Snedden spoke about the required setbacks from the critical areas. He said that the developer wants the buffers waived. He described the required uses within the zoning designation of southern gateway corridor where the property is located. He said the developer is proposing live work units and that the code doesn’t have a definition for live/work units. He spoke about the details and design of the townhome units. He talked about similar live/work developments in the zone and said that the neighborhood will appeal any decision the planning department issues. He said that the code needs to better define commercial space.

Sarah Phillips spoke about the business of the climate action committee and indicated that a report from their committee should be along shortly. She said that the focus of the report will be to reduce greenhouse gas emissions in the city. She talked about ways to mitigate the impacts of fuel use. She indicated that a graphic novel style report will be produced as well as a figurative character to represent the committee. She asked how to get involved in the comprehensive plan update. She suggested a meeting with the planning commission members to deliberate on a possible strategy to get involved.

Chair Larson asked for any questions. She provided Chair Phillips with an update on a possible strategy to collaborate on the climate action committee report and comprehensive plan update. Chair Phillips asked what format the climate chapter might take. Chair Larson provided an answer. Discussion continued on what format the amendments and new chapters of the comprehensive plan would take.

Johnathon Lounds representing the Master Builder's Association spoke about support for middle housing and increased density in residential zones within LFP. He talked about the written comments he provided and referenced some of the content of that letter.

Chair Larson suggested that the written comments from Mr. Lounds be provided to the consultant at SCJ.

City Council Liaison Report

Councilmember Bodi said that there are two new councilmembers and a new mayor as well as a new Community Development Director which are all starting in 2024. She said that the first meeting of the year is Thursday, and that election of Council officers will occur. She said that she anticipates remaining the liaison to the Planning Commission. She said that an inauguration ceremony will occur at the civic club for those who have been newly elected. She talked about the lake front park property plan which is proceeding. She said that the city will be eligible for some state funding in association with the park property. She said that the reasonable use code amendments were adopted by the Council, but that the sign code has been put on hold. Councilmember Bodi said that issues like Sound Transit, the budget, and speed limits continue to occupy time at the Council level. She said that she and Councilmember Furutani have petitioned Sound Transit for a board position, to represent north end cities.

Chair Larson asked about the potential for residential parking permits. Councilmember Bodi responded and said that an ordinance has been developed for parking permits. Cmr. LaBonte asked where to go if more information was needed, and Councilmember Bodi responded that the ordinance has been adopted but further information is forthcoming. She said that she can inform the staff to publish a newsletter article.

Old Business

Comprehensive Plan Update

Draft Land Use chapter updates

Ms. Haworth presented a slide show to discuss the various proposed land use element changes to the comprehensive plan. She spoke about the upcoming schedule for revisions to the various chapters and introduced the next element for revision, environmental quality. She spoke generally about the schedule for upcoming draft comprehensive plan language revisions.

Ms. Haworth presented the general policy framework for comprehensive plan updates. She explained the differences between goals and policies as a refresher for the Commission and the public. She spoke about the various objectives for the comprehensive plan update and emphasized alignment with the community's vision. She presented the redlined version of the land use element that was provided in the packet and provided a summary of the various language updates for the land use chapter in the comprehensive plan. She presented the main discussion topics for the land use chapter. She explained how the term 'low density' is being used within the updates and indicated it was used to preserve the character in LFP neighborhoods. Cmr. Kaje said he likes some of the goals in the update, but some of the terms seem a bit contradictory. He

suggested making the density terms a bit more intuitive. Chair Larson asked about the rational for some of the density terms that were used, and Ms. Haworth provided a response explaining the intent. Cmr. Kaje explained the density definitions in the draft. Discussion continued on how density is calculated. Cmr. Finazzo provided her perspective on how density would be applied using the definitions in the draft. Director Hofman explained that the actual density is applied at the code level and that the comprehensive plan, which is what is being discussed currently, needs to contain policy level guidance for the code so that density can be specified at the regulatory level. Cmr. Kaje said that the amendments are geared toward getting away from using the term ‘family’ because that term isn’t specific to each portion of the population in LFP. Cmr. LaBonte said she is sad to see the term family leave the plan and that the term family should remain because it does represent LFP. She said that the term ‘unit’ is cold and inhumane. Cmr. Cranmer said that she agreed with Cmr. LaBonte’s comment. Chair Larson asked for other opinions on the term ‘family’. Some of the commissioners provided their perspective on the term and feel of the chapter’s draft. Cmr. Cranmer suggested using the term ‘household’. Cmr. Finazzo suggested leaving the term ‘family’ in some of the sections and not in others. Director Hofman said that the use and intensity must be included in the designations used in the comprehensive plan, but that the focus for the update via state guidance was to eliminate the word ‘single-family.’ He said that the definitions must be consistent with the definitions in the RCWs. Chair Larson suggested checking the RCWs for consistency in the proposed definition and asked if Ms. Haworth can verify if that can occur.

Ms. Haworth suggested moving towards the environmental quality element but that she is concerned about getting the climate chapter goals included. She presented the findings and recommendations for the environmental quality element. She said that the current plan is generally consistent with the state mandated guidance. She discussed a few elements for the Commission to consider and highlighted some of the requirements from King County and the Puget Sound Regional Council (PSRC). She said that her team saw some opportunities to combine some sections of the environmental quality element as it is a substantially sized chapter of the comprehensive plan. She said that the Commission should consider how to prioritize diversity, equity and inclusion within the chapter. She asked for any questions or input. Cmr. Kaje said that the parks portion of the plan should also be amended to consider diversity, equity and public health. He said that the access to green spaces in urban areas should be considered in both the environmental quality element and the parks element. He said that the public health value of urban green spaces should not be overlooked. Chair Larson asked if the group could reflect on the material presented and provide feedback at the next meeting. Ms. Haworth suggested providing the draft language earlier in the process, so that the Commissioners can come to the meeting with their ideas.

Chair Larson summarized her understanding of how to communicate their comments and receive feedback from the consultant. Director Hofman suggested sending commissioners’ comments to the Chair for organization. The Commission settled on how to proceed with evaluating the drafts and providing their comments.

Comprehensive plan update schedule

Chair Larson presented the schedule as drafted by SCJ consulting. She suggested potential for additional sessions to work through the draft language and chapter updates. She asked for the availability of the commissioners to attend additional meetings. Chair Larson asked if the information for environmental quality is enough to consider for discussion. Cmr. Lee responded and said that she would prefer time to evaluate prior to meeting with the consulting team. She emphasized the housing requirements and that work as a priority. Chair Larson suggested meeting twice a month until June to work through the various draft updates. Director Hofman said that the resources available to the group can be exhausted to the greatest extent possible and suggested some ideas on how to proceed. He said that public notice and participation should be considered. Chair Larson asked how the group would like to use public participation and said that community input might not be available in time for the Commission to utilize it during their discussions. Cmr. Lee asked when a draft is due to Council. Director Hofman responded and said that the Commission’s recommendation is needed prior to the Council getting involved. Cmr. Lee emphasized that public input

1 should be used in making decisions. Chair Larson suggested that the topic of comprehensive plan updates be
 2 included in each month's newsletter for the purpose of informing the public. Senior Planner Holland replied
 3 that he will coordinate that portion of public notification. All of the Commissioners agreed to meet twice a
 4 month for the next six months. Logistics of meeting schedules, dates and times were discussed, staff agreed
 5 to follow up with the Chair of the Commission about potential future meeting dates.

6
 7 Chair Larson talked about the potential for innovative policies in the comprehensive plan. She asked if the
 8 Commission could talk with some builders to inform some of the deliberations of the Commission. Cmr.
 9 McCartney said that she could benefit from information on different types of housing. Cmr. Finazzo
 10 suggested having the townhome developer that Mr. Snedden spoke about come to discuss the development.

11
 12 Cmr. Kleweno said that he has identified items within the meeting notes that have been tabled in the past
 13 meetings, which need additional discussion. Chair Larson suggested having the group identify those items for
 14 further discussion. Discussion continued on how to utilize the time from the special meeting schedule. Chair
 15 Larson suggested having the commissioners forward their ideas to her for organization. Cmr. Lee suggested
 16 focusing the discussions on the materials provided by SCJ and avoiding the code level details and focusing on
 17 policies.

18 ***Land Acknowledgement Discussion***

19 Cmr. Lee moved to remove/strike the last line of the land acknowledgment. Chair Larson provided some
 20 background on that portion of the land acknowledgment. Cmr. Finazzo seconded the motion posed by Cmr.
 21 Lee. Cmr. Lee read allowed the acknowledgment language as she suggested in her motion. Cmr. Kaje said he
 22 doesn't have a problem with that edit, but the change doesn't answer his original question which was that he
 23 was not present when the Commission adopted the acknowledgment and he wanted to understand how the
 24 group is using the acknowledgment language in their work with the comprehensive plan. Chair Larson
 25 provided some background information and reasons for how the land acknowledgment language was
 26 adopted. Cmr. Lee said that she appreciates the acknowledgment and supports the use of it. Cmr. Cranmer
 27 said she agreed with Cmr. Lee's comments and supports the edits proposed in Cmr. Lee's motion. Cmr.
 28 McCartney said that she appreciates the discussion on the topic and supports the edits proposed in Cmr.
 29 Lee's motion.

30
 31 Chair Larson suggested an amendment to Cmr. Lee's motion. She suggested not eliminating the last sentence
 32 but using it as a footnote to inform the reader. She suggested moving the last sentence to the end as an
 33 answer to the question 'why a land acknowledgment?' Cmr. Lee provided a response and said she did not
 34 support the amendment proposed by Chair Larson because the sentence proposed doesn't acknowledge the
 35 other groups outside Euro-Americans.

36
 37 All of the Commissioners voted on Cmr. Lee's motion. Cmr. Cranmer, McCartney, Kaje, Finazzo, LaBonte,
 38 voted in favor of the motion. Chair Larson voted against it. Cmr. Kleweno abstained. The motion carried.

39 **New Business**

40 None.

41 **Reports and Announcements**

42 None.

43 **Additional Citizen Comments:**

44 n/a

45 **Agenda for Next Meeting:**

46 Environmental quality discussions.

Adjournment:
Cmr. LaBonte made a motion to adjourn the meeting, Cmr. Lee seconded, and the motion was carried unanimously. The meeting was adjourned at 9:18 pm.

APPROVED:

Maddy Larson, Planning Commission Chair

DRAFT



To Lake Forest Park Planning Commission; Mark Hofman, AICP
From: Cristina Haworth, AICP
Date: February 2, 2024
Project: 2024 Comprehensive Plan Update
Subject Land Use Element Discussion Guide

Introduction:

"Land use" describes the purposes for which land may (or may not) be developed. The Comprehensive Plan is required by the Growth Management Act to include a land use element that accomplishes the following:

- *Designates the proposed general distribution and general location and extent of the uses of land....*

This is typically achieved by establishing land use designations and adopting a future land use map. This was done in the 2015 Comprehensive Plan (see Table 1 and Comprehensive Plan Land Use Map).

- *Include population densities, building intensities, and estimates of future population growth.*

The state Office of Financial Management estimates population growth at the county level, and counties work with their cities to allocate that growth. King County's Countywide Planning Policies formally adopt the growth allocations, which are incorporated into Lake Forest Park's (LFP) Comprehensive Plan.

- *Provide for protection of the quality and quantity of groundwater used for public water supplies.*

LFP uses a combination of public water systems and private wells. The 2015 Comprehensive Plan includes some policy language to protect water supplies, and this is implemented through the adoption of development regulations that require water availability to be proven prior to project approval. This is adequate to protect the quality and quantity of groundwater used for public water supplies.

- *Give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.*

Environmental justice has not been overtly addressed in LFP's Comprehensive Plan. The community and City leadership are clearly supportive of advancing environmental justice and new policy language should be considered during this update.

- *Wherever possible, consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.*

LFP is an established and largely built-out community. Major changes to land use patterns are not feasible and the opportunities to use new planning approaches to promote physical activity and reduce per capita vehicle miles traveled (VMT) are limited. This update will refresh the 2015 Comprehensive Plan policies to more clearly support nonmotorized transportation and opportunities for physical activity.

- *Where applicable, the land use element shall review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.*

There is limited information about drainage, flooding, and stormwater in the 2015 Comprehensive Plan. There are no known significant concerns related to pollution, sedimentation, or other drainage, flooding, and stormwater runoff issues. The City has adopted stormwater management regulations that control individual developments to improve drainage and stormwater management over time. The 2015 Comprehensive Plan sets policies to consider stormwater impacts and support the use of low-impact development techniques.

- *The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools....*

Lake Forest Park is mapped by the Department of Natural Resources as primarily “non-vegetated inhabited,” meaning there is an extremely low risk of wildfire impacting the community.

The land use element must also be consistent with PSRC Vision 2050 and King County’s Countywide Planning Policies. Generally, the 2015 Land Use Element *is consistent* with these documents, but some changes are needed:

- Growth Management Act:
 - ✓ Plan for recent buildable lands/urban growth capacity report findings
 - ✓ Plan for updated housing and employment allocations.
 - CONSIDER: Incorporating the *Safe Streets, Safe Highways* plan; address opportunities for physical activity.
- King County Countywide Planning Policies (CPPs):
 - Create specific policies and strategies for a more equitable future with access to opportunity.
 - ✓ Plan for new housing and employment allocations.
 - ✓ Ensure consistency in water, sewer, transportation, utility, and other infrastructure plans.
 - CONSIDER: Explicitly addressing equity and racially disparate impacts.
 - ✓ CONSIDER: Encouraging infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces to enhance public health, community character, and a mix of uses.

- PSRC Vision 2050
 - ✓ Support inclusive community planning.
 - ✓ Reduce disparities in access to opportunity and expand employment opportunities.
 - ✓ Reduce health disparities and improve health outcomes.
 - Consider risks and mitigation for residential and commercial displacement.
 - ✓ CONSIDER: Encouraging infill and increased density near transit.
 - ✓ CONSIDER: Expanding Policy LU-8.2 to preserve historic, visual, and cultural resources and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.

Discussion Questions and Guidance:

1. **Land Use Designations.** To support inclusive community planning and expand options to plan for alternate housing types, we recommend revising the land use designation categories. Which of the following alternatives is most desirable?

