

# VOLUME II

## BACKGROUND ANALYSIS

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# BACKGROUND ANALYSIS

## Introduction

Volume II contains background information that supports the goals and policies in Volume I. The Planning Commission reviewed this information during the process of updating the Comprehensive Plan in order to ensure that the goals and policies reflect current conditions in the community, are consistent with current state and regional policy frameworks, and are based on best available information.

Volume II also includes information that meets the Washington State Growth Management Act (GMA) requirements for Comprehensive Plans. For instance, the Land Use section contains information on growth targets and land capacity, the Housing section contains an analysis of housing supply, the Transportation section contains an inventory of transportation facilities, and the Capital Facilities section contains plans for capital facilities improvements.



# 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 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 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* 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.

## Existing Land Use

According to the 2010 U.S. Census, the City of Lake Forest Park is 3.53 square miles, or 2,260 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 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.

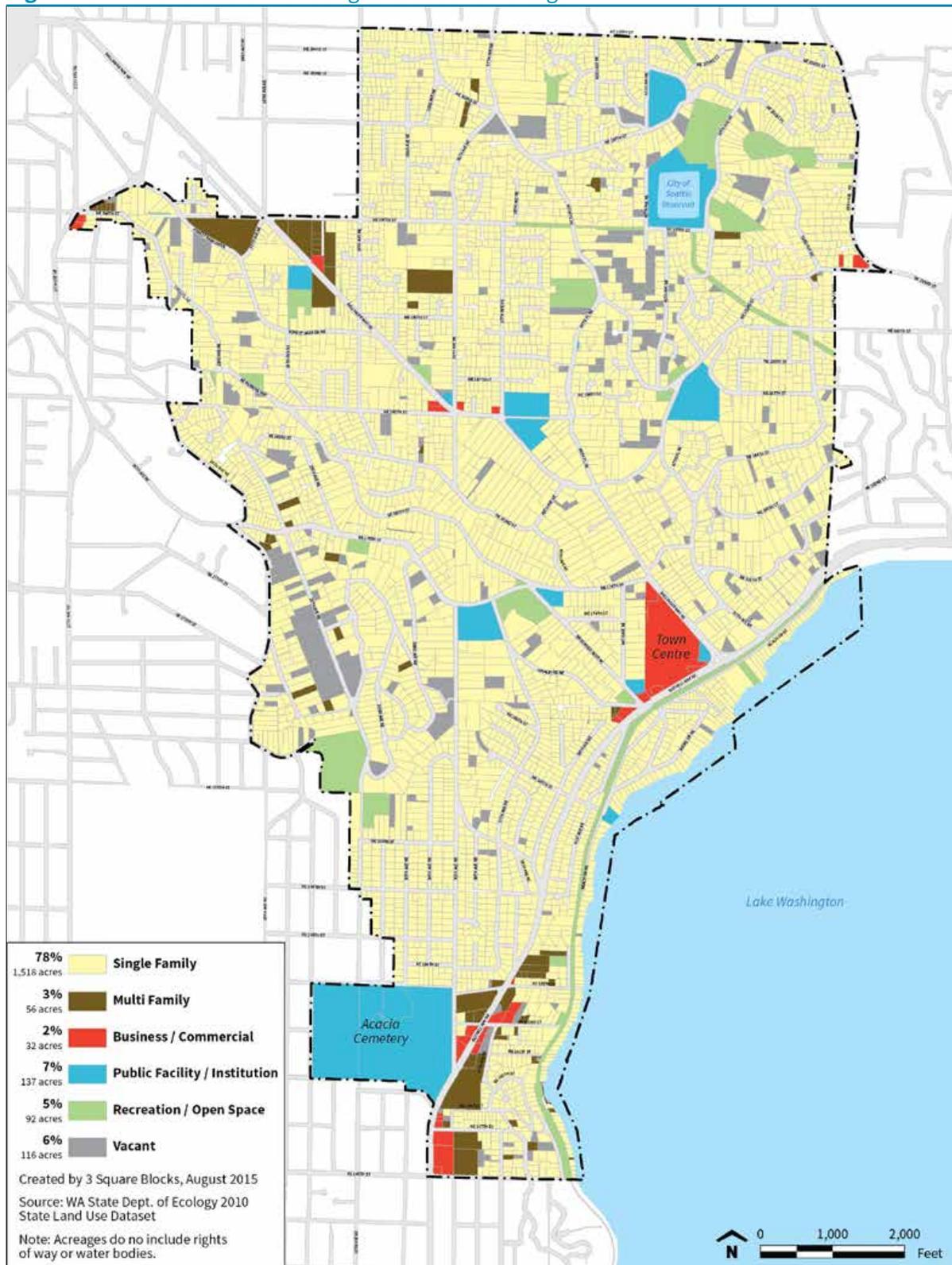
The Washington State Department of Ecology's 2010 land use GIS dataset provides additional information about existing land uses in Lake Forest Park. Figure II.2 on page 102 shows the existing land uses and the acreage for each, based on the state's data.

**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 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 growth targets were adopted as part of the King County Countywide Planning Policies. While the growth targets extend to 2031, the new 20-year planning horizon for the Comprehensive Plan update is 2035. 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.

**Table II.1** Lake Forest Park growth targets

	2006–2031 Targets	2015–2035 Targets
<b>Housing</b>	475 Housing Units	551 Housing Units
<b>Employment</b>	210 Jobs	244 Jobs

Source: King County, 2013; City of Lake Forest Park, 2014.

## 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 requires six 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 2014 *King County Buildable Lands Report* (BLR) builds on and updates the work done in the 2007 BLR. It fulfills requirements of RCW 36.70A.215 to report on residential and job changes since the 2007 BLR and to provide an updated picture of the county’s overall capacity to accommodate growth. The 2014 BLR reports on the six-year period from January 2006 to January 2012 for King County and each of the 39 cities. It measures each jurisdiction’s land supply and land capacity and updates those capacities to 2012. 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

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

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.

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

## The Comprehensive Plan & Other Land Use Policy Guidance

The **Southern Gateway Subarea Plan** is available online at: [www.cityoffp.com/DocumentCenter/View/784](http://www.cityoffp.com/DocumentCenter/View/784).

The **Southern Gateway zoning map** is available online at: [www.cityoffp.com/DocumentCenter/View/1696](http://www.cityoffp.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 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 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 places

## 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 zoning designations, five residential multifamily designations, neighborhood business, corridor commercial, town center, and two Southern Gateway mixed use zones.

The residential single family zoning designations are differentiated by minimum lot 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 dwellings, home occupations, accessory structures, manufactured homes, and day care facilities.

The residential 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 zone (SG-SFR). The principal purpose of these zones is to provide greater population density in appropriate areas of the city. All of the residential multifamily zones allow for uses including duplexes, multi-family 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.

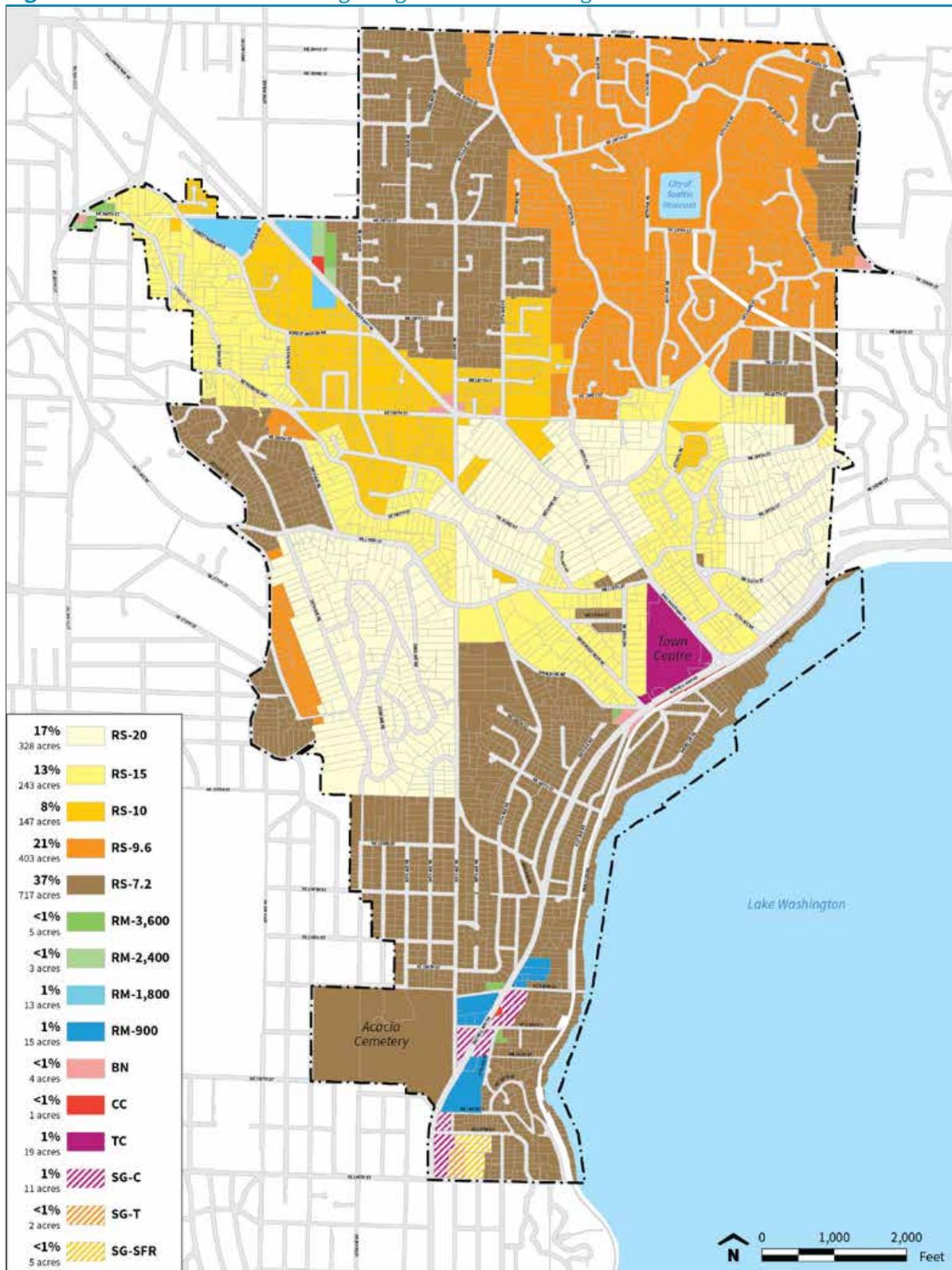
The purpose of the Corridor Commercial (CC) zoning designation is to provide locations for commercial uses along the Bothell Way corridor. Clustered retail and pedestrian friendly design are encouraged in this zone. Permitted uses include retail, business, government uses, hotels and motels, public utilities, 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 developments, including 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 high density single family and mixed use development in a manner that reduces impacts to the surrounding single family neighborhood. The southern gateway zones are single family 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.