Current Designation	Option 1 (Original Proposal)	Option 2	Option 3
Conservation Residential, Low, Moderate	Conservation Residential	Conservation Residential	Conservation Residential
Single-Family Residential, Mod/High	Low Density Residential, Mod/High	Low Density Residential 1	Low Density Residential (combine these two categories)
Single-Family Residential, High	Low Density Residential, High	Low Density Residential 2	
Multi-Family, Low	Multi-Unit, Low	High Density 1	Moderate Density
Multi-Family High	Multi-Unit, High	High Density 2	High Density

Option 1. Most similar to current designations, with minor adjustments to support diversity, equity, and inclusion goals. “Unit” could be replaced with “family.” Replacing “single family” responds to new legislative requirements to allow at least two units per lot and certain middle housing types in residential zoning districts.

Option 2. Similar to Option 1 but simplifies the relative intensity descriptors with numbers for simplicity.

Option 3. Combines the two low-density residential categories into a single land use designation category. This is based on the lot sizes being relatively similar. If this is the preferred alternative, the descriptions would be combined.

2. **Equity.** The Comprehensive Plan needs to consider equity broadly and specifically. Proposed Policies LU-1.6, LU-1.7, LU-2.8, and LU-2.9 address equity, but these could be consolidated under a single equity-focused goal, which might look like this:

Goal LU-X Equity. Promote equity in the planning and development process.

Policy LU-X.X Collaborate with all residents during the comprehensive planning process and intentionally connect with people identifying as Black, Indigenous, or other people of color, those with lower incomes, youth, seniors, and other groups that have not historically engaged in long-range planning processes.

Policy LU-X.X Expand access to opportunity for all residents, considering the need for access to employment, schools, services, open space, recreational activities, and other needs.

Policy LU-X.X Encourage nonmotorized and transit connections from residential neighborhoods to businesses, services, and regional destinations.

Policy LU-X.X Consider displacement risk and racially disparate impacts when adopting or amending development regulations.

Policy LU-X.X Develop mitigation strategies or requirements for residential and commercial displacement that occurs as a result of new development.

Policy LU-X.X Reduce health disparities by providing greater access to safe walking routes, parks and open spaces, and recreational opportunities.

- a. Which method of addressing equity is preferable?
 - b. Please discuss word choice and intention behind the equity policies. What's missing? Are there any other policies we should consider?
 - c. Should we consider other equity-focused measures that could have broader changes? These might include considering the role of neighborhood businesses to increase access to opportunity (proximity to employment/services, supporting local businesses, potential new "third places" for community gathering).
3. **Residential Neighborhoods.** Discuss character-defining features of neighborhoods *beyond scale and form*. What makes LFP's neighborhoods unique and charming places to live?
 4. **Implementation Actions.** Several implementation actions have been identified. Can we move these to an implementation section, or should these be revised to serve as policies?
 5. **Climate Commitment.** We proposed new **Goal LU-11** Promote development that advances climate planning, resilience, and greenhouse gas emissions reduction. This should be revisited when we talk more broadly about climate planning. Would you like to see any changes in word choice? We could more directly connect the need for climate planning to community values, to people, etc.

Volume I | Goals & Policies

Land Use

Introduction

The Land Use Element guides future use of land in Lake Forest Park and helps to ensure the City’s high quality of life and community character. The Element includes policies that support compatibility with natural features and environmental protection, foster a sense of community, reflect current and historic character, and keep new growth compatible with existing development.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. In addition to containing growth and avoiding sprawl, the Land Use Element ~~also~~ sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

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

- Existing Land Use Patterns
- Growth Targets
- Land Capacity
- Current Comprehensive Plan and Other Policy Guidance
- Land Use Map
- Current Zoning

Goals & Policies

Goal LU-1 Land Use Pattern. ~~Establish-Facilitate~~ a development pattern that preserves the **character scale and form** of Lake Forest Park while allowing for variety in new development.

Policy LU-1.1 Designate the general distribution, ~~location~~location, and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities, and other land uses.

Policy LU-1.2 ~~Establish-Coordinate~~ the land use designations, densities, and intensities shown in Table I.2.

Table I.2 Land use designations

Land Use Designation	Implementing Zoning Designation*
Conservation Residential, Low, Moderate In this designation, residential development shall be single-family residential <u>lower in density</u> and allow for low-density housing alternatives to the single- family-unit detached house (such as accessory or mother-in-law	RS-20 RS-15

apartment dwelling units, duplexes, etc.). These classifications are reserved for portions of the city containing environmentally sensitive areas.	
Single-Low-DensityFamily Residential, Mod/High Residential development within this category shall be single-family-residential lower in density and allow for low-density-housing alternatives to the single single-family-unit detached house (such as accessory or mother-in-law apartment dwelling units, duplexes, etc.). The RS-10 and RS-9.6 zoning classifications resulted from two different zoning codes that were combined after a series of annexations in the City city. The RS-10 zoning classification contains a street frontage requirement for the creation of new lots and the RS-9.6 zoning classification requires a minimum lot width only. These provisions are reflected in the development patterns within the individual zoning classifications.	RS-9.6 RS-10
Single-Low-DensityFamily Residential, High Residential development within this category shall be single-family low-density residential housing types and allow for low-density-housing alternatives to the single family-unit detached house (such as accessory or mother-in-law apartment dwelling units, duplexes, townhomes, cottage courts, etc.).	RS-7.2
Multi-Multi-FamilyUnit, Low Multi family-unit residential development within these categories should be of a lower multi family-unit target density not to exceed 20 units per acre. These categories should serve as transition areas between neighborhood business or higher density multi family-unit categories and single family-unit categories. Uses within these categories should be characterized with design features and restrictions commonly associated with higher density single family-unit uses.	RM-2400 RM-3600
Multi-Multi-FamilyUnit, High These categories should serve as the C city's highest density multi family-unit residential categories. Densities may be increased with the inclusion of special needs or senior housing where appropriate. Uses within these categories should be located in be in close proximity to major arterials and transit routes. Limited commercial and business uses may be allowed in this classification as part of mixed-use mixed-use development, consistent with adopted development standards.	RM-900 RM-1800
Neighborhood Business Business development in this category shall be at a smaller scale, pedestrian-oriented where possible, and serve the needs of the more suburban residential area. Included in this category are specialty shops, and professional and business offices, and small merchandise and food stores. These businesses should not add significant amounts of traffic on state arterials or city streets. Residential uses may be allowed in this classification as part of mixed use mixed-use developments, consistent with adopted development standards.	BN
Corridor Commercial Commercial development in this category shall include a mix of commercial development, including the type of development which currently exists along the Ballinger Way and Bothell Way corridors. Corridor commercial areas shall be sited to take advantage of transit facilities and be compatible with surrounding land use designations and environmentally sensitive areas. New	CC

development or redevelopment of these commercial areas shall strive for a clustered retail and pedestrian-friendly design as opposed to strip or lineal development. Residential uses may be allowed in this classification as part of mixed-use <u>mixed-use</u> developments, consistent with adopted development standards.	
Mixed-Mixed-Use Town Center Development in the Town <u>Center</u> category shall continue to be pedestrian oriented. A diversity of housing, business, commercial, civic, recreational, and employment opportunities that complement the primary commercial use should be encouraged. It is not the intent of the City to mandate or require that housing be included in any development proposals concerning the Town Center, but rather to encourage it as an option. As applied to the Town <u>Center</u> category, pedestrian orientation means continued provision of sidewalks, landscaped parking areas, and attractive, safe, and convenient access between the center, and adjacent bus stops, and pedestrian access routes.	TC
Southern Gateway, Corridor The intent of this category is to encourage neighborhood and community scale residential and commercial development, support an active, walkable mixed-use <u>mixed-use</u> center, create an attractive gateway and streetscape character, protect the livability and attractiveness of adjacent residential neighborhoods, and implement the City's sustainability objectives.	SG-C
Southern Gateway, Transition The purpose of this category is to provide for increased diversity for desirable business, commercial, civic, recreational, employment, and housing opportunities in a manner that is compatible with the residential character and scale of the local neighborhood. This designation encourages small to moderate scale neighborhood and community <u>community</u> -oriented residential and commercial uses, serves as a transition between the more intense development along Bothell Way and the smaller single-single-family-unit <u>character-scale</u> to the north and east, supports an active walkable mixed-use <u>mixed-use</u> center, and protects the livability and attractiveness of residential neighborhoods.	SG-T
Southern Gateway, Single-FamilyLow Density This category supports a single-family <u>low-density residential</u> neighborhood in the Southern Gateway subarea that is attractive and functional, promotes social and economic vitality, fosters safety and comfort, and supports an active, walkable mixed-mixed <u>mixed</u> -use center.	SG-SF
Public Facility This category includes areas devoted to schools, water and wastewater facilities, fire stations, public buildings, churches, and other similar public uses.	permitted in multiple zones
Cemetery This category includes areas devoted to the burial of the dead and dedicated for cemetery purposes, including columbarium <u>columbaria</u> , crematories, mausoleums, and mortuaries when operated within the boundaries of the cemetery.	permitted in multiple zones

Recreation/Open Spaces This category includes areas devoted to public recreational facilities, such as parks, pedestrian trails, and bicycle trails. This category also includes public open space, private and semi-private community clubs, and other similar public uses.	permitted in multiple zones
--	-----------------------------

For additional information about zoning designations, please see the Zoning Map & Designations discussion in Volume II, Land Use.

Policy LU-1.3 Maintain a Comprehensive Plan Land Use Map that designates the future distribution, extent, and location of the generalized land uses described above (see Figure I.2, Comprehensive Plan Land Use Map).

Policy LU-1.4 Manage and maintain the City’s Official Zoning Map to ensure ~~continued~~ consistency with the Comprehensive Plan Land Use Map.

Policy LU-1.5 Implement land use designations through a clear regulatory process that ensures transparency, ~~fairness~~inclusion, and predictability in the land development process.

Policy LU-1.6 Collaborate with all residents during the comprehensive planning process and intentionally connect with people that have not historically been engaged including racial and ethnic minorities, those with lower incomes, youth, seniors, and others.

Policy LU-1.7 Provide opportunities for inclusive public participation in the land development process where appropriate.

Policy LU-1.6-8 As needs are identified, continue to develop and implement small area studies and subarea plans that help ~~the City~~ achieve ~~its~~ the community’s vision for the future.

Policy LU-1.9 Ensure water, sewer, transportation, and other infrastructure plans are consistent with the Comprehensive Plan Land Use Map and land use policies.

Goal LU-2 Community Character. Promote and strengthen Lake Forest Park’s identity, ~~vision~~vision, and values through the future land use pattern.

Policy LU-2.1 ~~Ensure that~~Maintain land use policies and regulations ~~that~~ reflect the importance of the city’s natural environment, tree cover, and Lake Washington shoreline in community identity.

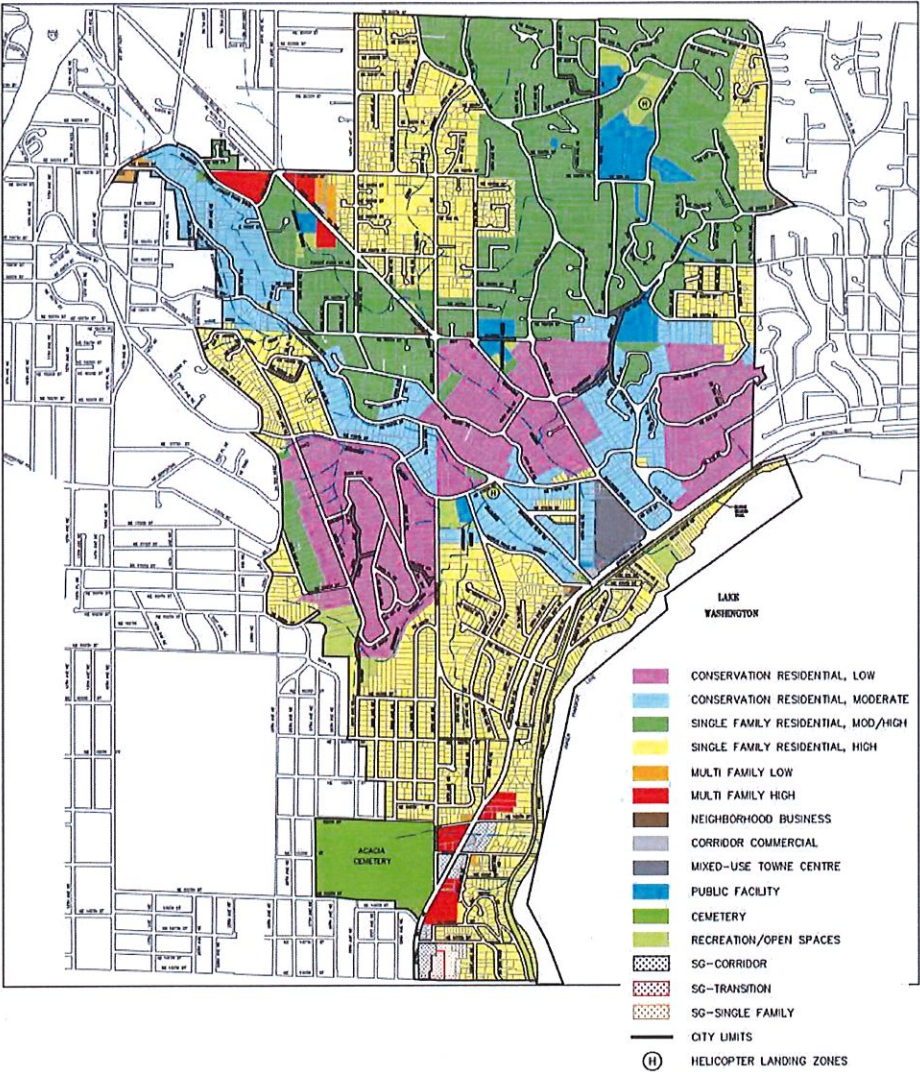
The Legacy 100-Year Vision identifies several possible gateway locations, as well as integrated corridors and greenways.

Policy LU-2.2 Encourage a ~~high-quality~~high-quality pedestrian environment that is barrier-free for nonmotorized travel and that connects residential neighborhoods to businesses, services, and local and regional transit options ~~and walkable~~ community.

Commented [CH1]: This supports CPP requirements for providing equitable access to opportunity

Policy LU-2.3 Consider entry and gateway features ~~as a way to~~to enhance community identity and highlight community assets.

Figure 1.2 Comprehensive Plan Land Use Map



Policy LU-2.4 **Preserve-Promote** a sense of place through **consistent and compatible development character and uses, while also recognizing that recognize** the variety of unique neighborhoods in the **C**city.

Policy LU-2.5 Provide for **a smooth transitions** between differing land uses through landscape buffers, site and building design measures, or other appropriate techniques.

Policy LU-2.6 Foster a sense of community ~~through support for~~ by increasing formal and informal gathering places, such as in Town Center, local businesses, and public open spaces.

Policy LU-2.7 ~~Assure-Ensure~~ that collective community values and aspirations are reflected in the City's plans.

Policy LU-2.8 Recognize the value that diversity in race, age, gender, socioeconomic status, and other characteristics bring to the community.

Policy LU-2.9 Ensure all residents are treated equitably in the land development process, including considering displacement risk and racially disparate impacts as development occurs.

Please see the Environmental Quality & Shorelines Element for additional guidance on the natural environment, including stormwater management.

Goal LU-3 Compatibility with Natural Environment. Promote designs and developments that respects and ~~preserves~~ conserve the natural environment.

Policy LU-3.1 Encourage the integration of natural landscape in new developments by including both natural and compatible ornamental plants, shrubs, and trees.

Commented [CH2]: CPPs and Vision 2050 require consideration of equity in planning. This policy could be elevated to a goal with policies beneath it.

Policy LU-3.2 Provide design flexibility to ~~preserve~~ conserve desirable existing site features, including clusters of trees, watercourses, slopes, open spaces, and similar assets.

Policy LU-3.3 Recognize and support tree ~~preservation~~ conservation as an integral part of ~~community character~~ healthy communities.

Policy LU-3.4 ~~Identify and preserve~~ Designate scenic vistas and water access to be conserved as development occurs.

Policy LU-3.5 Always consider implications of land use decisions on stormwater patterns and support ~~low-low~~ low-impact development measures.

Policy LU-3.6 ~~Promote-Support~~ the natural drainage and green infrastructure concepts and projects identified in the Legacy 100-Year Vision.

As described in the Legacy 100-Year Vision, green infrastructure planning is the process by which green spaces and networks can be properly designed, conserved, and integrated into community planning.

Goal LU-3 Residential Neighborhoods. ~~Promote-Facilitate the~~ quality, character, form, and function of ~~in~~ diverse residential neighborhoods.

Policy LU-4.1 ~~Reflect-Consider~~ natural constraints, surrounding development, and proximity to services and facilities ~~in~~ when establishing residential densities.

Policy LU-4.2 Provide flexibility for innovative design options ~~in order to~~ to preserve ~~conserve~~ significant natural features, to provide transitions between different types of uses, or to meet other community objectives.

Flexibility to support innovative design approaches include measures that creatively use site setting, enhance community design character, preserve natural features, or consider other unique features on a site and in a neighborhood.

Policy LU-4.3 Identify underused land and encourage infill development that is compatible with the scale and ~~character~~ form of surrounding development.

Policy LU-4.4 Encourage ~~higher-intensity-multifamily~~higher densities of multi-unit development in areas nearest to transportation facilities, commercial services, open space, and other amenities.

Please see the Housing Element for additional housing and residential neighborhood goals and policies.

Policy LU-4.5 Encourage a compatible mix of residential densities in the city's neighborhoods.

Policy LU-4.6 PLACEHOLDER FOR MIDDLE HOUSING POLICIES

Goal LU-5 Economic Vitality. ~~Support the~~Promote long-term economic vitality of commercial development that meets the needs of the ~~C~~city and its residents.

Policy LU-5.1 Provide for a mix of uses in commercial zones that meet the daily needs of residents and the traveling public.

Policy LU-5.2 Establish standards to enhance visual interest of commercial areas and to ensure long term compatibility with surrounding ~~area~~areas. For example, consider building height, bulk, and orientation; ~~landscape improvements;~~ signs and hardscape improvements; ~~parking lot orientation;~~ and non-motorized access.

Policy LU-5.3 Enhance street-level interest and liveliness through ~~enhancements-improvements~~ for pedestrians and ~~bicycles~~nonmotorized transportation, and ground floor commercial or public uses.

For example, regulatory incentives may include regulatory assistance to expedite approvals, density bonuses, and regulatory relief from specific development standards.

Policy LU-5.4 Encourage amenities ~~—~~, such as ~~the inclusion of~~ open space, water features, public art, planters, and courtyards ~~—~~ to enhance vitality and visual interest.

Policy LU-5.5 Inventory and encourage the redevelopment of underutilized commercial areas through regulatory techniques and incentives.

Goal LU-6 Public Uses. Ensure that public uses support and strengthen ~~community-character~~diverse communities.

Policy LU-6.1 ~~Create community landmarks and~~Promote identity through cultural landmarks and the development process.

Policy LU-6.2 Encourage joint siting of public facilities to increase convenience for the public and promote efficiency in public investments.

The Legacy 100-Year Vision identifies several possible street greening projects.

Policy LU-6.3 ~~Recognize that the character of public rights-of-way play a role in determining~~Promote Enhance the public right-of-way as a character-defining element of the community ~~character,~~

~~Wherever feasible, promote by promoting~~ complete streets, ~~and incorporate~~ streetscape improvements, ~~—such such as~~ wayfinding signs, lighting, public art, enhanced landscaping, and street furniture, ~~—to to~~ enhance ~~community-character~~public rights-of-way.

Policy LU-6.4 Prioritize environmental justice when planning, designing, and developing public projects.

Goal LU-7 Healthy Communities. ~~Establish~~Promote a land use pattern that supports community health.

Policy LU-7.1 Promote ~~neighborhood-connectivity~~ nonmotorized transportation and physical activity through connections to the existing and planned trail system, residential neighborhoods, and commercial centers.

Policy LU-7.2 Encourage ~~pedestrian-pedestrian~~-scale improvements, ~~focusing that focus~~ on color, materials, form, and functional utility on streets and trails.

Policy LU-7.3 Support safe walking and bicycling routes to schools.

Policy LU-7.4 ~~Within commercial centers, provide~~ Promote attractive street fronts and connecting walkways ~~within commercial centers~~ to ~~accommodate-prioritize~~ pedestrians-as-the-priority.

Policy LU-7.5 Encourage land uses that expand options and access to healthful foods.

Policy LU-7.6 Promote activities such as farmers' markets that improve access to healthful foods.

Goal LU-8 Historic Preservation. Protect and preserve historic, cultural, and archaeological resources.

Policy LU-8.1 Support the preservation of the city's geographic and cultural history through ~~Pursue~~ a King County Historical Preservation Program interlocal agreement, ~~consider-the~~ adoption of an ordinance, ~~and-and/or the implementation of~~ administrative procedures as appropriate ~~to-support-preservation-of the City's history.~~

Commented [CH3]: This is an implementation action.

Policy LU-8.2 Participate in regional efforts to sustain historic, ~~visual, and cultural resources, and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds, community character through identification, evaluation, protection, adaptive reuse, and enhancement of historic landmarks, including buildings, sites, lands, and districts.~~

Policy LU-8.3 ~~Consider implementation of~~ Encourage educational and outreach programs ~~to-that~~ inform residents about incentives and resources available through interlocal agreement participation.

Policy LU-8.4 Support community organizations dedicated to preservation of historic and cultural resources.

Goal LU-9 Regional Issues. ~~Work proactively in establishing~~ Facilitate inter-agency partnerships that proactively address regional planning issues.

Policy LU-9.1 ~~Develop-Encourage~~ balance in addressing differing needs through long-term plans ~~in coordination that are coordinated~~ with neighboring special districts and ~~general-purpose~~ general-purpose governments. ~~Strive to achieve balance in addressing differing needs.~~

Policy LU-9.2 In partnership with state and other agencies, develop corridor plans for SR 522 and SR 104 that holistically address adjacent land uses, all modes of transportation, utility undergrounding, and the connecting street network.

Commented [CH4]: This is an implementation action.

~~Policy LU-9.3 Develop and maintain franchise agreements with utility providers to e~~ Ensure that utilities are installed and maintained in a manner consistent with the City's vision and adopted plans through franchise agreements with utility partners.

Commented [CH5]: This is an implementation action.

Goal LU-10 Equity. Promote equity in the planning and development process.

Commented [CH6]: Option to consolidate equity policies here - see discussion guide.

Policy LU-10.1 PLACEHOLDER FOR LU EQUITY POLICIES

Goal LU-11 Climate Commitment. Promote development that advances climate planning, resilience, and greenhouse gas emissions reduction.

Policy LU-11.1 PLACEHOLDER FOR LU CLIMATE POLICIES

Volume II | Background Analysis

Land Use

Introduction

This section contains information that was used in developing the update of the goals and policies in the Land Use Element of the Comprehensive Plan, including:

- Existing land use patterns
- Growth targets
- Land capacity
- Current Comprehensive Plan and other policy guidance
- Land use map
- Current zoning

Context & Background

The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a Land Use Element to designate the proposed categories (residential, commercial, etc.) and intensities of uses of land. The GMA further specifies that the Land Use Element be the foundation of a comprehensive plan. This process of designating future land uses must account for future population ~~growth, and growth and~~ must be supported by adequate levels of public facilities and services. In this respect, the Land Use Element is an explicit statement of the ultimate vision for the City and determines the capacity of the infrastructure necessary to serve the projected land uses. Consistent with this legislative intent, the Washington Administrative Code (WAC) requires that a land use element contain the following:

- A. Designation of the proposed general distribution, ~~location~~location, and extent of land for all projected uses
- B. Population densities, building intensities, and estimates of future population growth
- C. Provisions for protection of the quality and quantity of ground water used for public water supplies
- D. Consideration of urban planning approaches to promote physical activity
- E. Review of drainage, flooding, and stormwater runoff and guidance for discharges that pollute waters of the state, according to WAC 365-196-405

Similarly, the Puget Sound Regional Council *VISION 2040-2050* and King County Countywide Planning Policies (CPPs) provide guidance that were consulted as part of this update.

Natural Environment

The natural features of the City of Lake Forest Park influence land use. For instance, environmentally sensitive areas such as steep slopes and wetlands limit development potential. The City may also choose

to preserve natural areas to meet community objectives. See Figure II.1 for a map showing the City's environmentally sensitive areas.

Commented [CL7]: Figure to be updated

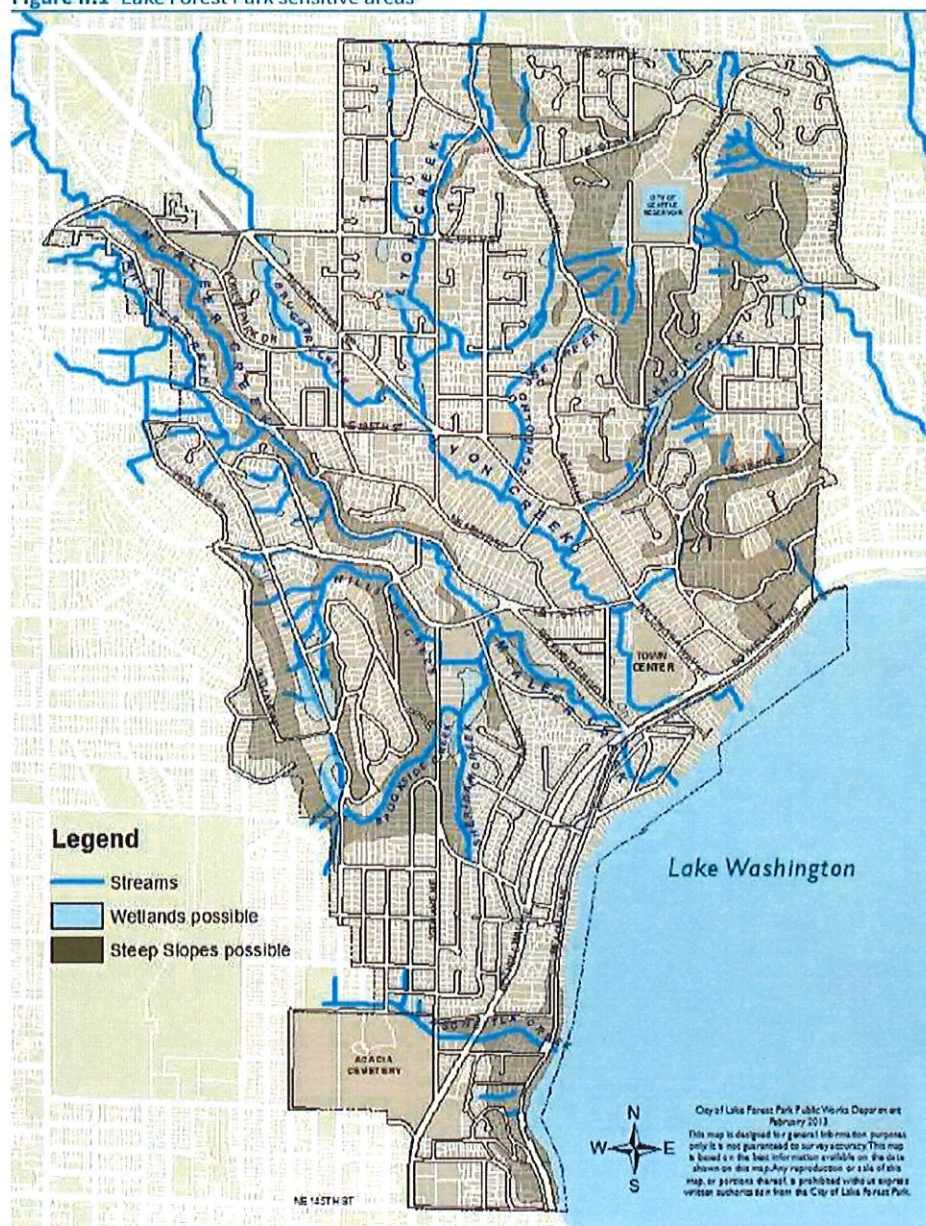
Existing Land Use

According to the 2010-2020 U.S. Census, the City of Lake Forest Park is 3.532 square miles, or 2,260-253 acres. Lake Forest Park is a mature community with much of its land already developed. The primary land use in the City is single-family-unit homes. There are some higher density residential uses and commercial uses located along Ballinger Way NE and NE Bothell Way. The City's commercial center is located at the intersection of these two roads and contains commercial and civic uses. Public facilities, parks, and open spaces are located throughout the city. There is also a large private open space in the southern portion of the city that is used as a memorial park and cemetery. There is no industrial development within the city limits.