**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.



# 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 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, abundance of streams, ravines, and wetlands, and its robust tree canopy. The need not only to protect but also to enhance the natural environment and wildlife inhabitants of Lake Forest Park extends far beyond its aesthetic beauty, however. The ecosystem and green infrastructure that the natural environment provides create economic and health benefits for the citizens 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 relationship to the built environment. What we build, where we build, and how we build it has a lasting effect on our ecosystems, as well as on the health of our community, region, and planet.

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

- Planning Context
- Environmental Features
- Citizen Volunteers
- Recycling

## Planning Context

A number of 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 relation 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.cityoffp.com/DocumentCenter/View/784](http://www.cityoffp.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 these goals. This visionary document influences several elements of the Comprehensive Plan including Environmental Quality & Shorelines and Parks, Trails, & Open Space.

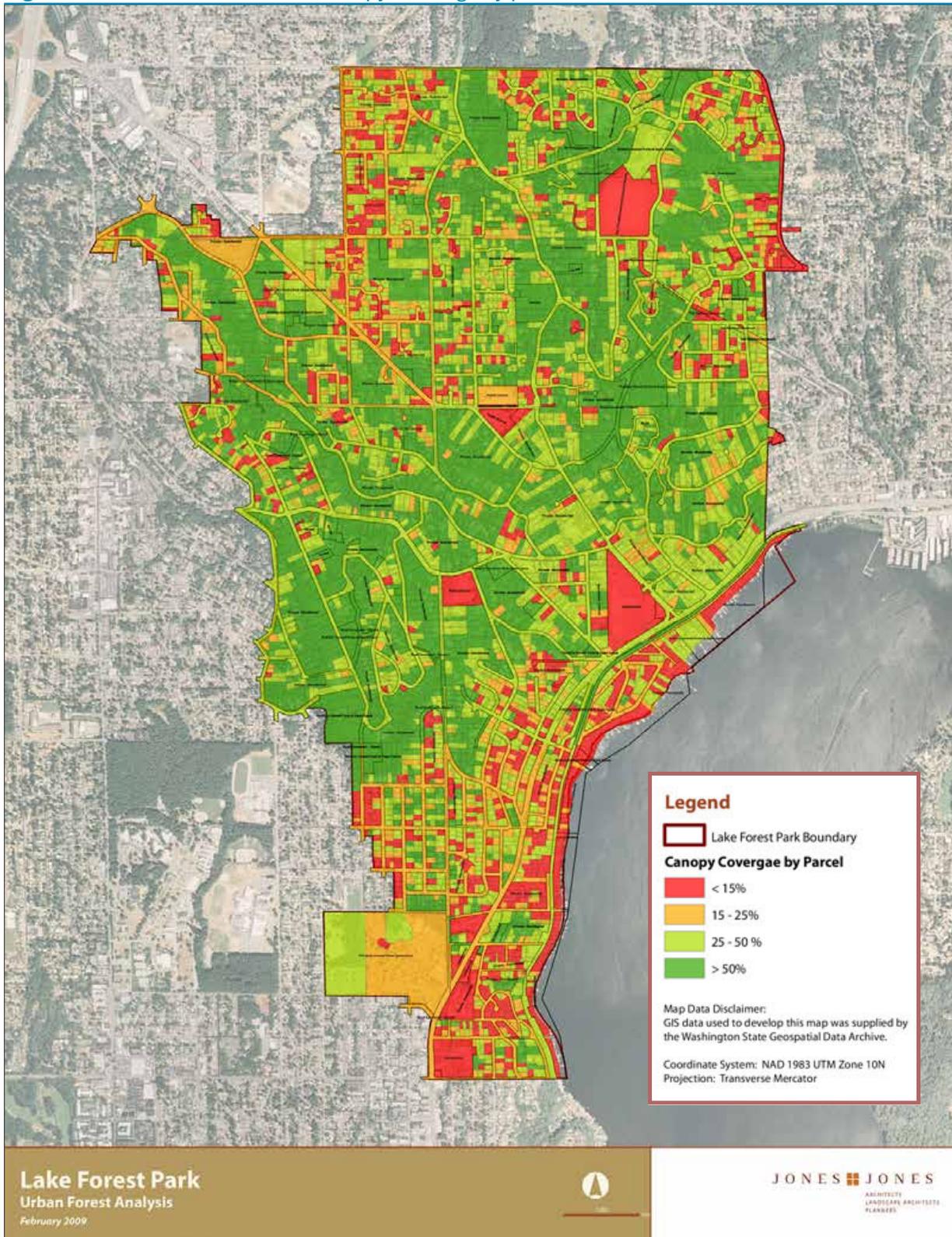
### Lake Forest Park Community Forest Management Plan (2010)

The **Community Forest Management Plan** is available online at: [www.cityoffp.com/DocumentCenter/Home/View/369](http://www.cityoffp.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 LFPMP 16.14—Tree Preservation and Enhancement.

Lake Forest Park's forest canopy is one of its defining characteristics, and is also a vital community resource. The amount of tree canopy coverage in a community 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.

**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](http://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 the City’s regulations which established animal guardianship criteria and strengthened wildlife protection.

### Shoreline Master Program (2013)

The **Shoreline Master program** is available online at: [www.cityofflp.com/DocumentCenter/View/1098](http://www.cityofflp.com/DocumentCenter/View/1098).

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 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 Department of Ecology. 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 contains the environmental features listed below. Figure II.1 in Volume II of the Land Use Element show 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 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.

Much of the land along the stream channels in Lake Forest Park is developed and includes residential neighborhoods, commercial areas, parks, and open spaces. Highways, streets, and driveways cross over the streams. Wetlands are also located along many of the city's streams. The streams carry much of the stormwater generated from surrounding areas and suffer from wide flow fluctuation attributed to precipitation in an urban environment. Many of the channel and riparian areas have been altered or degraded, but some remain in relatively good condition.

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 NPDES permit. 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 landslide 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 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.<sup>1</sup> Lake Forest Park's recycling rate (which includes composting) has already reached 65%, far above the state average of 50%.<sup>2</sup> Still, the Cedar Hills landfill, to which Lake Forest Park's garbage goes, finds that 75% of the waste it receives could have been recycled, composted or re-used.<sup>3</sup>

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

1 King County, "Zero Waste," last updated January 2015. <http://your.kingcounty.gov/solidwaste/garbage-recycling/zero-waste.asp>.

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

3 King County, "Zero Waste," last updated January 2015. <http://your.kingcounty.gov/solidwaste/garbage-recycling/zero-waste.asp>.

- 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, 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.

# BACKGROUND ANALYSIS

## Housing

### Introduction

This section contains background information supporting the goals and policies in the Housing Element of the Comprehensive Plan, including:

- Planning context—summary of state and regional framework for housing planning
- Who we are—demographic characteristics and trends
- Where we live—what kind, how much and where is our housing
- Forecast of future need

### Planning Context

#### State & Regional Framework

The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a housing element that identifies sufficient land (zoning capacity) and strategies to accommodate existing and projected housing needs for all segments of the community. The Washington Administrative Code (WAC) identifies features of a housing element as listed below.

- a. Inventory and analysis of existing and projected housing needs.
- b. Statement of goals, policies, and objectives for preservation, improvement, and development of housing.
- c. Identification of sufficient land for housing including group homes and foster care facilities, government-assisted, manufactured, multi-family, and low-income family housing.

Similarly, the Puget Sound Regional Council *VISION 2040* and King County Countywide Planning Policies (CPPs) provide guidance that also informs Housing Element goals and policies.

**Growth Targets & Land Capacity.** An overview of the Lake Forest Park growth targets for the 2035 Comprehensive Plan update, and the City’s land capacity to meet these targets is described in Volume II, Land Use Element Background Analysis and summarized in Table II.2, 2035 Growth Targets and Land Capacity. As shown, the City’s 2035 growth target is 551 housing units and 244 jobs. The City has adequate land capacity to meet these targets without making any changes to its current land use or zoning designations.

**Table II.2** 2035 growth targets and land capacity

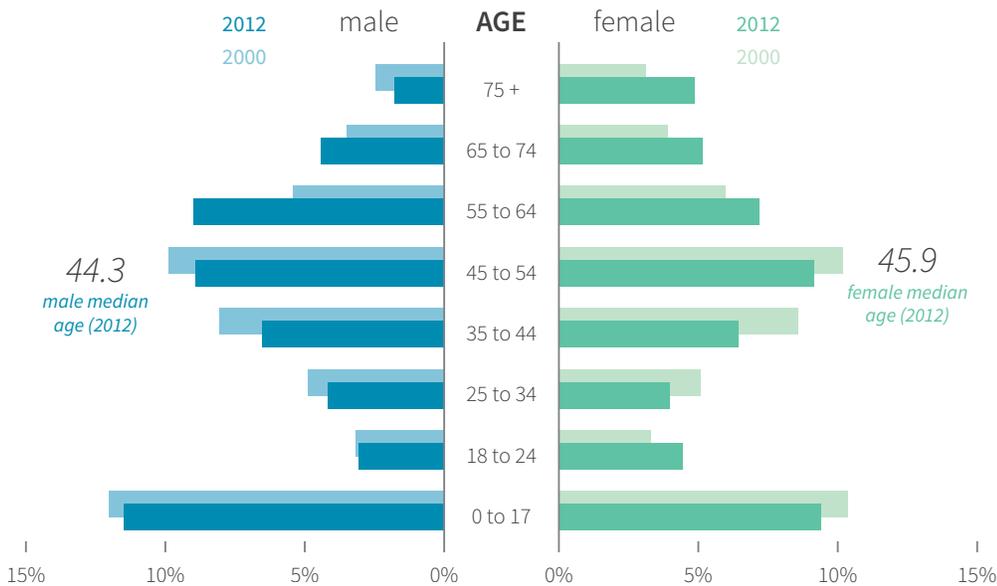
	Housing	Jobs
<b>2035 Target</b>	551 units	244 jobs
<b>Land Capacity</b>	631 units	285 jobs

## Who We Are

The demographics described below provide a description of population and household characteristics in Lake Forest Park and neighboring communities.

**Age Characteristics.** Overall, the City’s age profile has remained relatively stable since 2000, with a small decrease in persons below age 20 (25 percent in 2000 and 22 percent in 2012) and an increase in persons over age 65 (13 percent in 2000 and 17 percent in 2012). The median age of City residents is about 45 years, which is relatively older than the median age in surrounding cities. Comparatively, the City of Shoreline has a median age of about 41 years and Bothell has a median age of about 35 years. Please see Figure II.5 for the City’s estimated population distribution by age.