The Washington State Department of Ecology's 2010 land use GIS dataset provides additional information about existing land uses in Lake Forest Park. Figure II.2 on page 102 shows the existing land uses and the acreage for each, based on the state's data.

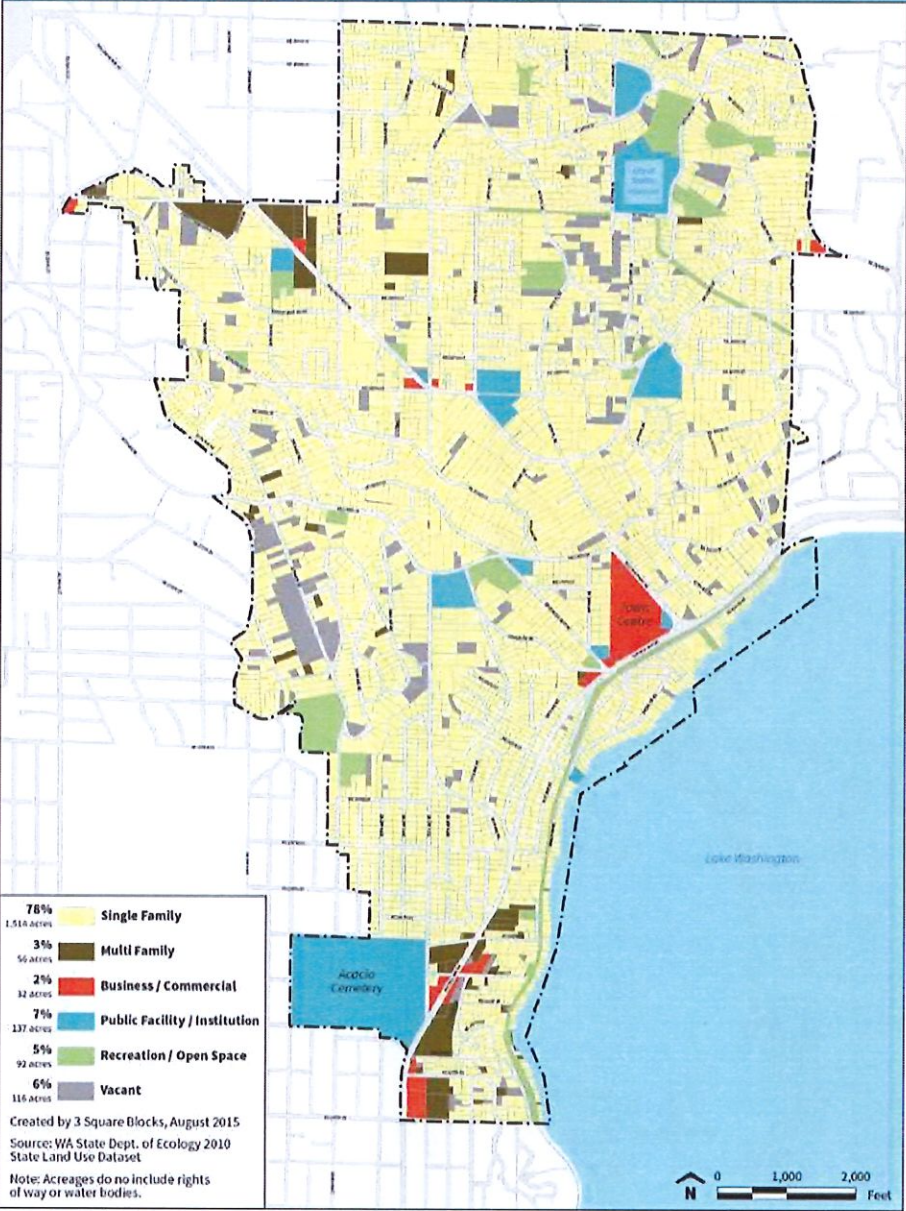
Commented [CL8]: Figure to be updated

Figure II.1 Lake Forest Park sensitive areas



Source: City of Lake Forest Park, 2013.

Figure II.2 Lake Forest Park existing land use and acreage



Note: The Washington State Department of Ecology's 2010 draft land use GIS dataset includes over 50 separate categories of land use, the ones shown here are more general categories developed by 3 Square Blocks.

Growth Targets

The state sets targets ~~for the amount of~~ growth ~~that~~ counties will accommodate within the next twenty years, and counties and cities work together to allocate that growth in a way that makes sense. King County publishes the resulting growth targets as part of the King County Countywide Planning Policies. Growth targets adopted for the City of Lake Forest Park are identified for two time frames. The ~~2006–2031~~2019–2044 growth targets were adopted as part of the King County Countywide Planning Policies. While the growth targets extend to ~~2031~~2035, the new 20-year planning horizon for the Comprehensive Plan update is ~~2035~~2044. Growth allocations determined by King County are in order to derive a 20-year growth estimate, a straight line projection to 2035 was used (which adds an additional 19 units per year for the years 2032 through 2035), as shown in Table II.1. Housing must be accommodated at several affordability levels (also called income bands), discussed further in the Housing chapter.

Table II.1 Lake Forest Park growth targets

	2015-2035 Targets	2019-2044 Targets
Housing	551 Housing Units	870 Housing Units
Employment	244 Jobs	550 Jobs

Source: King County Countywide Planning Policies, 2021

Land Capacity

Land capacity analysis is a tool for determining whether growth targets can be met within a city using existing zoning designations. The Growth Management Act (GMA) requires ~~six~~seven western Washington counties and the cities within them, including King County and Lake Forest Park, to measure their land supply (in acres) and land capacity (in housing units and jobs). The intent is to ensure that these counties and their cities have sufficient capacity—realistically measured—to accommodate forecasted growth.

The 2021 King County Buildable Lands Report (BLR) builds on and updates the work done in the 2014 BLR. It fulfills ~~requirements~~the requirements of RCW 36.70A.215 to report on residential and job changes since the 2014 BLR and to provide an updated picture of the county's overall capacity to accommodate growth. The 2021 BLR reports on the six-year period from January ~~2006–2012~~ to January ~~2012–2018~~ for ~~King County and each of the 39 cities~~the 40 jurisdictions across King County. It measures each jurisdiction's land supply and land capacity and updates those capacities to ~~2012~~2018. ~~The BLR then compares the jurisdiction's growth capacity to updated housing and job growth targets covering the period 2006 through 2031 that were adopted in 2009 and ratified in 2010. The BLR's comparison evaluates whether the jurisdiction has sufficient capacity to accommodate growth through 2031. The 2014 BLR demonstrates that King County continues to have sufficient capacity to accommodate targeted levels of growth of both housing units and jobs. Amendments to the GMA in 2017 required counties to examine the ways jurisdictions were achieving targets and density goals. As such, the 2021 BLR compared housing and employment growth estimates from 2006–2018 relative to 2006–2035 growth targets, as well as the achieved densities of 2012–2018 development to the densities allowed in zoning and development regulations.~~

The 2014 King County Buildable Lands Report is available online at: www.kingcounty.gov/property/permits/codes/2014%20KC%20Buildable%20Lands%20Report.aspx.

Commented [CL9]: Update image to reflect new link: <https://kingcounty.gov/en/legacy/depts/executive/performance-strategy-budget/regional-planning/-/media/depts/executive/performance-strategy-budget/regional-planning/UGC/KC-UGC-Final-Report-2021-Ratified.ashx?la=en&hash=38D2E7B9BC652F69C8BB0EA52B7778F>

In ~~2014~~2021, the City of Lake Forest Park had capacity for ~~631-1,870~~ housing units and ~~285-691~~ jobs. Compared to the targets shown in Table II.1, the City has adequate capacity to meet the ~~2035-2044~~ housing and employment targets.

The Comprehensive Plan & Other Land Use Policy Guidance

The Southern Gateway Subarea Plan is available online at: www.cityofflp.com/DocumentCenter/View/784.

The Southern Gateway zoning map is available online at: www.cityofflp.com/DocumentCenter/View/1696.

Prior to this 2015 update, the City conducted two planning efforts that also provide guidance for future land use patterns in Lake Forest Park: the 2012 Southern Gateway Subarea Plan and the 2008 Lake Forest Park Legacy 100-Year Vision. The Southern Gateway area extends roughly from the city limits on the south to NE 157th Street on the north and from 35th Avenue NE to Lake Washington. It is an area that is facing development ~~pressure, and pressure and~~ has a number of vacant lots. The Southern Gateway Subarea Plan outlines a community vision for this area that includes:

- A higher density single ~~family-unit~~ alternative
- Mixed use development that contributes to the City's fiscal health
- A more attractive southern entry into the City
- A greater diversity of retail services and attractive residential opportunities

The Legacy 100-Year Vision outlines strategies to manage growth, preserve natural resources, and strengthen the relationship between the City's natural and built environments. The four overarching goals for the vision are:

- Increase safe, multi-modal networks among parks, open spaces, transportation hubs, neighborhoods and commercial centers
- Improve stream and lake water quality, and restore natural hydrologic functions
- Create and enhance habitat for fish and wildlife
- Promote and develop diverse gathering spaces

Comprehensive Plan Land Use Map

The Comprehensive Plan Land Use Map shows the future shape of the community and how its essential components will be distributed. The Land Use Map is provided in Figure I.2 on page 23 in the Land Use Element. Ordinance Number 1056 was adopted on April 4, 2013, and updated the Land Use Map to include land use designations consistent with Southern Gateway Subarea Plan recommendations. These designations are implemented by the city's zoning regulations described below.

Zoning Map & Designations

According to the Lake Forest Park Municipal Code, the City has fifteen zoning designations. This includes five residential single ~~family-unit~~ zoning designations, five residential multi-~~family-unit~~ designations, neighborhood business, corridor commercial, town center, and two Southern Gateway mixed use zones.

The residential ~~single-single-family-unit~~ zoning designations are differentiated by minimum lot ~~size, and size and~~ include RS-20 (minimum lot size of 20,000 square feet), RS-15, RS-10, RS-9.6, and RS-7.2. Permitted uses include single ~~family-unit~~ dwellings, home occupations, accessory structures, manufactured homes, and day care facilities.

Commented [CL10]: The 2012 Southern Gateway Subarea Plan and the 2008 Legacy 100-Year Vision have not been updated since the 2015 Comp Plan; should this section be removed? Or are there other plans that should be referenced instead?

The residential ~~multi-unit multifamily~~ zoning designations are differentiated by minimum unit size. They include RM-3600 (minimum lot area of 3,600 square feet per unit), RM-2400, RM-1800, RM-900, and the Southern Gateway high-density ~~single-family~~~~single-unit~~ zone (SG-SFR). The principal purpose of these zones is to provide greater population density in appropriate areas of the city. ~~All of All the~~ residential ~~multi-unit multifamily~~ zones allow for uses including duplexes, multi-family-unit dwellings, townhouses, apartments, cooperatives, condominiums, senior citizen apartments, and accessory structures. Additional uses are allowed in the higher density RM zones, such as day care facilities, retirement homes, rest homes, and convalescent homes.

The purpose of the Neighborhood Business (BN) zoning designation is to provide locations for business facilities that serve the everyday needs of the immediate neighborhood and do not attract excessive traffic from beyond that neighborhood. Permitted uses include small merchandise and convenience stores, general services, small gas stations, and small business offices.

The purpose of the Corridor Commercial (CC) zoning designation is to provide locations for commercial uses along the Bothell Way corridor. Clustered retail and pedestrian friendly design are encouraged in this zone. Permitted uses include retail, business, government uses, hotels and motels, public utilities, and adult use establishments.

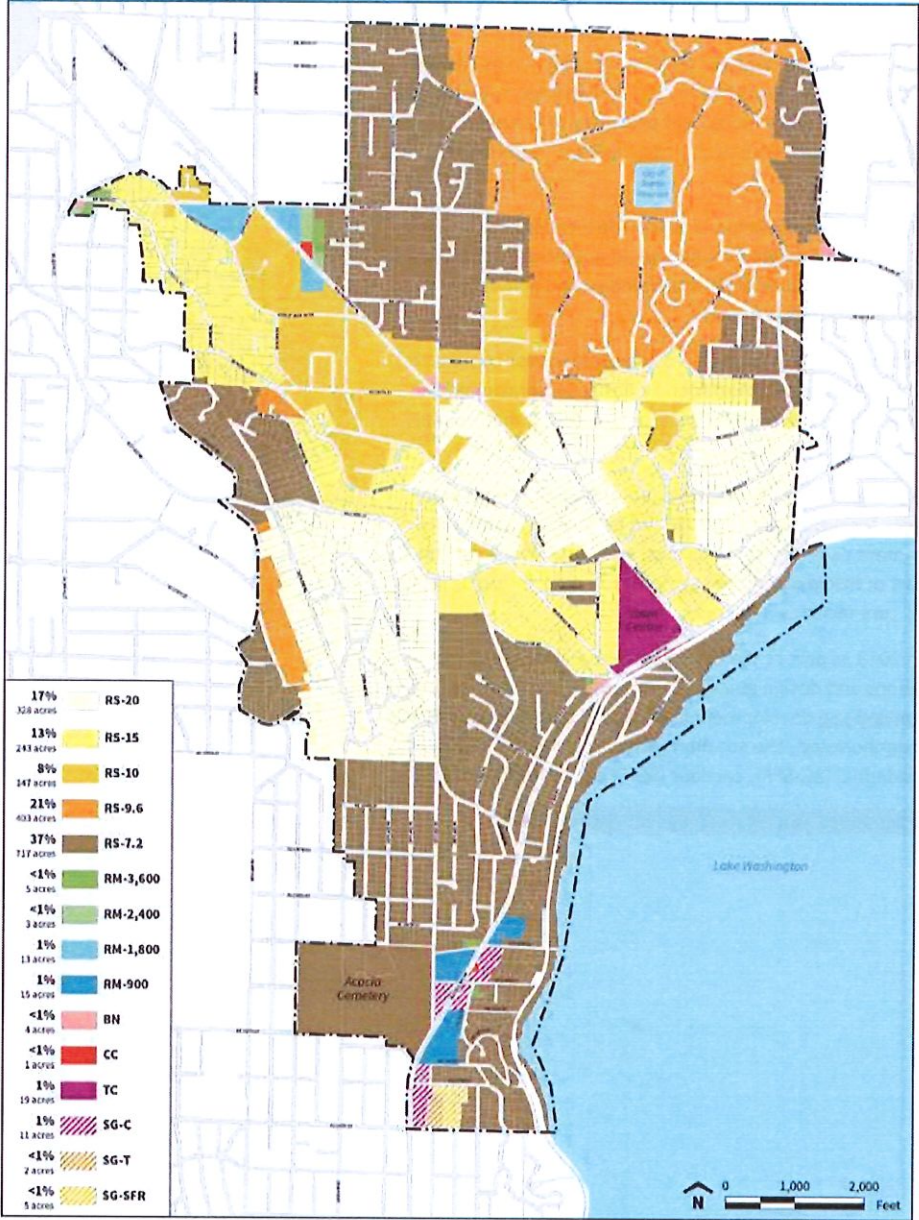
The intent of the Town Center (TC) zoning designation is to encourage neighborhood and community scale uses that create interesting and vital places for residents of the city and the nearby community. Permitted uses include retail, business, government uses, day care facilities, and public facilities. The TC zone allows high density residential uses as part of ~~mixed-use~~~~mixed-use~~ developments, including ~~multi-unit~~~~multifamily~~, senior apartments, and senior care facilities.