**Figure II.5** City of Lake Forest Park population pyramid



Source: U.S. Census Bureau, 2012 5-Year American Community Survey.

**Household Characteristics.** Table II.3 and Figure II.6, on the following page, provide a comparison of 2000 U.S. Census and 2012 American Community Survey<sup>1</sup> data for Lake Forest Park.

As Table II.3 shows, trends in Lake Forest Park over the period between 2000 and 2012 include:

- The number of households has remained relatively stable, increasing slightly from about 5,000 to about 5,100 households.
- Average household size for owner occupied units has decreased from 2.64 to 2.55 persons per household. For renter occupied units, the average household size has remained stable at about two persons per household.
- The proportion of households with children under age 18 has decreased and with adults age 65 and over has increased.
- The proportion of non-family households has increased, with a corresponding decrease in family households. As part of this change, the proportion of single family households has increased.

<sup>1</sup> 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.

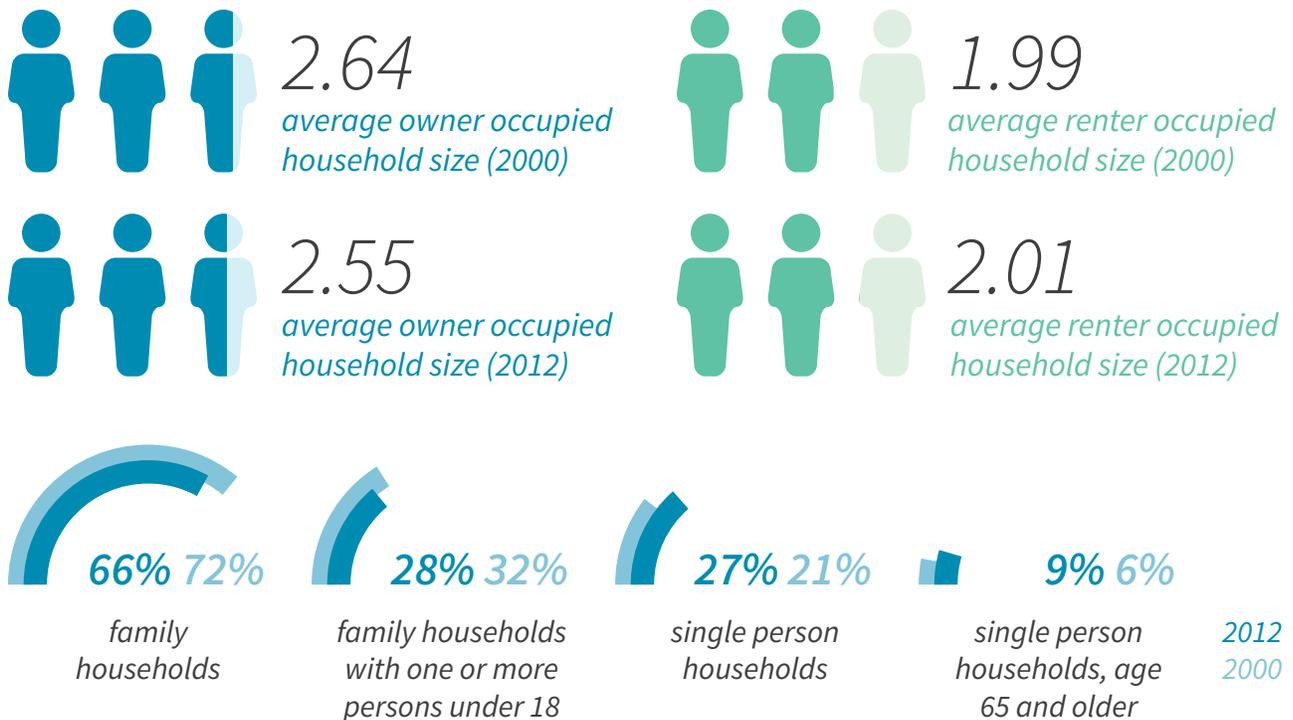
**Table II.3** Selected household characteristics in 2000 and 2012 in Lake Forest Park

Household Characteristics	2000	2012
Total Households	5,029	5,087
Average Household Size: Owner Occupied Housing	2.64	2.55
Average Household Size: Renter Occupied Housing	1.99	2.01
Family Households With One or More Persons Under 18	32%	28%
Households With One or More Persons 65 And Older	23%	26%
Family Households*	72%	66%
Non-Family Households*	28%	34%
Single Person Households	21%	27%
Single Person Households, Age 65 and Older	6%	9%

\* Family households are households maintained by two or more persons residing together and related by birth, marriage, or adoption. Non-family households are defined as households maintained by a person living alone or with non-relatives only.

Source: U.S. Census Bureau, 2000 Decennial Census and 2012 5-Year American Community Survey.

**Figure II.6** Infographics of selected household characteristics in 2000 and 2012 in Lake Forest Park

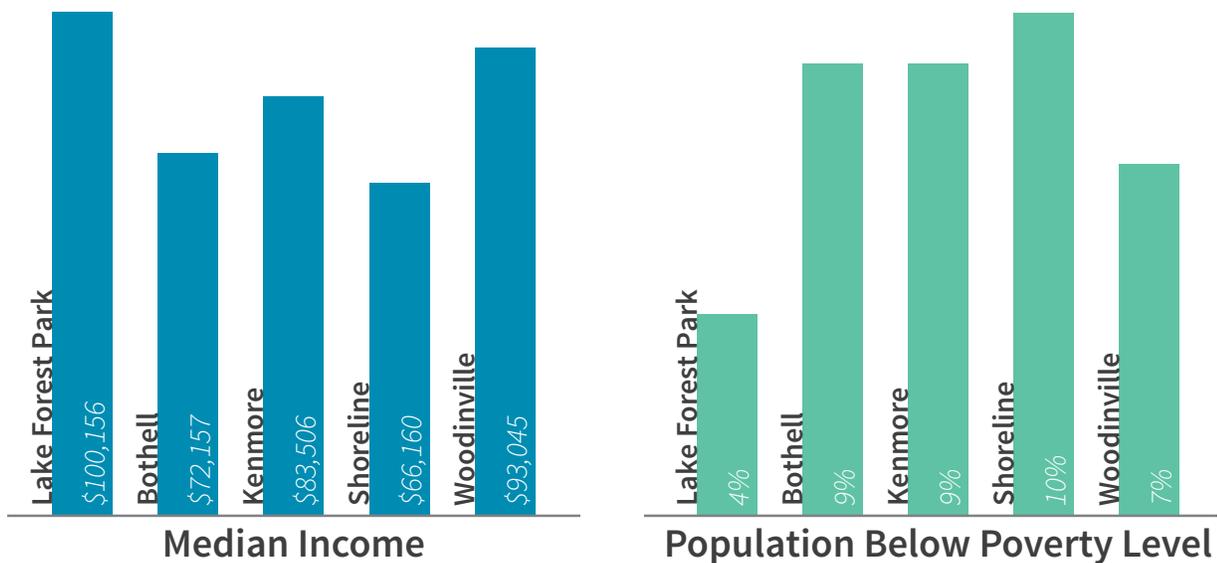


Lake Forest Park continues to be a city where families make up the majority of the households and households with children make up over a quarter of all households. Within the 20-year timeframe of the Comprehensive Plan, significant housing demand for families and households with children will likely continue. Characteristics that are often identified as making cities friendly to families include affordable housing, high public safety, available job opportunities, good schools, and good access to parks and recreation activities.

In the longer term, if demographic change in Lake Forest Park continues in the current direction, there will likely be increasing demand for housing stock and services to meet the needs of smaller families, including single parent families and single person head of households. Demand for housing and services that meet the needs of older residents may also increase.

**Household income.** Figure II.7 summarizes household income in Lake Forest Park and surrounding communities. As shown in Figure II.7, the median income in Lake Forest Park is higher and poverty rate lower, compared to nearby cities.

**Figure II.7** Household incomes in Lake Forest Park and comparison communities



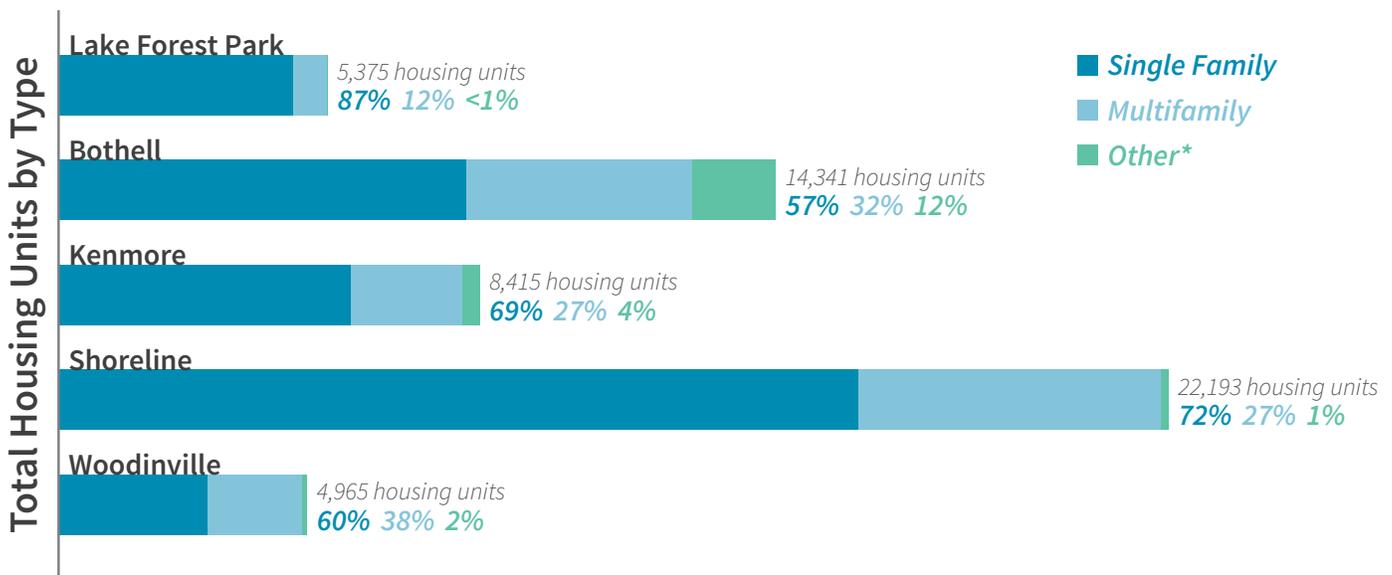
Source: U.S. Census Bureau, 2012 5-Year American Community Survey.

## Where We Live

The following provides a brief overview of housing characteristics in Lake Forest Park, including inventory, tenure, affordability, and special needs housing.

**Inventory.** Lake Forest Park’s housing inventory reflects the City’s history as a low density residential community. As show in Figure II.8, single family residential houses are the predominant housing type, comprising roughly 87 percent of the city’s housing units. Comparatively, the City’s neighbors are also characterized primarily by single family residential development, although to a notably lesser degree; at 72 percent single family housing, the City of Shoreline is most similar to the mix of housing types in Lake Forest Park.

**Figure II.8** Housing types in Lake Forest Park and comparison cities



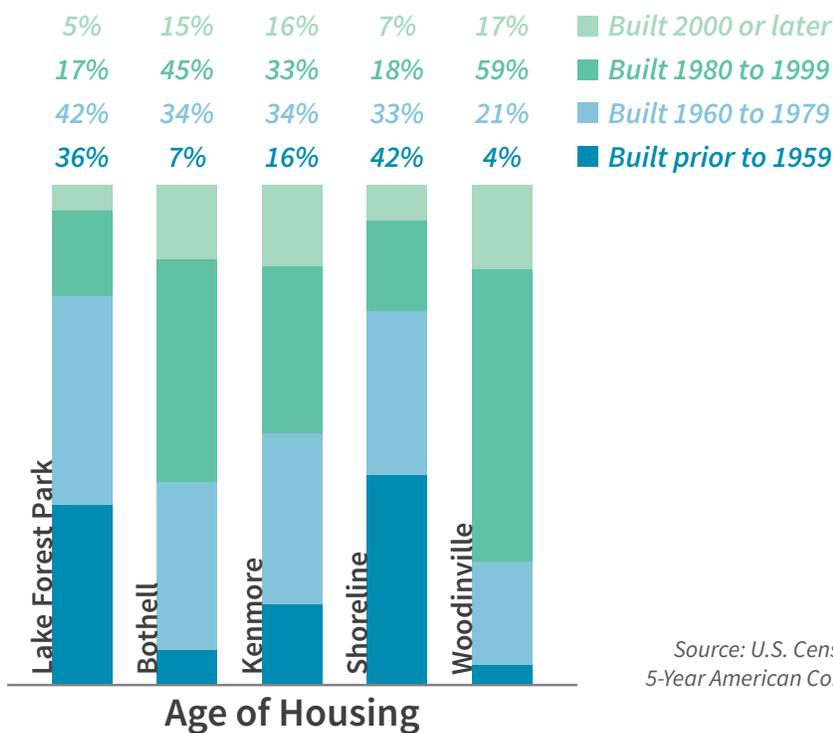
\* Includes mobile homes, boat, recreational vehicle, vans.

Source: U.S. Census Bureau, 2012 5-Year American Community Survey.

As shown in Figure II.9, the age of Lake Forest Park’s housing stock is also relatively more similar to the City of Shoreline housing inventory than the other surrounding cities, all of which have a comparatively younger housing inventory.

In some communities, the presence of a relatively large inventory of older housing may be associated with lower prices and increased affordability. However, in the case of Lake Forest Park, housing values have remained strong (see Table II.4). This is likely due to a number of factors, including the unique natural setting, proximity to employment centers, construction quality, school district reputation, and others.

**Figure II.9** Year structure built in Lake Forest Park and comparison cities



Source: U.S. Census Bureau, 2012 5-Year American Community Survey.

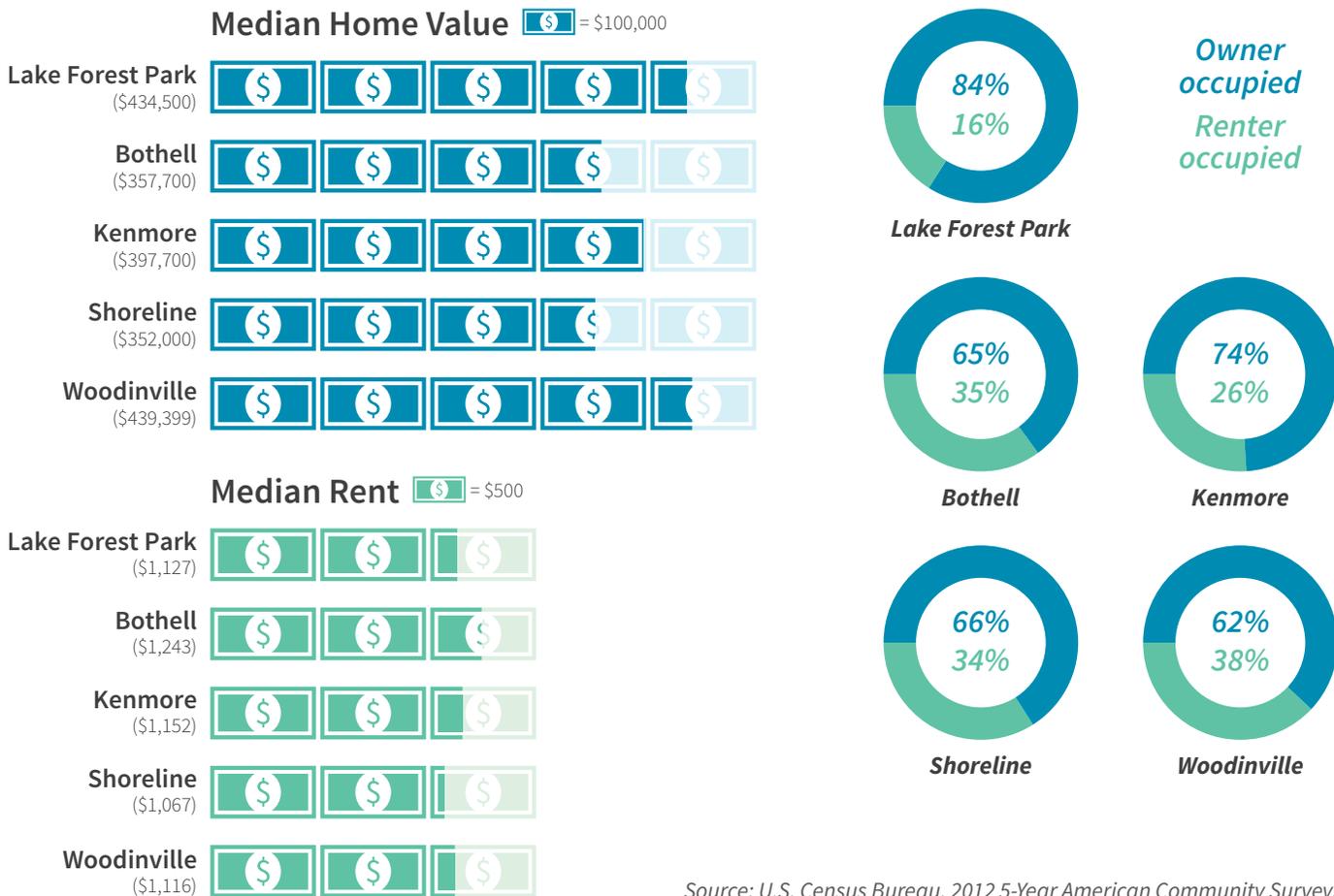
**Housing Tenure.** As shown in Table II.4 and Figure II.10 on the following page, Lake Forest Park has a high proportion of property owners to renters compared to surrounding communities. The city also has comparatively high home values. Although the city has significantly fewer rental units compared to surrounding communities, rental rates are comparable with the surrounding communities.

**Table II.4** Tenure and housing costs in Lake Forest Park and comparison cities

	Lake Forest Park	Bothell	Kenmore	Shoreline	Woodinville
<b>Median Home Value</b>	\$434,500	\$357,700	\$397,700	\$352,000	\$439,399
<b>Total Occupied Units</b>	5,087	13,677	7,867	21,218	4,561
<b>Percent Owner Occupied</b>	84%	65%	74%	66%	62%
<b>Percent Renter Occupied</b>	16%	35%	26%	34%	38%
<b>Median Rent</b>	\$1,127	\$1,243	\$1,152	\$1,067	\$1,116

Source: U.S. Census Bureau, 2012 5-Year American Community Survey.

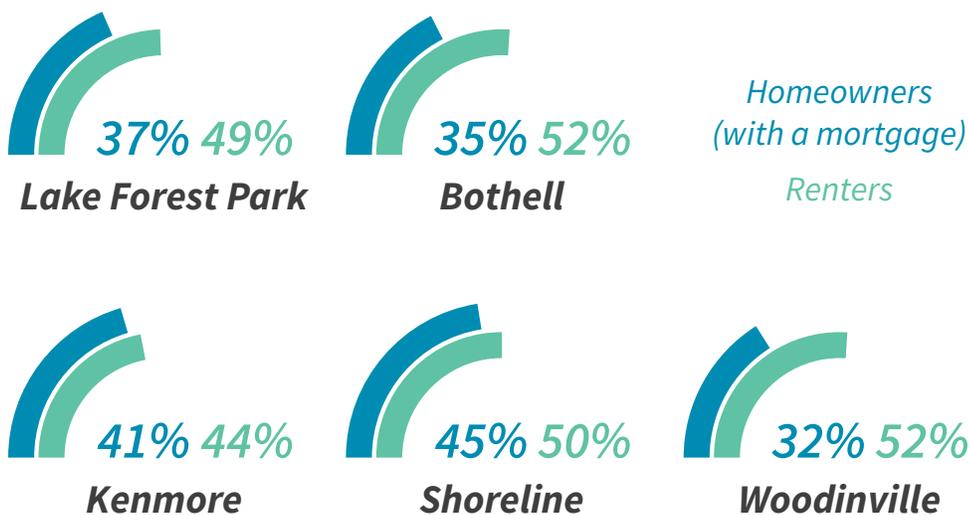
**Figure II.10** Infographics of tenure and housing costs in Lake Forest Park and comparison cities



Source: U.S. Census Bureau, 2012 5-Year American Community Survey.

**Housing Affordability.** Although there are a number of measures for affordability, 30 percent of gross annual household income is generally used as a rule of thumb for the amount that a household could spend and still have enough left over for other nondiscretionary spending. Households that spend more than this are typically considered cost-burdened. As shown in Figure II.11, over a third of Lake Forest Park households that own homes and have a mortgage are cost-burdened, as are nearly half of households that rent. When housing costs exceed this threshold of affordability, households may be forced to trade-off the cost of housing with other nondiscretionary needs, such as health care, child care, and others.

**Figure II.11** Cost-burdened households\* in Lake Forest Park and comparison cities



\* Cost-burdened households are those paying 30 percent or more of their income for housing.

Source: U.S. Census Bureau, 2012 5-Year American Community Survey.

**Special Needs Housing.** In Lake Forest Park, the Woodland North apartments are part of the King County Housing Authority’s moderate income housing program. The development contains 105 units, comprised of a mix of studio, one-bedroom and two-bedroom apartments. The Housing Authority’s moderate income program is for people who can pay rent closer to market rates. Tenants pay a flat rent amount each month instead of a percentage of income.