The Southern Gateway zones were adopted in 2013 as part of the City's Southern Gateway Subarea planning effort. The Southern Gateway regulations and design guidelines promote a high density ~~single family~~~~of single-unit residences~~ and ~~mixed-use~~~~mixed-use~~ development in a manner that reduces impacts to the surrounding ~~single family~~~~low-density~~ neighborhood. The southern gateway zones are ~~single family~~~~single-unit~~ detached and townhouse residential (SG-SFR), corridor (SG-C) and transition (SG-T).

Figure II.3 shows the City's current zoning designations and total acreage for each of them.

Commented [CL11]: Figure to be updated

Figure II.3 Lake Forest Park zoning designations and acreage



Source: map created by 3 Square Blocks using data provided by the City of Lake Forest Park in 2014.

To Lake Forest Park Planning Commission; Mark Hofman, AICP
From: Cristina Haworth, AICP
Date: February 2, 2024
Project: 2024 Comprehensive Plan Update
Subject Environmental Quality and Shorelines Element Discussion Guide

Introduction:

Environmental quality and shorelines are not required elements under the Growth Management Act. Lake Forest Park (LFP) adopted an environmental quality and shorelines element to memorialize the importance of these features in the LFP community and document a commitment to protecting the environment.

King County's Countywide Planning Policies (CPPs) and PSRC Vision 2050 include environmental requirements with which the LFP Comprehensive Plan must comply. Generally, the 2015 Land Use Element *is consistent* with these documents, but some changes are needed:

- King County Countywide Planning Policies (CPPs):
 - Incorporate climate action, mitigation, and resilience into the comprehensive plan.
 - ✓ Ensure equitable access to a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions with disproportionate impacts.
 - ✓ CONSIDER: Implementing environmental planning strategies using integrated and interdisciplinary approaches.
 - CONSIDER: Expand the use of low-impact development approaches for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.
 - ✓ CONSIDER: Clarify sustainable energy goals by reducing demand, supporting energy management technology, and meeting needs through sustainable sources.
 - CONSIDER: Prioritize equity in the preservation and enhancement of forest canopy (EN-11) and update the Community Forest Management Plan.
- PSRC Vision 2050
 - ✓ CONSIDER: Adding new policies related to advanced integrated and interdisciplinary approaches for environmental planning.
 - ✓ CONSIDER: Expand support for environmental stewardship on private and public lands.

Discussion Questions and Guidance:

1. **Incorporating Resilience.** Goal EQ-4 addresses hazard mitigation, primarily related to developing in geologically hazardous areas (landslide, seismic, and erosion hazard areas). This section could stand alone as it currently does, or it could be incorporated into other resilience goals and policies (see placeholder Goal EQ-10).
2. **Equity.** Equity is addressed in several policies within various EQ goals. How can vulnerable populations (BIPOC, low-income, and other “frontline” communities) be prioritized for investment?
 - a. Should equity be a primary decision factor in considering where environmentally-related public investments are made?
 - b. Should special planning efforts be considered to understand and address the needs of vulnerable populations?
 - c. Do you have other ideas for elevating equity?
3. **Wildlife.** Currently, the 2015 Comprehensive Plan has two goals related to wildlife (Goal EQ-7 and EQ-8). Can these be consolidated as currently shown in the underline/strikethrough draft element?
4. **Climate Commitment.** We propose new **Goal EQ-9** Protect environmental quality and community resilience in a changing climate. This should be revisited as we further discuss climate planning. As a placeholder, does the proposed language seem appropriate?

Volume I | Goals & Policies

Environmental Quality & Shorelines

Introduction

The Environmental Quality Element Goals and Policies support the City’s commitment to preserving and enhancing the natural environment. The Element includes policies that provide guidance on balancing environmental protection with development potential and recognizing environmental resources as an essential living infrastructure.

This Element also ties the City’s environmental policy guidance to ~~a number of several~~ strategic or issue-specific plans that have been developed since the last Comprehensive Plan update. Those plans include the Shoreline Master Program, the Community Forest Management Plan, the Wildlife Management Plan, and the Legacy 100-Year Vision, links for which can be found in the sidebars of this Element and Background Analysis. The Environmental Quality & Shorelines Element Background Analysis (Volume II) provides narrative and details that support the Environmental Quality Element Goals and Policies, including the following sections:

- Planning Context
- ~~Citizen-Resident~~ Volunteers
- Recycling

Goals & Policies

Goal EQ-1 Land Use Pattern. Protect the natural environment through zoning and land use decisions.

Policy EQ-1.1 ~~Protect-Conserve~~ designated sensitive areas, including ravines, steep slopes, wetlands, and other features.

Designated sensitive areas include erosion hazard areas, landslide hazard areas, seismic hazard areas, steep slope hazard areas, streams, wetlands, fish-bearing waters, areas with a critical recharging effect on aquifers used for potable water, flood hazard areas and the adjoining protective buffers necessary to protect the public health, safety and welfare. (Lake Forest Park Municipal Code 16.24.020)

Transit-oriented development (TOD) describes a mix of housing, office, retail, and amenities integrated into a walkable neighborhood and anchored by high quality public transit.

Leadership in Energy and Environmental Design (LEED) is a set of rating systems for the design, construction, operation, and maintenance of green buildings, homes, and neighborhoods.

Policy EQ-1.2 Encourage mixed-use commercial development and transit-oriented development, including housing, in any major redevelopment of ~~the~~ Town Center.

Policy EQ-1.3 Preserve native and compatible vegetation whenever appropriate.

Policy EQ-1.4 Use the best scientific information available in an adaptive management approach to preserve or enhance the functions and values of sensitive areas through regulations, programs, and incentives. Implement integrated and interdisciplinary approaches to environmental planning strategies.

Policy EQ-1.5 Maintain and enhance the integrity of ecosystems.

Goal **Policy EQ-1.6** Incentivize LEED building standards or other sustainable development standards, especially for development adjacent to sensitive areas, and consider adopting sustainable development standards for public facilities.

Policy EQ-1.7 Ensure equitable access to a clean and healthy environment.

Policy EQ-1.8 Identify and mitigate unavoidable negative impacts of public actions with disproportionate impacts on vulnerable populations.

Goal EQ-2 Shoreline Development and Access. Protect the city’s shoreline while accommodating reasonable and appropriate uses near shorelines.

The Shoreline Master Program is an appendix to the Comprehensive Plan and is available online at: www.cityofflp.com/DocumentCenter/View/1098.

Policy EQ-2.1 Protect and enhance public access to the Lake Washington shoreline in adherence with the goals and policies of the Lake Forest Park Shoreline Master Program (SMP).

Policy EQ-2.2 Facilitate community and neighborhood agreement on any proposal to improve shoreline access where the proposal has the potential to negatively impact private property owners.

Goal EQ-3 Water Quality Protection. Improve water quality by protecting and monitoring water from natural sources and through effective storm and surface water management.

Policy EQ-3.1 ~~Be a model~~Promote the community as a model for stream restoration and enhancement.

Policy EQ-3.2 Protect critical aquifer recharge areas (CARAs) and the quality of groundwater used for public water supplies to ensure adequate and healthy future potable water.

Policy EQ-3.3 Coordinate with regional efforts to monitor water quality and identify sources of water pollution ~~in order to develop a long-range program to reduce and minimize pollutants~~ in the city’s streams and Lake Washington to develop a long-range program to reduce and minimize pollutants.

Policy EQ-3.4 Increase public awareness and enforcement of regulations ~~prohibiting that prohibit~~ illegal dumping.

Policy EQ-3.5 Ensure that new developments ~~is are~~ connected to the sanitary sewer system. Support a long-term strategy to convert existing developments ~~s~~ from septic systems to the sanitary sewer system, and undertake all means reasonable to ensure the quality of water discharged from existing ~~on-site~~onsite sewage treatment systems.

Policy EQ-3.6 Maintain and enhance natural drainage systems to protect water quality, reduce public costs, protect property, and prevent environmental degradation.

Policy EQ-3.7 ~~Minimize the direct discharge of urban runoff from impervious surfaces into streams by encouraging~~ Encourage low-impact development alternatives and appropriate enhancements of the street maintenance program to minimize urban runoff.

Policy EQ-3.8 ~~Reduce the impact of new development on water quality~~ Require appropriate mitigation measures through the City’s development review process ~~by requiring appropriate mitigation measures~~ to reduce negative impacts to water quality from new developments.

***Low-impact development (LID)** is a stormwater and land use strategy that strives to mimic pre-disturbance hydrologic processes. 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.*

Commented [CL1]: This is an implementation action.

Commented [CH2R1]: This is an implementation action that would relocate to the implementation section of the Plan.

Commented [CH3]: Implementation actions could include expanding LID approaches.

Commented [CL4]: This is an Implementation action.

Watershed action plans are multi-jurisdictional plans that coordinate efforts to address water quality and storm water runoff problems that can contribute to flooding and property damage within a watershed that crosses the boundaries of two or more jurisdictions. The cities of Lake Forest Park, Edmonds, Lynnwood, Mountlake Terrace, Shoreline, and Snohomish County have formed a watershed forum to guide the development of a watershed action plan for the Lake Ballinger/McAleer Creek watershed.

Policy EQ-3.9 Coordinate with the regional agencies and neighboring jurisdictions to improve regional surface water management, resolve interjurisdictional concerns, and implement watershed action plans.

Policy EQ-3.10 Enhance existing culverts and encourage daylighting of creeks wherever possible.

Policy EQ-3.11 ~~Educate the~~Support public education programs about ~~the need to reduce contamination of~~ urban streams contamination and steps that they can take to be part of the solution.

Goal EQ-4 ~~Hazard Mitigation~~Development in Geologically Hazardous Areas. Encourage planning efforts to prepare for and recover from environmental disasters.

Goal
envi

Policy EQ-4.1 Minimize risk posed by geological and flood hazard areas to people, property, and the environment ~~posed by geological and flood hazard areas.~~

Policy EQ-4.1-2 Regulate development in hazard areas to ensure that it does not cause safety risks and that appropriate building standards and mitigation measures are used to address site conditions.

Policy EQ-4.2-3 Promote retention of vegetation and limit land disturbance in identified steep slope and landslide hazard areas.

Policy EQ-4.3-4 Protect existing natural areas that provide stormwater storage during flood events.

Policy EQ-4.4-5 Promote educational efforts to inform landowners and residents about hazard areas, and steps they can take to mitigate risks and how to prepare for emergencies, and resources available to mitigate risks.

Goal EQ-5 Alternative Energy. ~~Be a role model in addressing climate change and promoting~~Promote alternative energy use by encouraging clean, renewable energy production and use throughout the city.

Policy EQ-5.1 Promote public and private clean energy pilot projects with the active participation of residents and businesses.

Policy EQ-5.2 Reduce energy demand, support energy management technology, and encourage greater reliance on sustainable energy sources compared to conventional sources. ~~Encourage sustainable building practices that lower heating requirements, reduce the need for air conditioning, and encourage passive energy-saving measures.~~

Policy EQ-5.3 Educate ~~citizens~~residents about incentives for emerging alternative energy technology, such as tax exemptions for solar installations, and increase ~~citizen~~resident awareness of existing solar arrays and water heating systems in the city.

Policy EQ-5.4 Participate in regional efforts to create a state-wide alternative energy policy and decrease local greenhouse gas emissions.

Commented [CH5]: As originally written, this is an implementation action. As revised, this is a policy that could be implemented multiple ways.

Commented [CH6]: This section really speaks to development in landslide hazard areas, seismic hazard areas, and erosion hazard areas, vs. general hazard mitigation.

This section could remain as it is, or it could be incorporated into other climate policies.

Commented [CL7]: This is an implementation action.

Commented [CL8]: This is an implementation action.

~~Policy EQ-5.5 Consider adopting green building standards for public facilities and encouraging it forencourage them for private developments.~~

Commented [CH9]: This is redundant with Policy EQ-1.6

Policy EQ-5.6 Facilitate ~~Lake Forest Park's achievement of the~~ city's goal of a 70 percent recycling rate goal (as adopted by King County) and expand current recycling efforts, such as the battery recycling program at City Hall.

Goal EQ-6 Air Quality, Noise Abatement, and Light Pollution. Support actions to improve air quality, reduce noise and light pollution, and minimize associated negative health effects.

Policy EQ-6.1 Promote clean burning wood stoves within the city.

Policy EQ-6.2 Encourage ~~the use of transportation infrastructure for~~ buses, carpooling, ~~bicycles nonmotorized transportation~~, and electric vehicles, and the planting of trees along arterials.

Dark skies standards seek to reduce light pollution by addressing urban sky glow, glare, light trespass, and light clutter.

Policy EQ-6.3 Promote dark skies through measures ~~to that~~ encourage reduced light trespass and use of lighting appropriate to the task.

Policy EQ-6.4 Coordinate with other agencies and local governments in monitoring aircraft noise levels and flight patterns and in finding ways to minimize air traffic noise.

Policy EQ-6.5 Educate ~~citizens residents~~ about noise and air pollution from gas-powered leaf blowers and other such machinery.