Three adult family homes, providing a total of 18 units and including a mix of assisted living and Alzheimer’s memory care services, are located in Lake Forest Park.

## Forecast of Future Needs

**Special Needs Housing.** Special needs housing helps to ensure that the needs of all community members are met. It can include low-income housing, financially-assisted housing, group quarters, and transitional housing. As discussed previously, within the 20-year time-frame of the plan, a large portion of the demand for housing will likely continue to be from families and households with children. Longer term, if demographic change in Lake Forest Park continues in the current direction, there will likely be increasing demand for housing stock and services to meet the needs of smaller families, including single parent families and single person head of households. Demand for housing and services that meet the needs of older residents may also increase.

Housing Element goals and policies in Volume I addressing special needs housing are found in Goal H-4.

**Affordable Housing.** The 2012 King County Countywide Planning Policies (CPPs) Appendix 4, Technical Housing Appendix, establishes a methodology for each jurisdiction to address countywide affordable housing need. The summary of the methodology is excerpted below:

- 1. Moderate Income Housing Need.** *Census Bureau estimates indicate that approximately 16 percent of households in King County have incomes between 50 and 80 percent of area median income; establishing the need for housing units affordable to these moderate income households at 16 percent of each jurisdiction's total housing supply.*
- 2. Low Income Housing Need.** *Census Bureau estimates indicate that approximately 12 percent of households in King County have incomes between 30 and 50 percent of area median income; establishing the need for housing units affordable to these low income households at 12 percent of each jurisdiction's total housing supply.*
- 3. Very-Low Income Housing Need.** *Census Bureau estimates indicate that approximately 12 percent of households in King County have incomes between 0 and 30 percent of area median income; establishing the need for housing units affordable to these very-low income households at 12 percent of each jurisdiction's total housing supply. This is where the greatest need exists, and should be a focus for all jurisdictions.*

Table II.5 summarizes household income levels corresponding to 80, 50 and 30 percent of King County and City of Lake Forest Park median household incomes.

**Table II.5** City of Lake Forest Park and King County household income categories

	<b>Median Household Income</b>	<b>80% of Median Household Income</b>	<b>50% of Median Household Income</b>	<b>30% of Median Household Income</b>
<b>Lake Forest Park</b>	\$99,637	\$79,710	\$49,819	\$29,891
<b>King County</b>	\$71,811	\$57,449	\$35,096	\$21,543

Source: U.S. Census Bureau, 2009–2013 5-Year American Community Survey.

Based on the guidance provided by the King County CPP Appendix 4 and the City’s housing target of 551 units, the future affordable housing need in Lake Forest Park can be projected as follows:

**Table II.6** City of Lake Forest affordable housing need by income

<b>Annual Household Income</b>	<b>Needed Affordable Households</b>
<b>\$21,543 or less</b>	66
<b>\$21,543—\$35,906</b>	66
<b>\$35,906—\$57,449</b>	88

Housing Element goals and policies in Volume I identify a wide range of strategies to promote affordable housing in the city. The most applicable strategies can be found in Goal H-3.



# BACKGROUND ANALYSIS

## Economic Development

### Introduction & Approach

#### Background and Purpose

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

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

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

## Sources

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

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

## Organization of this Section

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

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

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

## Peer City Framework

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

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

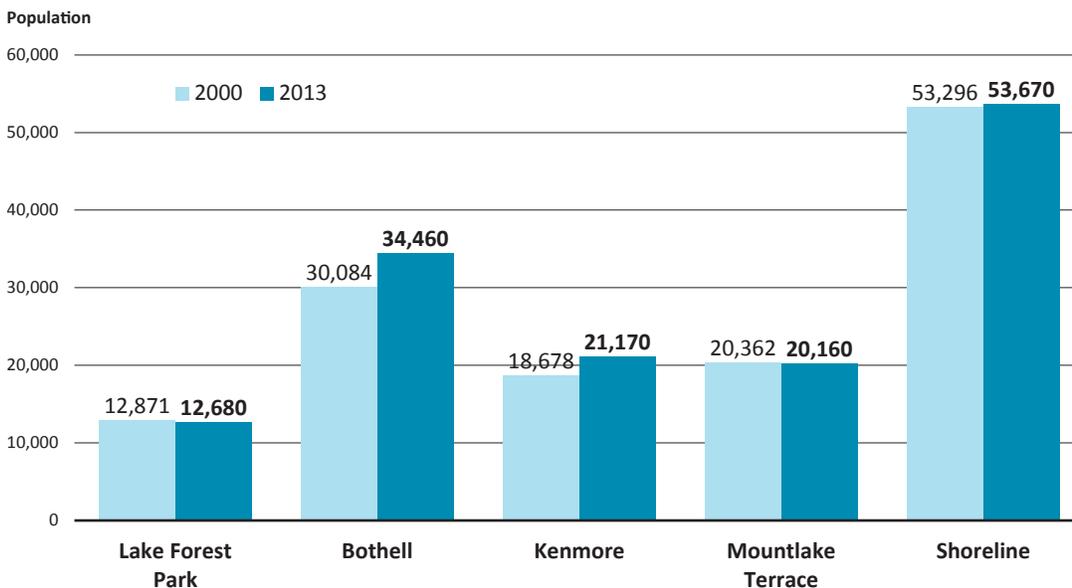
## Demographic Profile

### Population

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

Figure II.12 illustrates the City's population change from 2000 to 2013, which has remained flat during that time. Only Kenmore and Bothell experienced substantial growth during that time period.

**Figure II.12** 2000 and 2013 population, City of Lake Forest Park and selected comparison cities, 2013



Note: figures include annexations.

Source: Washington State Office of Financial Management, 2013.

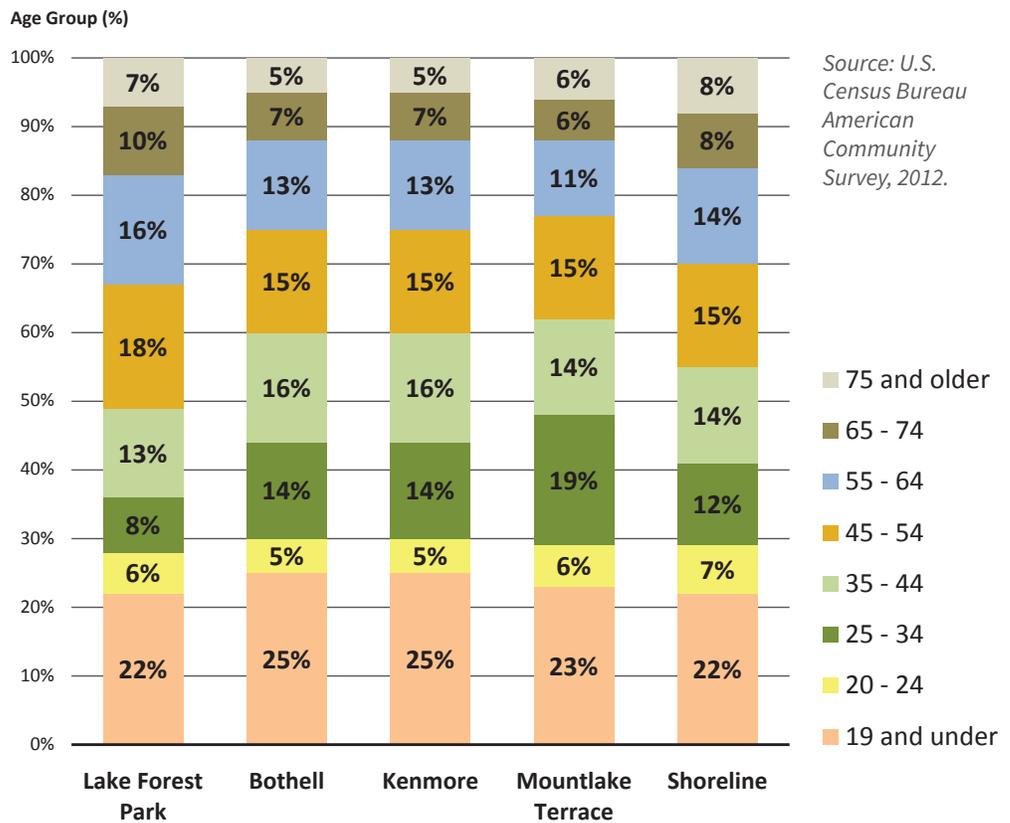
## Age Distribution

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

- It's important to retailers as they make decisions about where to locate new stores
- It's important to real estate developers as they make decisions about where to build and what types of units and amenities to offer
- It has implications for a City's housing needs

Lake Forest Park's age distribution reflects an older demographic, with about 50% of residents at or above 45 years of age (see Figure II.13).

**Figure II.13** Age distribution, City of Lake Forest Park and selected comparison cities, 2012

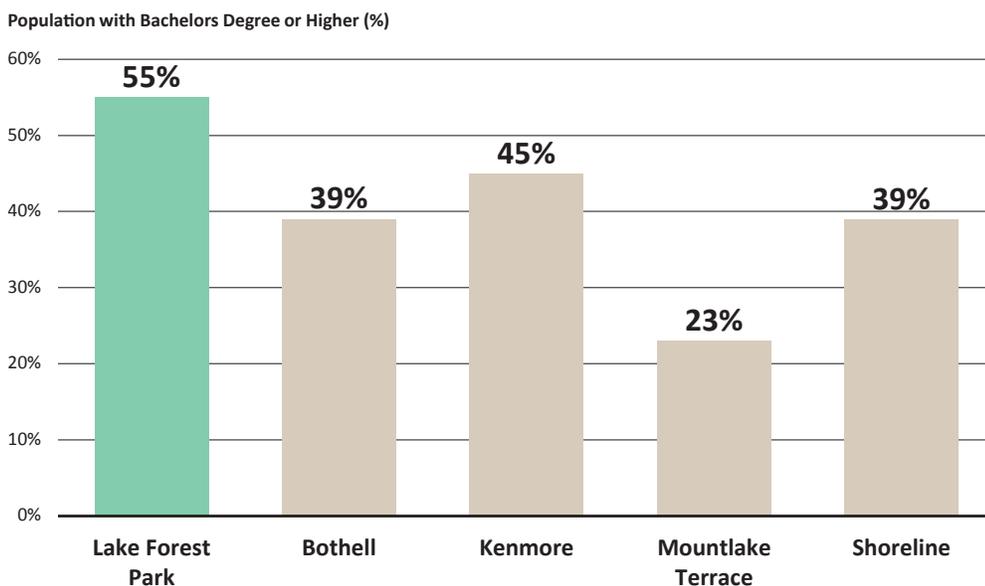


## Educational Attainment

Figure II.14 presents the percent of residents who hold a Bachelor's degree or higher. This is one metric that describes how well-educated the residents of a city are.

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

**Figure II.14** Residents with a bachelor's degree or higher, City of Lake Forest Park and selected comparison cities, 2012



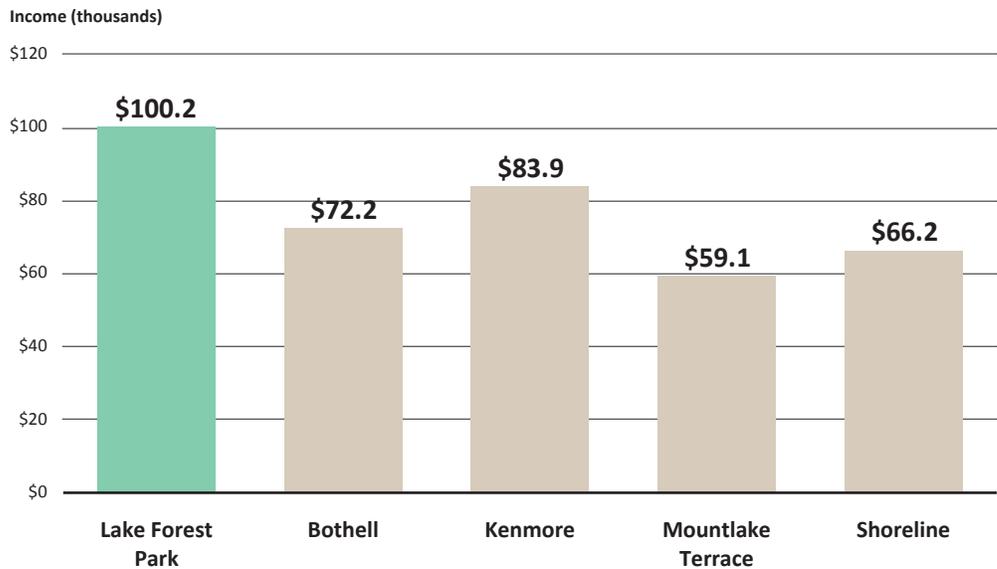
Source: U.S. Census Bureau American Community Survey, 2012.

## Household Income

Figure II.15 on the following page shows the median household income for Lake Forest Park and the selected comparison cities. With a median household income of over \$100,000, Lake Forest Park residents tend to have higher incomes than residents of the comparison cities.

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

**Figure II.15** Median household income, City of Lake Forest Park and selected comparison cities, 2012



Source: U.S. Census Bureau American Community Survey, 2012.

### Housing Tenure

Lake Forest Park has a rate of home ownership that is significantly higher than the selected comparison cities (see Table II.4 and Figure II.10 in the Housing Element Background Analysis).

The decision to purchase a home is often dependent on a number of factors, including an individual or family’s financial preparedness, the state of the housing market, and long-term residency plans. Lake Forest Park’s older, wealthier resident base is likely to prefer home ownership due to their ability to afford the home purchase and their plan to stay in Lake Forest Park for an extended period of time.

The high level of home ownership is mirrored by the high proportion of single-family housing units in Lake Forest Park (see Figure II.8 in the Housing Element Background Analysis). However, many older adults are down-sizing as they

seek flexibility and carefree maintenance in their housing choices. These trends appear to favor multifamily construction, and there may be an opportunity to cater to current and aspiring Lake Forest Park residents by building for-sale multifamily products (e.g. condominiums).

## **Housing Type**

85% of all housing units in Lake Forest Park are single family units; this is the highest proportion of single family housing units among all comparison cities (see Figure II.8 in the Housing Element Background Analysis).

Because owner-occupied multifamily units are rare in Lake Forest Park, the high level of home ownership is consistent with the high proportion of single family housing in the City.

Table II.3 in the Housing Element Background Analysis illustrates the composition of Lake Forest Park household characteristics. These data help to better understand target markets for retail segmentation, and allow the City to make policy decisions that reflect the needs and wants of Lake Forest Park residents.

## **Commercial Uses**

### **Local Employment**

Examining the commercial uses in the City starts with studying local employment and the users of commercial land. The data in Table II.7 on the following page characterize Lake Forest Park employment by job sector. Services and Retail account for a larger portion of jobs in Lake Forest Park than in any other comparison city. In Lake Forest Park, these sectors account for 73% of all jobs. Total employment in Lake Forest Park is significantly lower than in the comparison cities.

**Table II.7** Employment by sector, City of Lake Forest Park and selected comparison cities, 2012

<i>Employment by Sector by Number</i>	<b># Employed</b>	<b>Services</b>	<b>Retail</b>	<b>FIRE</b>	<b>Education</b>	<b>Manufacturing</b>	<b>Government</b>	<b>Const/Res</b>	<b>WTU</b>
<b>Lake Forest Park</b>	1,716	1,015	243	61	123	20	94	90	70
<b>Bothell</b>	26,573	13,365	1,438	2,486	1,935	3,766	730	761	2,092
<b>Kenmore</b>	3,392	1,634	375	127	492	30	120	300	314
<b>Mountlake Terrace</b>	6,783	2,193	403	2,695	357	203	401	330	201
<b>Shoreline</b>	16,006	7,427	2,645	441	1,982	140	2,581	611	181

*Employment by Sector  
by Percentage*

<b>Lake Forest Park</b>	1,716	59%	14%	4%	7%	1%	5%	5%	4%
<b>Bothell</b>	26,573	50%	5%	9%	7%	14%	3%	3%	8%
<b>Kenmore</b>	3,392	48%	11%	4%	15%	1%	4%	9%	9%
<b>Mountlake Terrace</b>	6,783	32%	6%	40%	5%	3%	6%	5%	3%
<b>Shoreline</b>	16,006	46%	17%	3%	12%	1%	16%	4%	1%

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

Source: Puget Sound Regional Council, 2012.

## Resident Occupations

The data in Table II.8 and Figure II.16 characterize the occupations of Lake Forest Park residents. Understanding the type of jobs residents have compared to the region can serve as an indicator for resident preferences and needs. Most notably, the mix of occupations of Lake Forest Park residents does not differ substantially from King County as a whole, although a smaller percentage of people have jobs in industrial industries such as Manufacturing and Warehousing, Transportation and Utilities (WTU) and higher percentage work in educational services. Twenty percent of Lake Forest Park residents are self employed.

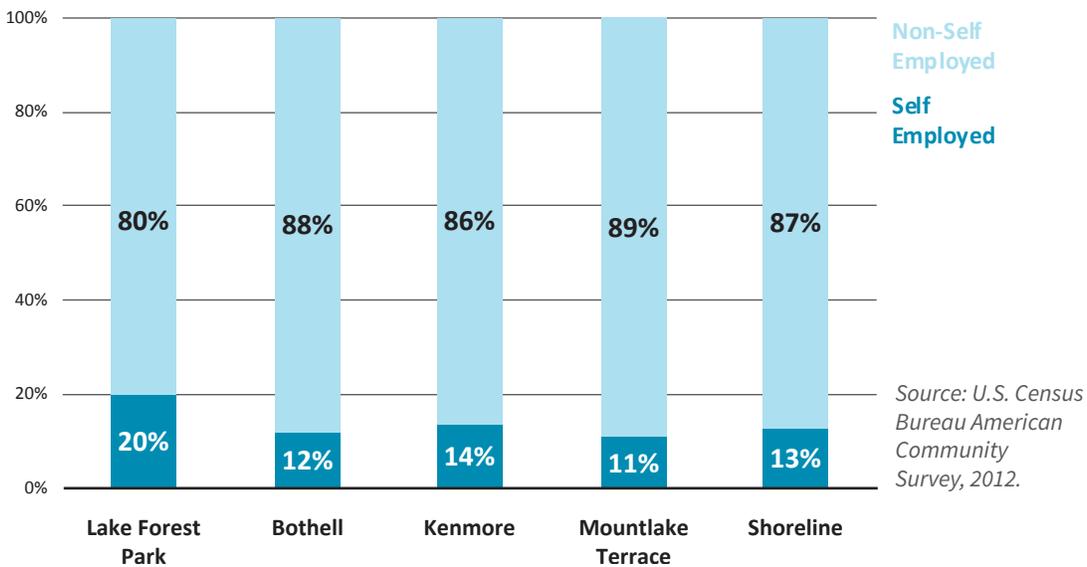
**Table II.8** Industry by occupation, residents of Lake Forest Park and King County, 2011

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

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

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

**Figure II.16** Self employed income, City of Lake Forest Park and selected comparison cities, 2012



### Resident and Employee Commuting Patterns

The majority of people who work in Lake Forest Park do not live within city limits and are distributed in a wide range of locations in Lake Forest Park’s vicinity. Very few people that work in Lake Forest Park live in Lake Forest Park (approximately 9%). Lake Forest Park residents mostly work outside of the City in major employment centers like Seattle and Bellevue. Only 2% of people that live in Lake Forest Park work in Lake Forest Park. The low percentage of people that live and work in Lake Forest Park is reflective of the City’s status as a bedroom community.

**Table II.9** Industry by occupation, residents of Lake Forest Park and King County, 2011

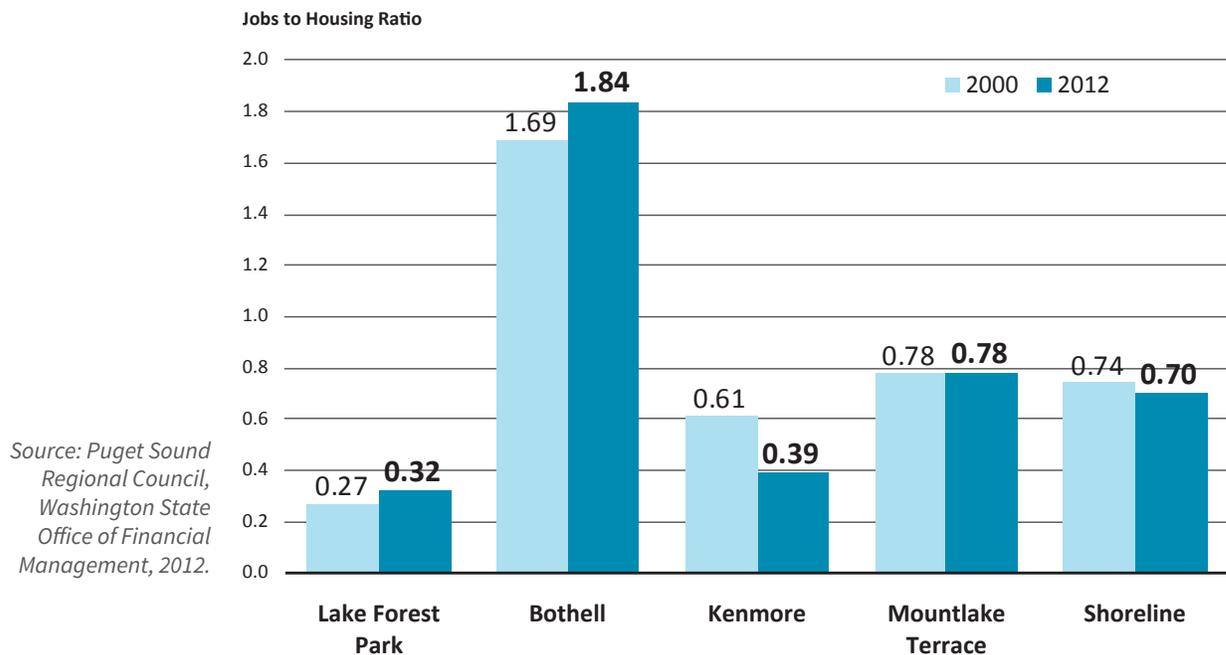
	Lake Forest Park	Seattle	Shoreline	Kenmore	Everett	Bothell	Lynnwood	Kirkland	Bothell West CDP	Edmonds	Redmond	Bellevue	Other
<b>Place of Residence</b>	9%	19%	8%	4%	3%	3%	3%	2%	2%	2%	0%	0%	45%
<b>Place of Work</b>	2%	46%	6%	0%	4%	3%	3%	2%	0%	0%	4%	7%	23%