~~Policy EQ-6.6 Identify areas in the city with populations that are at higher risk of negative health effects, noise and light pollution, and lower air quality, and coordinate with the communities to explore focused solutions.~~

Goal EQ-7 Coexistence with Wildlife. Promote, support, and facilitate human coexistence with urban wildlife.

Policy EQ-7.1 ~~Educate-Promote educational programs that help~~ residents ~~to~~ create an understanding of ~~normal-typical~~ wildlife behavior, ~~develop empathy for wildlife,~~ and emphasize human behavior modification as the primary means to minimize conflicts ~~between people and with~~ wildlife.

Policy EQ-7.2 Consider updating relevant regulations ~~in order to to~~ promote responsible pet and livestock guardianship.

Commented [CH10]: This is an implementation action.

Policy EQ-7.3 Promote preventative measures ~~in order to to~~ dissuade ~~wild animals from being comfortable when in close proximity to humans from interacting with wild animals.~~

The Wildlife Management Plan is available online at: www.cityofflp.com/DocumentCenter/Home/View/487.

Policy EQ-7.4 Develop a wildlife incident response plan that incorporates the core values of the City's Wildlife Management Plan.

Commented [CH11]: This is an implementation action.

~~Goal EQ-8 Wildlife Habitat. Maintain and improve wildlife habitat in Lake Forest Park.~~

Policy EQ-8.17.4 Encourage the maintenance of native plantings in sensitive area buffers for wildlife when development occurs and encourage improvement to contiguous wildlife corridors whenever possible.

~~Policy EQ-8.2 Encourage improvement to contiguous natural wildlife corridors whenever possible.~~

Policy EQ-8.37.5 ~~Encourage~~ Discourage the use of ~~alternatives to~~ pesticides, herbicides, and inorganic fertilizers.

Policy EQ-8.47.6 ~~Promote~~ Increase fish habitat restoration efforts in riparian areas.

Goal EQ-9.8 Forest Canopy. ~~Preserve, restore, and enhance~~ Promote the tree canopy conservation for a healthy and diverse community forest, ~~consisting which consists~~ of both native and compatible non-native plant species.

The *Community Forest Management Plan* is available online at: www.cityofflp.com/DocumentCenter/Home/View/369.

Policy EQ-98.1 Maintain or exceed the minimum citywide canopy cover goals established by the *Community Forest Management Plan* through regular evaluation and refinement of the City's land use and environmental regulations and policies.

Commented [CH12]: Implementation action: update the Community Forestry Management Plan to address equity.

Policy EQ-98.2 Develop a tree planting, inventory, and maintenance program for publicly-owned property that ~~takes into consideration~~ considers the species of trees that will be most successful in environments such as public rights-of-way. Pay special attention in the planting program to areas with vulnerable populations.

Policy EQ-98.3 Ensure zoning and subdivision regulations are consistent with the *Community Forest Management Plan* and review them regularly to ensure they do not disproportionately affect vulnerable communities.

Policy EQ-98.4 Maintain a community forest management plan advisory committee to monitor the implementation and effectiveness of the *Community Forest Management Plan* and ensure participation from a wide variety of residents.

Policy EQ-98.5 Encourage the study of the potential effects of climate change to native trees and develop strategies to adapt to and/or mitigate the likely effects of climate change to the community forest.

~~Policy EQ-98.6 Ensure that~~ Require all new site development ~~includes to include an approved tree-~~ replacement plan that achieves canopy coverage goals.

Commented [CH13]: This should be rephrased as an implementation action.

Policy EQ-98.7 Develop a vigorous program to control invasive plant species, such as English ivy, laurel, and holly on public property and encourage their control on private properties.

Commented [CL14]: This is an implementation action.

Policy EQ-98.8 Continue to balance tree ~~preservation~~ conservation efforts with recognition of private property rights.

Goal EQ-9 Climate Commitment. Protect environmental quality and community resilience in a changing climate.

Commented [CH15]: Placeholder for EQ climate policies

Policy EQ-9.1 Identify areas with vulnerable populations and coordinate mitigation and recovery planning efforts with those communities.

PLACEHOLDER FOR EQ CLIMATE POLICIES

Volume II | Background Analysis

Environmental Quality & Shorelines

Introduction

The natural environment of Lake Forest Park is an important part of the daily lives of its citizens. From the very beginning, our ~~City's~~city's natural environment has been its defining characteristic. An early land prospectus for the ~~new~~-City of Lake Forest Park stated, "The strict fiat has gone forth that all the natural beauty must be preserved." Our city was named for its ~~close~~-proximity to Lake Washington, ~~its~~ abundance of streams, ravines, and wetlands, and its robust tree canopy. The need ~~not only~~ to protect ~~but also to~~and enhance the natural environment and wildlife inhabitants of Lake Forest Park extends far beyond its aesthetic beauty,~~however~~. The ecosystem and green infrastructure ~~that provided by~~ the natural environment ~~provides~~-create economic and health benefits for the ~~citizens-residents and workers~~ of our community.

The benefits of preserving our environmentally sensitive areas are recognized, though these areas are increasingly challenged by growth, both in Lake Forest Park and the surrounding region. Effective environmental protection requires a vision that acknowledges the critical interdependence of the various contributing ecosystems as well as their relationships to the built environment. What we build ~~—where and how—has, where we build, and how we build it has~~ a lasting effect on our ecosystems, as well as on the health of our ~~community~~communities, region, and planet.

This background analysis contains information that was used ~~in developing~~to develop the updated of the goals and policies in the Environmental Quality & Shorelines Element:

- Planning Context
- Environmental Features
- ~~Citizen-Resident~~ Volunteers
- Recycling

Planning Context

~~A number of~~Several strategic and specific-issue plans have been developed to address environmental needs throughout the city, and these have contributed to the development of the Environmental Quality and Shorelines goals and policies. These plans, and their relations to this element, are described below. They include:

- *City of Lake Forest Park Legacy 100-Year Vision*
- *City of Lake Forest Park Community Forest Management Plan*
- *City of Lake Forest Park Wildlife Management Plan*
- *City of Lake Forest Park Shoreline Master Program*

Lake Forest Park Legacy 100-Year Vision (2008)

The **Legacy 100-Year Vision** is available online at: www.cityofflp.com/DocumentCenter/View/784.

Lake Forest Park's *Legacy Vision* is a long-term strategic guiding document for enhancing the City's green infrastructure—its forests, wetlands, wildlife habitats, and more. The Vision, which was the subject of extensive involvement from the community, identifies existing green infrastructure, sets goals for how this green infrastructure will be

enhanced in the next century, and identifies ~~a number of~~ projects that can be undertaken in the near-term to set the city on a path toward achieving these goals. This visionary document influences several elements of the Comprehensive Plan, including Environmental Quality & Shorelines and Parks, Trails, & Open Space.

Lake Forest Park Community Forest Management Plan (2010)

The **Community Forest Management Plan** is available online at: www.cityofflp.com/DocumentCenter/Home/View/369.

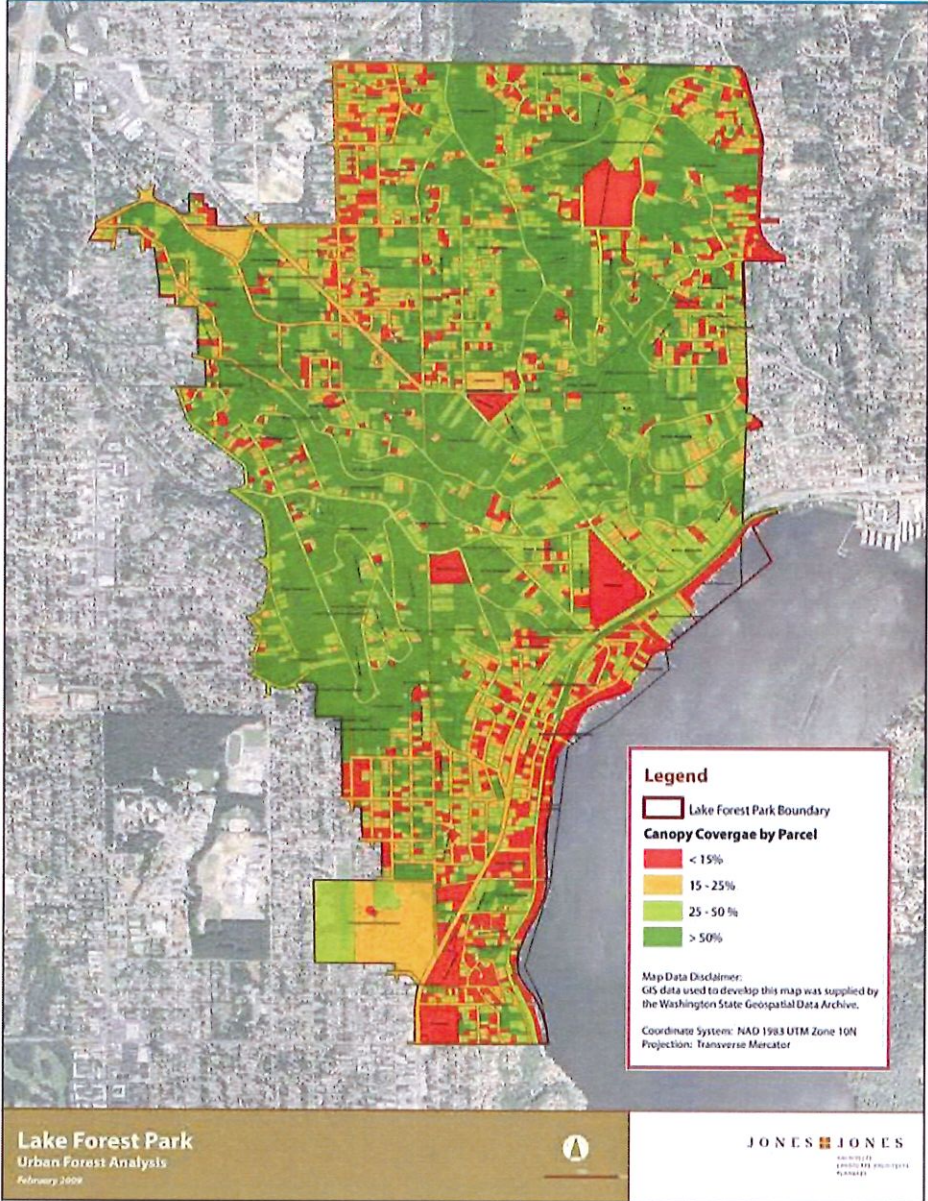
The *Community Forest Management Plan* was drafted by the Urban Forest Task Force and adopted by reference by Ordinance 1015: Tree Canopy Preservation and Enhancement. The Plan's purpose is to guide enhancement to Lake Forest Park's tree canopy by identifying tree canopy goals, asset management strategies, and policies for promoting

education on forestry issues. The plan was used to inform an update of the City's tree regulations, and acts as a supporting document for all future updates to LFPMC 16.14—Tree Preservation and Enhancement.

~~Lake Forest Park's~~The city's forest canopy is one of its defining ~~characteristics, and~~characteristics and is ~~also~~a vital community resource. The amount of tree canopy coverage in a ~~community-neighborhood~~ is one of the most useful benchmarks of urban environmental quality. In 2009, Lake Forest Park undertook a survey of tree canopy coverage, the results of which are shown in Figure II.4.

Commented [CL16]: If an updated survey was conducted, both this and the tree canopy coverage by parcel map will need to be updated.

Figure II.4 Lake Forest Park tree canopy coverage by parcel



Source: City of Lake Forest Park, Community Forest Management Plan, 2010.

The *Community Forest Management Plan* states that the benefits of trees include:

- Reducing surface water runoff (keeping pollution out of the rivers and ponds)
- Reducing soil erosion (decreasing sedimentation of water bodies and preventing landslides)
- Absorbing air pollutants and sequestering carbon dioxide (countering the greenhouse effect)
- Reducing noise pollution
- Cooling the city by absorbing sunlight and releasing water through evapotranspiration
- Creating wildlife habitat
- Conserving energy by providing temperature moderation
- Improving water quality

Wildlife Management Plan (2011)

The *Wildlife Management Plan* is available online at: www.cityofflp.com/DocumentCenter/Home/View/487.

The purpose of the *Wildlife Management Plan* is “to support human coexistence with urban wildlife using education, behavior modification, and the development of a policy to address human-wildlife conflicts.” Development of this plan led to ~~in~~ changes ~~to~~ in the City’s regulations, which established animal guardianship criteria and strengthened

wildlife protection.

Shoreline Master Program (20132019)

Lake Forest Park contains 10,560 feet (2 miles) of Lake Washington shoreline. The Washington State Shoreline Management Act requires that all cities containing or bordering “shorelines of the state” have

The *Shoreline Master program* is available online at: www.cityofflp.com/DocumentCenter/View/1098.

a Shoreline Master Program. Lake Forest Park’s *Shoreline Master Program* was approved locally by ~~with~~ the adoption of Ordinance No. 1042 in 2013 after review and approval by the state’s Department of Ecology ~~and updated in 2019. Implementing regulations contain it~~ contains policies and regulations that focus on three main areas: ~~—~~

Shoreline Use, Environmental Protection, and Public Access.

Environmental Features of Lake Forest Park

The ~~City~~city contains the environmental features listed below. Figure II.1 in Volume II of the Land Use Element shows ~~the~~ the general location of streams, wetlands, and steep slopes.

- Larger streams containing a variety of fish species that flow into the city from other jurisdictions
- Intermittent creeks that flow only during heavy precipitation events
- Large and complex wetland systems
- Small, pocket wetlands
- Floodplains associated with streams and wetlands
- Stable steep slopes as well as those prone to landslides

Streams and Surface Water Drainage

The two largest streams within Lake Forest Park are Lyon Creek and McAleer Creek. Both streams begin in neighboring jurisdictions to the north of the city and flow through local sub-basins to empty into Lake Washington. The city also contains ~~a number of several~~ streams that originate within its boundaries, such as Brookside Creek, Schoolhouse Creek, McKinnon Creek, and others. Many of these are tributaries of

Lyon Creek and McAleer Creek. Streams in the city are home to various species of fish, including endangered salmon and trout species.