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

### Jobs-to-Housing

The jobs-to-housing ratio illustrates whether a city is an employment center or bedroom community (Figure II.17 on the opposite page). Lake Forest Park’s 2012 jobs-to-housing ratio of 0.3 means that the city has nearly three times more housing units than jobs, indicating that the city is a bedroom community where residents commute elsewhere for their jobs. Lake Forest Park’s jobs-to-housing ratio increased slightly from 2000 to 2012, suggesting that employment growth outpaced that of housing (albeit at a relatively low rate).

**Figure II.17** Jobs-to-housing ratio, City of Lake Forest Park and selected comparison cities, 2012



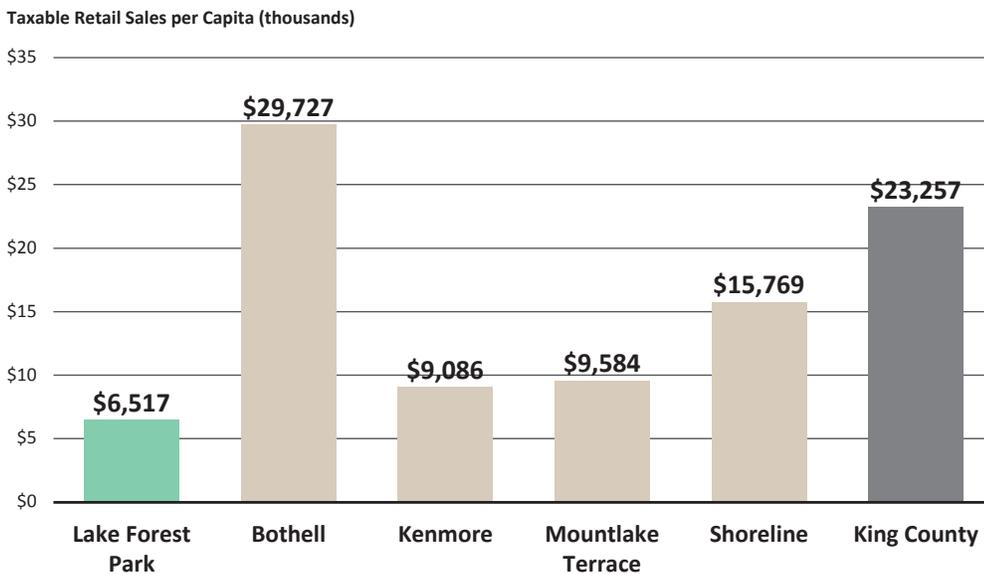
Source: Puget Sound Regional Council, Washington State Office of Financial Management, 2012.

Relative to the comparison cities and the region as a whole, Lake Forest Park has one of the lowest jobs-to-housing ratios, with neighboring Mountlake Terrace having a ratio of 0.78. Bothell, on the other hand, has a relatively high jobs to housing ratio of 1.84 and serves as an employment center for the region.

## Taxable Retail Sales

Taxable retail sales are an important source of revenues for many municipalities in Washington State. Lake Forest Park has relatively low taxable retail sales per capita compared to neighboring cities, an indicator that residents are traveling outside the City to do much of their shopping. In addition, taxable retail sales per capita are relatively low compared to King County as a whole (see Figure II.18).

**Figure II.18** Taxable retail sales per capita, City of Lake Forest Park and selected comparison cities, 2012



Source: Washington Department of Revenue, 2012.

## Real Estate Indicators

### Real Estate Market Conditions

The following section provides a dashboard of relevant real estate market indicators for housing, office and retail uses. The Lake Forest Park surrounding communities are forecasted to experience an influx of high density multifamily housing based on changing demographics and zoning policy decisions (see Figure II.19). Demand for such housing is currently high, resulting in multiple developments either underway or planned near Lake Forest Park.

**Figure II.19** Multifamily market indicators, Lake Forest Park market areas, 2009–2014

<b>Market Area</b>	<b>Vacancy Rate</b>	<b>Rent per Square Foot</b>
<b>Shoreline</b>	1.9%	\$1.32
<b>North Seattle</b>	2.9%	\$1.51
<b>Bothell</b>	3.6%	\$1.35
<b>Mountlake Terrace</b>	2.6%	\$1.24
<b>Thrasher's Corner</b>	3.5%	\$1.37

Source: Dupree+Scott Apartment Advisors, 2014.

**Figure II.20** Forecasted growth for Forecast Analysis Zone 6420, 2010–2035

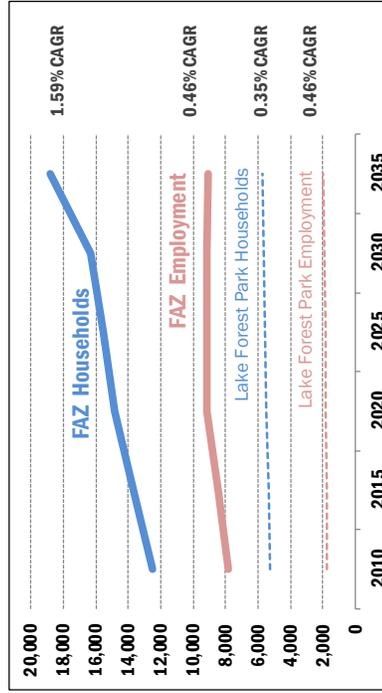
<b>FAZ 6420</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
<b>Total Population</b>	30,989	33,773	36,807	38,406	40,075	44,630
<b>Total Households</b>	12,525	13,625	14,822	15,538	16,288	18,831
Average Household Size	2.47	2.48	2.48	2.47	2.46	2.37
<b>Single Family Households</b>	9,666	10,190	10,743	10,795	10,847	10,840
<b>Multifamily Households</b>	2,859	3,415	4,079	4,711	5,441	7,714
Percent Single Family	77%	75%	72%	70%	67%	58%
Percent Multifamily	23%	25%	28%	30%	33%	42%

<b>FAZ 6420</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
<b>Total Employment</b>	7,833	8,472	9,164	9,155	9,146	9,071
<b>Employment By Sector</b>						
MFG-WTU	366	422	487	504	521	538
Retail-Food Services	1,333	1,367	1,401	1,303	1,211	1,106
FIRE-Services	3,399	3,718	4,066	4,075	4,084	3,997
Govt-Higher Edu.	1,584	1,626	1,670	1,690	1,710	1,744
Edu. K-12	732	858	1,006	988	1,105	1,169
Construction-Resource	419	473	534	524	515	510
<b>Percent Employment by Sector</b>						
MFG-WTU	5%	5%	5%	6%	6%	6%
Retail-Food Services	17%	16%	15%	14%	13%	12%
FIRE-Services	43%	44%	44%	45%	45%	44%
Govt-Higher Edu.	20%	19%	18%	19%	19%	19%
Edu. K-12	9%	10%	11%	11%	12%	13%
Construction-Resource	5%	6%	6%	6%	6%	6%

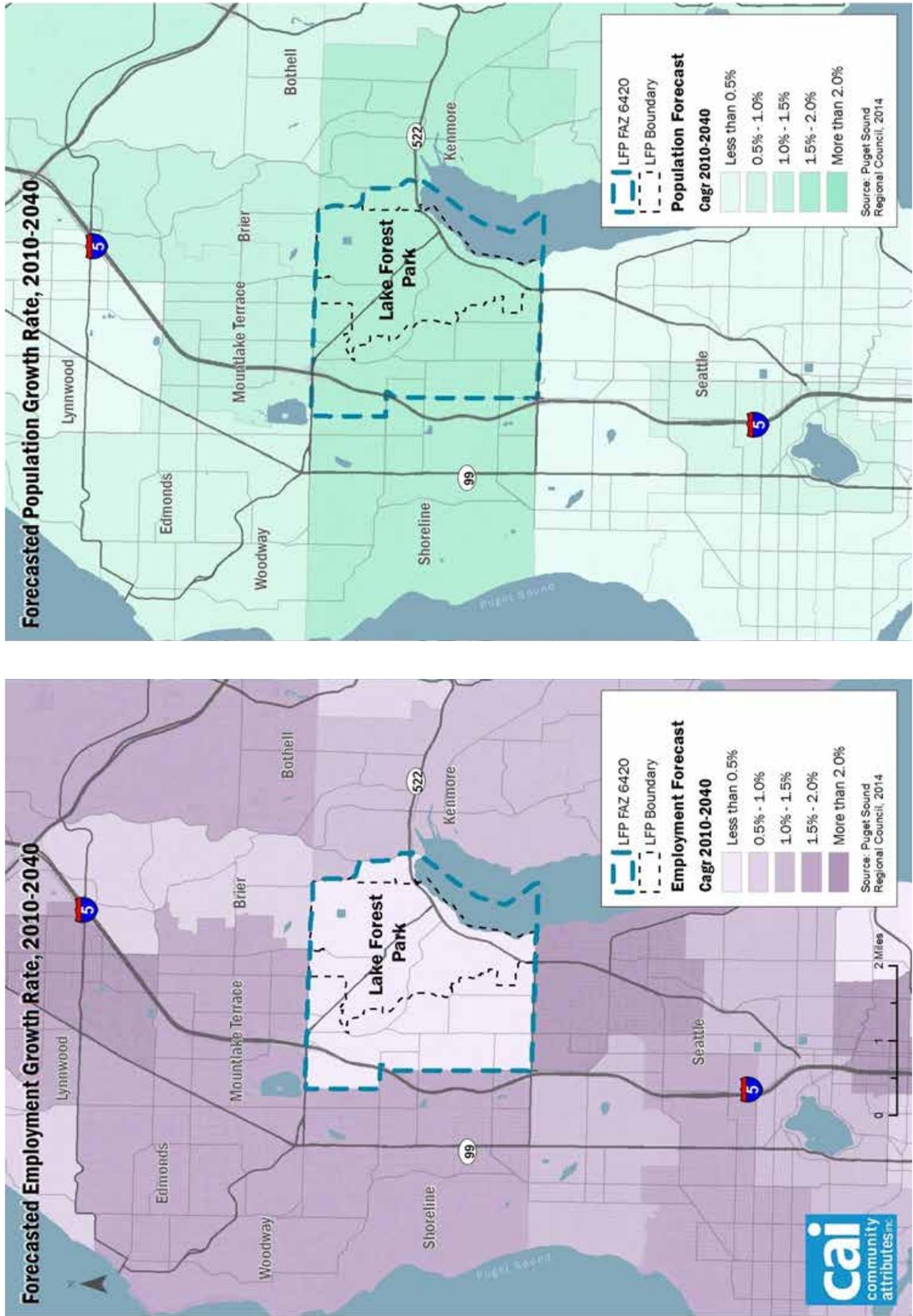
<b>City of Lake Forest Park</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
Total Households (Target)	5,268	5,360	5,453	5,548	5,645	5,743
Covered Employment (Target)	1,738	1,778	1,819	1,861	1,904	1,948