The City owns and operates a stormwater system in order to help manage surface water drainage (see Volume II of the Utilities Element for a description of the stormwater utility). Ongoing management of the City's stormwater system is largely governed by State and federal agencies, such as the Department of Ecology and the National Pollutant Discharge Elimination System (NPDES) permit program. The City follows these standards where applicable. The City has adopted by reference the 2009 King County Surface Water Design Manual. More detailed information about the City's stormwater infrastructure can be found in the 2014 Surface Water Management Plan.

Flooding

In Lake Forest Park, flooding problems occur below NE Bothell Way on the alluvial fan deltas for Lyon Creek and McAleer Creek. Stream-transported sediments deposit in the low gradient reaches and reduce the channel capacity. Urbanization restricts channel location and continual channel maintenance is necessary to mitigate the natural flood hazard. In other areas, localized flooding occurs as result of channel obstructions, such as undersized culverts, low bridges, or reduced channel capacity.

Wetlands

Based on available information, there are approximately 50 acres of mapped wetlands in Lake Forest Park (Figure II.1). However, there are more unmapped wetland areas known to be present. Many of the wetlands present in the City are located at the bases of steep slopes, within natural depressions, or within riparian corridors along streams. As with many urban environments, the wetland conditions in Lake Forest Park have often been altered, modified, and encroached upon by urban development.

Groundwater

Groundwater is the primary water supply for portions of the city served by the Lake Forest Park Water District (see Figure II.31 in Volume II of the Utilities Element). The Lake Forest Park Water District operates wells within a wellhead protection area located in the city. Other areas of the city receive water from utilities that acquire water from sources outside of Lake Forest Park. Since a portion of the city's residents rely on groundwater as their source of potable water, protection of groundwater quality is particularly important.

Steep Slope and Landslide Hazard Areas

Sloped topographical conditions are prevalent throughout Lake Forest Park, and possible landslide and steep slope hazard areas are the most widely designated environmentally sensitive areas in the City (Figure II.1). Protection from the possible detrimental effects of landslides and slope related hazards are high priorities. Landslide activity in Lake Forest Park has occurred within recent years.

Erosion Hazard Areas

Erosion is a natural process whereby soil coverage is loosened and reduced by wind, rain, and running water. In the Puget Sound region, rain and running water are the main contributors to erosion. The potential for erosion depends upon the physical and chemical composition of the soil, vegetation coverage, slope length and gradient, intensity of rainfall, and velocity of surface water runoff. Erosion hazard areas are located throughout the City, however, they are generally found in the riparian areas of stream corridors and in steep slope and landslide hazard areas.

Seismic Hazard Areas

King County is an earthquake-prone region subject to ground shaking, seismically induced landslides, and liquefaction of soil. Seismic hazard areas in Lake Forest Park are generally located near stream corridors, large wetland areas, floodplains, the Lake Washington shoreline, and in previously filled areas.

Citizen-Resident Volunteers

The natural environment of Lake Forest Park benefits from the many residents who are deeply passionate about protecting and enhancing it. These volunteer commissioners, tree board members, and non-profit members collaborate with the City regularly on projects and plans that embrace the city's shoreline, streams, forests, and wildlife habitat.

The Lake Forest Park Stewardship Foundation, a community-run non-profit, was formed in 1998 and has worked tirelessly since that point to increase education and awareness of Lake Forest Park's natural resources. Members of the Foundation have contributed to many community plans in the past, and have been an integral part in developing the Environmental Quality and Shorelines goals and policies.

Recycling

King County has set a goal of ~~diverting 70% of all waste from the landfill by 2030~~ minimizing waste by keeping valuable materials in use and out of the county's only active landfill.¹ Lake Forest Park's recycling rate (which includes composting) has already reached 65%, far above the state average of 50%.² ~~Still,~~ The Cedar Hills landfill, to which receives Lake Forest Park's garbage goes, finds that 75% nearly 70% of the waste it receives that is sent there each year could have been recycled, composted, or re-used.³

Commented [CL17]: I'm not able to find updated information for this, and the link in the current Comp Plan no longer works.

Recycling and composting are important components of environmental protection, providing benefits such as:

- Reducing emissions of methane, a greenhouse gas more than twenty times as potent as carbon dioxide, from landfills
- Reducing the need for new material, such as trees, oil, and metals, and the fuel use involved with obtaining and transporting them
- Reducing the possibility of hazardous substances leaching into the water table
- Reducing the amount of plastics and other materials that end up in our water and land

Because our waste is landfilled outside of the ~~community~~ city's boundaries, the positive impact of recycling efforts on Lake Forest Park is not as directly visible as other environmental efforts. However, it is important to recognize our responsibility in the larger context. Pollution in other parts of our region finds its way into our air and water, and the methane emissions from landfills have a negative impact on the forests, streams, wildlife, and citizens of our community no matter how far away they are released.

¹ King County, "Re+ (Z)ero Wwaste," last updated January 20152024. <https://kingcounty.gov/en/dept/dnrp/waste-services/garbage-recycling-compost/solid-waste-programs/re-plus> <http://your.kingcounty.gov/solidwaste/garbage-recycling/zero-waste.asp>.

² City of Lake Forest Park, "Summer 2014," City News, 2014: 1 <http://www.cityofflp.com/Archive/ViewFile/Item/884>.

³ King County, "Re+ (Z)ero Wwaste," last updated January 20152024. <https://kingcounty.gov/en/dept/dnrp/waste-services/garbage-recycling-compost/solid-waste-programs/re-plus> <http://your.kingcounty.gov/solidwaste/garbage-recycling/zero-waste.asp>.

To Lake Forest Park Planning Commission; Mark Hofman, AICP
From: Cristina Haworth, AICP
Date: February 2, 2024
Project: 2024 Comprehensive Plan Update
Subject Community Services & Public Safety Element Discussion Guide

Introduction:

Community services and public safety are not required elements under the Growth Management Act. King County's Countywide Planning Policies (CPPs) and PSRC Vision 2050 include community services-related policies with which the LFP Comprehensive Plan must comply. Generally, the 2015 Community Services and Public Safety Element *is consistent* with these documents, but some changes are needed:

- King County Countywide Planning Policies (CPPs):
 - Provide “urban” levels of service (in community/human services as well as infrastructure) compared to a rural level of service provided outside of urban growth areas.
 - Coordinate with King County to support human and community services that meet the needs of current and future residents. Provide equitable planning, funding, and delivery of services.
 - CONSIDER: Updating language to deliver services equitably, rather than just provide access.
- PSRC Vision 2050
 - ✓ Protect and enhance the environment and public health and safety when providing services and facilities.
 - ✓ Promote affordability and equitable access of public services to all communities, especially the historically underserved. Prioritize investments to address disparities.
 - CONSIDER: Consider the impacts of climate change in siting or providing public services and facilities.
 - CONSIDER: Integrate resilience in public services, public safety, utilities, and infrastructure.
 - ✓ CONSIDER: Locate community facilities and health and human services near transit facilities for all to access services conveniently.

Discussion Questions and Guidance:

1. **Incorporating Resilience.** Should we prepare additional policies to address social cohesion as a way of improving community resilience, or should this be deferred to the climate planning discussion? See new Goal CS-8.

2. **Equity.** Please review carefully and confirm the suggested changes in policy intentions are appropriate for LFP.

Volume I | Goals & Policies

Community Services & Public Safety

Introduction

The Community Services and Public Safety Element Goals and Policies support the City's commitment to addressing the needs of underserved populations, ~~and~~ creating and maintaining effective partnerships that improve security, ~~and~~ public safety, ~~and~~ ~~reduce-reducing~~ the impact of disasters.

Additional information supporting these goals and policies can be found in the Community Services & Public Safety Element Background Analysis (Volume II), including:

- Providers of community and social services
- Background on public safety programs
- Background on emergency management programs

Goals & Policies

Goal CS-1 Community Service Vision. Lake Forest Park is a sustainable, vibrant community in which all residents are welcome to live, work, and play ~~for all~~.

Policy CS-1.1 Maintain spaces for Citizens-residents are encouraged to communicate and exchange ideas with each other and the City.

Commented [CH1]: This is a reference to "making space or providing safe and attentive opportunities for people to share information. These "spaces" can be physical, but don't necessarily have to be physical.

Policy CS-1.2 Encourage arts, ~~and~~ cultural programs, and other active recreational activities to promote physical and mental health and social interaction.

Policy CS-1.3 ~~Ensure that all residents have~~ Maintain adequate access to ~~appropriate~~ mental health support services for all residents.

Policy CS-1.48 Leverage the Town Center, and other neighborhood center locations, and transit hubs to deliver community services and to foster a high quality of life for residents of all ages.

~~Policy~~ **Goal CS-1.71b** Address the needs of underserved populations within our community.

Policy CS-1.54 Promote adequate housing opportunities for ~~low-and-moderate-income~~ low- and moderate-income residents, seniors, and special needs populations.

Policy CS-1.56 ~~Intentionally strive for~~ Increase access to equitable opportunities for all people and communities through equitable City policies, regulations, services, and community engagement.

Policy CS-1.67 Seek out and maintains regional partnerships to leverage resources, coordinate, ~~and~~ deliver human services, ~~and~~ promotes a full range of accessible ~~and appropriate~~ human service programs, including the arts and other cultural opportunities.

Policy CS-1.8 Provide equitable planning, funding, and delivery of community services. Prioritize investment to address disparities.

Policy CS-1.9 Protect and enhance the environment and public health and safety when providing community services.

~~Policy CS-1.7~~ Address the needs of underserved populations within our community.

~~Policy CS-1.8 Leverage Town Center and other neighborhood center locations to deliver community services and to foster a high quality of life for residents of all ages.~~

Goal CS-2 Quality of Life. Enhance and enliven the quality of life for all members of the community while meeting basic physical, economic, and social needs.

Policy CS-2.1 Promote a continuum of human services that meet immediate, preventive, and ongoing needs to enhance the quality of life for all families and individuals.

~~Policy CS-2.2 Support the provision of a continuum of human services which meet immediate, preventive, and on-going needs.~~

Policy CS-2.32 ~~Strive to e~~Ensure that equitable human services are available to Lake Forest Park ~~citizens~~ residents and are provided in a non-discriminatory manner.

Policy CS-2.43 ~~Work to create and promote~~Maintain a coherent, culturally relevant program of human care services that protects ~~the~~ vulnerable populations and invests in human development.

Policy CS-2.54 ~~Encourage-Increase~~ services that are accessible to all ~~in the community~~residents by removing physical, cultural, language, communication, accessibility, affordability, and other barriers.

Goal CS-3 Youth. ~~Help young people to be~~Promote healthy, caring, and ~~responsible~~responsibility among the city's youth.

~~Policy CS-3.1 Establish opportunities for youth to play an active and useful role in the community.~~

Policy CS-3.21 ~~Create-Support~~ existing community-based organizations that provide opportunities for youth to develop leadership skills that lead to positive outcomes in the community.

Policy CS-3.23 ~~Maintain a partnership with local schools to engage youth in the planning processes~~Promote opportunities for youth to share their needs and ideas concerning the community.

Policy CS-3.34 ~~Continue to create~~Maintain a variety of positive, enriching activities ~~after school~~ for youth of all ages.

Policy CS-3.45 Help youth avoid the use of drugs, alcohol, and other dangerous substances, and provide support for resources to address~~deal with mental~~ challenges such as depression and anger.

Policy CS-3.56 Support ~~the schools in increasing~~programs to increase academic achievement for students at schools with higher proportions of low-income families, students with disabilities, homeless students, and excluded students excluded due to behavioral violations.

Policy CS-3.67 Facilitate ~~opportunities for positive interaction between youth and~~de-escalation training for the police and other public authorities to support safe and positive interactions with local youth.

Policy CS-3.78 ~~Support the creation of~~Increase opportunities for youth to learn fiscal responsibilities through education and age-appropriate employment.

~~Policy CS-3.9 Include youth in the planning processes for new public recreational facilities.~~

Goal CS-4 Seniors. ~~Help maintain~~Facilitate the physical and emotional well-being of seniors.

Policy CS-4.1 Support services and activities for seniors that encourage physical exercise, social interactions, and healthy lifestyles.

Policy CS-4.2 ~~Support services~~Promote land uses that encourage housing and neighborhood developments that enable seniors to remain in their homes.

Policy CS-4.3 ~~Support-Increase~~ mobility options for seniors through the provision of vanpooling, neighborhood pick-up, and other such services.

Goal CS-5 Families. Encourage the health, self-sufficiency, and safety of families.

Policy CS-5.1 Support ~~culturally appropriate~~-services that enhance parenting skills and ~~family life~~lifestyles of multicultural and non-normative families.

Policy CS-5.2 Advocate for quality, accessible childcare ~~and early-childhood education programs~~ that ~~is~~ are affordable ~~and accessible~~-to families of all income levels.

~~Policy CS-5.3 Advocate for quality and affordable early-childhood education.~~

Policy CS-5.4 ~~Continue to provide and support~~Consider expanding domestic violence prevention and intervention services to include support and education.

Goal CS-6 Residents. Encourage ~~the participation of~~ all residents to participate in community activities, ~~identification identify~~of community needs, and ~~in developing~~ ideas for resources and programs.

Policy CS-6.1 ~~Create~~Promote community activities and events that encourage the participation of all residents.

Policy CS-6.2 ~~Involve residents by creating and promoting~~Explore opportunities to ~~provide input on~~learn about community needs and ways to meet those needs through connections with existing community groups and gathering spaces.

Policy CS-6.3 Encourage active recreational activities that promote health and social interaction.

Policy CS-6.4 Assess affordable and accessible housing needs, and advocate for emergency housing, transitional housing, and support services to meet the basic needs of diverse populations ~~and advocate for affordable and accessible housing opportunities~~.

Goal CS-7 Public Safety Vision. ~~Build a safer future for residents of LFP through~~Promote effective partnerships between ~~the community~~Lake Forest Park residents, community resources, and first responderemergency services (police, fire, and ambulance) to ~~improve security, foster~~ public safety and reduce the impact of disasters.

Policy CS-7.1 Proactively support programs, such as Block-Watch, food banks and YouthCare, to aid in crime prevention by building partnerships between, neighborhoods, first responders, and the community.

See the discussion of
CPTED in the Community
Services & Public Safety
Element Background
Analysis.

Policy CS-7.2 ~~Improve public safety through~~Maintain safer streets, walkways, and ~~neighborhoods, block-watch, lighting, and by~~ supporting Crime Prevention ~~through~~ Environmental Design (CPTED) elements.

Policy CS-7.3 Promote community education ~~of the community~~ to address safety concerns and reduce the impact of disasters.

Goal CS-8 Community Resilience. Foster a friendly, caring, and mutually-supportive community to improve climate resilience.

PLACEHOLDER FOR COMMUNITY RESILIENCE POLICIES

Volume II | Background Analysis

Community Services & Public Safety

Introduction

This section contains information that was used in developing the update of the goals and policies in the Community Services & Public Safety Element of the Comprehensive Plan, including:

- Community Services
- Public Safety
- Crime ~~p~~Prevention ~~t~~Through ~~e~~Environmental ~~d~~Design (CPTED)

Community Services Background

Community Services ~~encompass a broad range of services including~~ range from basic services for people in immediate need as well as ~~to~~ preventive and ongoing support, which ~~range from~~ includes emergency shelters, ~~and~~ food banks, ~~to~~ scouting workforce development, education, and recreational programs. Lake Forest Park works closely with ~~its~~ neighboring cities, the Shoreline School District, United Way, ~~the~~ Third Place Commons, Shoreline Lake Forest Park Senior Center, and Shoreline-Lake Forest Park Arts Council, as well as other human and cultural community service agencies ~~in combining~~ to combine resources ~~to and encourage~~ foster a continuum of services ~~care~~.

Lake Forest Park has a great deal of community strengths and assets. A county library located in the Lake Forest Park Town Center provides family literacy programs. The Shoreline-Lake Forest Park Arts Council provides free family engagement opportunities and arts education through schools and other venues. Third Place Commons offers a forum for ~~community activities and events~~ the city, and, ~~it~~ serves as a community center ~~providing which provides~~ multigenerational cultural, recreational, and educational activities. ~~It also sponsors~~ The Commons hosts the Farmers Market ~~that includes and sponsors a programs~~ offering food assistance program to help low-income seniors individuals and families ~~better~~ access to fresh, healthy produce.

The Shoreline ~~Lake Forest Park~~ Senior Center located in Shoreline and the Northshore Senior Center in Bothell serve Lake Forest Park's seniors. The Center for Human Services in Shoreline and Northshore Family Services in Bothell provide drug and alcohol treatment, family support, and family counseling. The area's food banks include Hope Link in Shoreline and the North Help Line in Lake City. Hope Link also provides other emergency services to the area's residents such as energy and rent assistance and shelter. ~~Of the m~~ More than one hundred agencies reporting that they provide services to residents in North King County with United Way funding, and approximately twelve have local sites or regularly deliver services out of a site in this area. Many residents also travel to neighboring cities to obtain services.

Public transportation is improving, but many believe it is still inadequate in north King County. Some seniors use the Shoreline/Lake Forest Park Senior Center shuttle, ~~to transport them to the Center and King County Metro provides Access Transportation vans for qualified residents. Some residents who are eligible to receive services also use private transportation to access services.~~

Areas of Emphasis

This section provides information that supports the community service goals and policies related to domestic violence, children and youth, and seniors. In addition, other relevant information can be found in the figures and tables of Volume II: Housing Background Analysis.

Domestic Violence Victims

Domestic violence continues to be a concern in the city, however, the number of calls responded to by police has dropped. In 2013, the police responded to 77 domestic violence-related calls (see Table II.10), which was a 37 percent reduction from the number of calls in 2009. There are few shelters for women and their families ~~fleeing to leave~~ an abusive environment. ~~Often women~~ Many people are forced to remain with an abusive partner for lack of options.

Commented [CL2]: Section reviewed for grammar only; data and table will need to be updated.

Table II.10 Domestic violence-related emergency calls, 2009–2013

Domestic Violence	2009	2010	2011	2012	2013
Verbal	46	33	26	32	33
Assault	33	22	30	26	28
Order Violations	16	9	13	12	6
Harassment	7	5	4	5	3
Rape	2	2	0	1	0
Malicious Mischief	13	8	8	9	7
Burglary	4	1	2	1	0
Trespass	2	2	1	0	0
Total	123	82	84	86	77

Children and Youth

There are many activities and programs for children and youth in the ~~City~~city and within a ~~5~~five-mile radius. The Shoreline Children's Center operates after school programs in Lake Forest Park, Brookside, and Briarcrest elementary schools. There is a teen center located at The Rec in Shoreline, ~~and the City of Shoreline and the YMCA facilitate Hang Time, an after-school program at Kellogg Middle School. There are hundreds of programs and classes available through the City of Shoreline's recreation program at the Spartan Recreation Center and Shoreline Pool, most low-cost and/or available with "resident" discounts. In the summer there are also day camps ranging from Day camps in the summer—operated by Shoreline, the YMCA, the Arts Council, the Kruckeberg Botanic Garden, and others—offer sports, to arts, to and nature activities run by Shoreline, the Y, the Arts Council, the Kruckeberg Botanic Garden, and others. Transportation is sometimes cited as a problem for youth, as they require adults with cars in accessing to access these programs since they rely on adults with cars to transport them. Carpooling can often and non-motorized transportation facilities could~~ mitigate this issue.

The City supports ~~after-after~~ school youth programs, day camps and creative activities for youth. ~~A Teen~~The Shoreline/Lake Forest Park Youth Court (SLFPYC) helps instill positive values and enables youth to serve others in their community. Youth are recruited to serve on a commission and to participate in community service activities. The Youth Council's activities have included volunteering for work parties improving City parks, food packing for Food Lifeline in Shoreline, assisting with the community engagement process for the ~~update-of-the~~ Comprehensive Plan update, and having dialogues with City department heads about City initiatives.

Seniors

The population of Lake Forest Park is getting older. According to the 2000 census, the percentage of median age was around 42 years of age. In 2012, the median age had rise to 45. Those residents aged 65 years of age and older have has increased from 13 percent in 2000 to 17 percent in 2012 to 25 percent in 2022.¹ Additionally, the median age has decreased from 45 years in 2012, to 42.6 years in 2022, which could indicate a need for increased senior care in the future.

There are two organizations that offer engaging and supportive services to elderly residents in the area: Both the Shoreline/Lake Forest Park and Northshore Senior Centers offer engaging and supportive services to local seniors. The Shoreline/~~Lake Forest Park~~LFP Senior Center also offers home chore services and Meals on Wheels for frail and disabled residents. ~~In addition~~I the City of Shoreline provides recreation activities for active seniors; one in particular is the particularly through a new, free Shoreline Walks program, which has established a variety of routes for adults aged 50 years and over to explore with volunteer guides.

The need for affordable and market rate senior housing and assisted living ranks high among seniors and geriatric professionals. There are limited housing options or areas in the city that are suitable for building housing for seniors. When seniors are no longer able to drive, the hilly terrain and limited public transportation options ~~may can~~ present challenges for getting around the city. Senior housing in an area that accommodates transportation and services ~~friendly area~~ is ideal. ~~At this time~~Currently, there are no requirements for senior housing in the City's land use regulations.

Public Safety Background

Police

There are 22 full time employees assigned to the Lake Forest Park Police Department. ~~A majority of~~Most of the officers are in the patrol division; additionally, the Police Department has a traffic unit, criminal investigation detectives, canine unit, professional support staff, sergeants, a captain, and police chief.

In 2013, the average response time to calls for service for Lake Forest Park Police was ~~2:17~~two minutes and 17 seconds; the national standard is over five minutes. The Lake Forest Park Police Department partners with the King County Sheriff's Office and the Coalition of Small Police Agencies (CSPA) for specialized services, homicide/-robbery investigations, SWAT, K9, air support, bomb technicians, training, and other services, ~~and training.~~

Commented [CL3]: Section reviewed for grammar only; data will need to be updated.

¹ The American Community Survey (ACS) is an ongoing statistical survey by the U.S. Census Bureau. The ACS is based on a statistical sampling of data rather than the complete counts taken every ten years. It allows communities to estimate changes to demographic characteristics during the period between the decennial censuses.

Burglaries decreased from 91 in 2012, to 80 in 2013, thefts from vehicles remained the same, and vehicle prowls were down. Citations for driving under the influence (DUI's) were up increased by 36 percent from the previous year. The Lake Forest Park Police Department focused its efforts on reducing burglary and other property crimes, preventing crime, and creating an environment where people feel safe.

The police department will be makingmake several changes to focus on crime prevention, and identifying and apprehending high impact offenders. Four areas the police will set clear direction and goals are:

- Reduce Ccrime and cCollision Loss in our Communitythe community
- Provide Qquality Sservices and iinnovative Ppolice Sstrategies Delivered Through Eexcellent Ccustomer Sservice
- Provide appropriate resources to employees that foster a safe, ethical, innovative, knowledgeable, and diverse workforce
- Provide Eemergency Mmanagement Ooversight for City Iinfrastructure and the Ccommunity

Hazard Mitigation Plan

The Lake Forest Park *Hazard Mitigation Plan* is the result of a partnership of local governments and regional stakeholders in King County, working together to update the King County Regional Hazard Mitigation Plan. The purpose of this plan is to help local governments reduce the exposure of residents to risks from natural hazards, such as earthquakes and floods.

This plan was first created in 2004 and was updated in 2009. The Federal Emergency Management Agency (FEMA) and the Federal Disaster Mitigation Act (DMA) law provides that requires these plans to be updated every five years to maintain eligibility for assistance. The DMA improves upon the planning process to emphasize the importance of mitigation, and encourages communities to plan for disasters before they occur.

A *Hazard Mitigation Plan* is prepared by local governments in response to the Disaster Mitigation Act of 2000 (Public Law 106-390). These plans allow access to federal funding afforded under the Robert T. Stafford Act. These plans meet statutory requirements that include:

- Organizing resources
- Assessing risk
- Engaging the public
- Identifying goals and objectives
- Identifying actions
- Developing plan maintenance and implementation strategies

The 2015 draft *Hazard Mitigation Plan* is available online at: www.cityofflp.com/index.aspx?nid=452.

The Federal Disaster Mitigation Act (DMA) requires state and local governments to develop such plans as a condition of federal grant assistance, and mandates updating these plans every five years. The DMA improves upon the planning process to emphasize the importance of mitigation, encouraging communities to plan for disasters before they occur. Crime Prevention Through Environmental Design (CPTED)²

CPTED ~~looks principles consider~~ the entire neighborhood to identify areas or elements that may have the potential to attract crime. Knowing simple CPTED design principles can lead to solutions that can be undertaken to reduce perceptions of fear and prevent crime in these areas. CPTED can ~~also help you plan ahead for~~ guide the designs for future neighborhood development ~~in your neighborhood~~. There are some basic strategies that ~~you can~~ be incorporated d into discussions with ~~your~~ neighborhood ~~or Block Watch~~ groups for shared areas, such as parks or alleys. There are also strategies ~~you should consider~~ for ~~your~~ personal property.

Natural Surveillance

CPTED does not promote the “fortressing” of properties; quite the contrary. The ability to see what is going on in and around a property should be your the first priority. Perpetrators of crime are attracted to areas and residences with low visibility. This can be counteracted in the following ways:

- **Lighting.** ~~Street lights~~ Streetlights should be well spaced and in working order, alleys and parking areas should also be lit. Lighting should ~~also~~ reflect the intended hours of operation, i.e., lighting ~~of at~~ playfields or structures in local parks may ~~actually~~ encourage after hour criminal activities. Motion-sensing lights perform the double duty of providing light when needed and letting trespasser know that “they have been seen.”
- **Landscaping.** Generally, uniformly shaped sites are safer than irregularly shaped sites because ~~there are they provide~~ fewer hiding places. Plants should follow the 3-8 rule ~~of thumb~~; hedges no higher than 3 feet, and tree canopies starting no lower than 8 feet. This ~~should~~ is especially important around entryways and windows.
- **Fencing.** Fences should allow people to see in. Even if the fences are built for privacy, ~~they should be of at the~~ design ~~that is not~~ should have some visibility and not be too tall ~~and has some visibility~~.
- **Windows.** Windows that look out on streets and alleys are good natural surveillance, especially bay windows, ~~and~~ These should not be blocked. ~~Retirees, stay at home parents, and people working from home offices can provide good surveillance for the neighborhood during the day~~ This is a design concept referred to as “eyes on the street.”

Natural Access Control

Access Control refers to homes, businesses, parks, and other public areas having that have distinct and legitimate points for entry and exits. However, this should also be balanced to avoid “user entrapment,” ~~or not allowing which does not allow~~ for easy escape or police response to an area. Generally, crime ~~perpetrators will avoid~~ is reduced in areas that only allow ~~them with~~ one way to enter and exit, and that have high visibility and/or ~~have~~ a high volume of user traffic. This can be assured by:

- **Park designs with open, uninhibited access and a defined entry point.** A good example is a park with transparent fencing around the perimeter, and one large opening in the gate for entry.

² Source: <http://www.seattle.gov/police/prevention/neighborhood/cpted.htm>.

Putting vendors or shared public facilities near this entrance creates more traffic and more surveillance.

- *Businesses with one legitimate entrance.* Avoid recessed doorways.
- *A natural inclination is to place public restrooms away from near centers of activity, but they can become dangerous if placed in an uninhabited area.* Restrooms can become problem areas if they are located that are down at the ends of long hallways, or in foyer entrances with closed doors, are far away from the entrance of a park, or are not visible from the roadway can become problem areas.
- *Personal residences with front and back doors that are clearly visible and well lit.*

Territoriality/Defensible Space

Territoriality means showing that your community “owns” yours is a way of demonstrating community ownership neighborhood. While this includes removing graffiti and keeping buildings and yards maintained, it also and refers to small personal touches. Creating flower gardens or boxes, putting out displaying seasonal decorations, or maintaining the plants in traffic circles seems simple, but sends a clear message that people in your care about the neighborhood care and won’t tolerate crime in their area. These kinds of personal touches work in business communities as well. More complex design efforts can also be undertaken for more dramatic changes. These are some things that should be considered when planning for future growth:

- *Front porches and apartment balconies add to street surveillance.*
- *Traffic plans that consider the size of the neighborhood.* People drive by “feel” more than speed limits, so a wide, two-two-lane residential streets can lead to speeding. Traffic circles, or increasing the size of curbs increased curb size can help to calm traffic.
- *Institutional architecture that respects the scale and form of the neighborhood identity and does not dwarf the current scale of the neighborhood.*
- *Clear transitions between private, semi-private, and public areas.*