Note: Forecast Analysis Zones (FAZ) are the units of the geographic boundary system used by the Puget Sound Regional Council to model and report its small area forecasts of Population, Households, and Employment. They are built up from traffic analysis zones (TAZs), with each FAZ containing between 1 to 20 TAZs. FAZ boundaries generally, with few exceptions, also line up with census tract boundaries, with each FAZ containing between 1 to 9 census tracts. (PSRC)

Source: Puget Sound Regional Council, 2014.

Figure II.21 Forecasted growth, Lake Forest Park region, 2010–2040



**Figure II.22** Lake Forest Park adopted growth targets as a percentage of forecasted growth in FAZ 6420, 2010–2035

City of Lake Forest Park	2010	2015	2020	2025	2030	2035
<b>Total Households (Target)</b>	5,268	5,360	5,453	5,548	5,645	5,743
Percent of FAZ Households	42%	39%	37%	36%	35%	30%
<b>Covered Employment (Target)</b>	1,738	1,778	1,819	1,861	1,904	1,948
Percent of FAZ Employment	22%	21%	20%	20%	21%	21%

Source: Puget Sound Regional Council, 2014.

### FAZ 6420 & Lake Forest Park Forecasted Growth

- In 2010, Lake Forest Park contained about 42% of all households within FAZ 6420 and about 22% of all jobs with FAZ 6420.
- The adopted housing target implies that Lake Forest Park will capture a small portion of the growth projected for the FAZ.
- Lake Forest Park’s adopted employment target is low relative to the larger region, but is consistent with the employment growth projected for the FAZ.
- More conservative growth will limit opportunities to diversify revenue sources for the City.

## Future Land Use Patterns

An examination of future land use patterns begins with an analysis of the current distribution of uses. Please refer to Figure II.2 in the Land Use Element Background Analysis for the existing land use summary map.

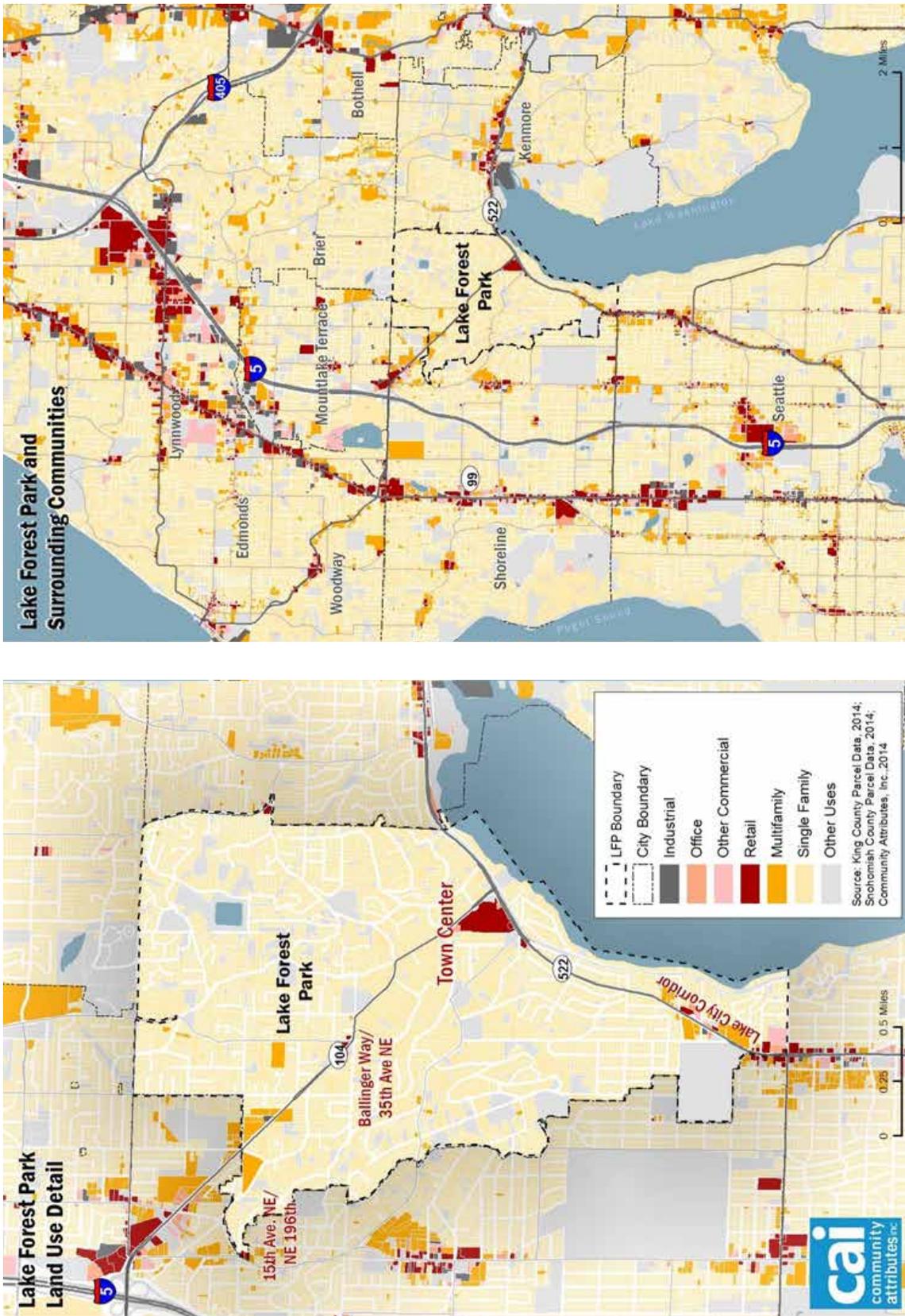
- Single family housing is the predominant land use in Lake Forest Park.
- Single family housing accounts for approximately 90% of the assessed value of the City.
- Commercial and high-density housing in Lake Forest Park generate higher improvement values per land square foot than single family housing.

**Figure II.23** Land use summary, Lake Forest Park, 2014

Parcel Land Use	Land		Buildings		2013 Assessed Value (AV)		
	Acres	%	Sq Ft	%	\$ Value	%	AV/Land Sq Ft
Vacant	206	11%	0	0%	\$48,049,000	3%	\$5
Government Services	82	4.4%	310,000	3%	\$34,500,000	2%	\$10
Resource and Recreation	2	0.1%	0	0%	\$2,063,000	0%	\$20
Industrial	1	0.1%	6,000	0%	\$1,436,000	0%	\$28
Office	6	0.3%	80,000	1%	\$12,258,000	1%	\$47
Other Commercial	1	0.04%	3,000	0%	\$1,223,000	0%	\$36
Retail	22	1.2%	273,000	2%	\$37,598,000	2%	\$39
Multifamily	40	2.2%	848,000	7%	\$55,205,000	3%	\$31
Single Family	1,513	81%	9,818,000	87%	\$1,677,033,000	90%	\$25
<b>Total</b>	<b>1,873</b>	<b>100%</b>	<b>11,338,000</b>	<b>100%</b>	<b>\$1,869,365,000</b>	<b>100%</b>	<b>\$23</b>

Source: King County Assessor, 2014.

Figure II.24 Land use summary, Lake Forest Park Region, 2014



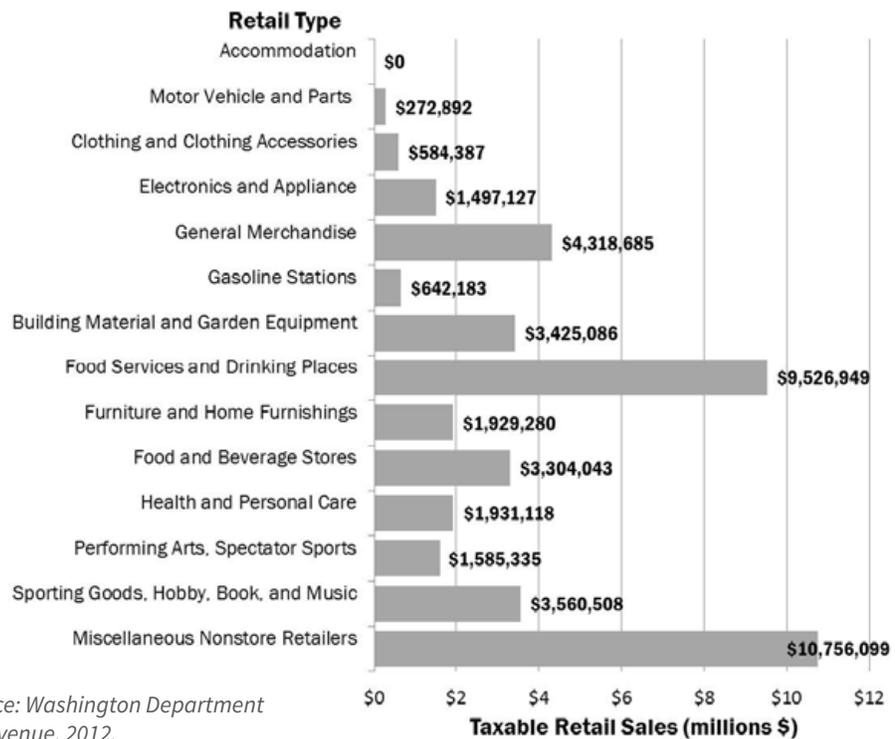
**Trade capture** can be interpreted in the following manner: if a neighborhood retail corridor has a trade capture rate of exactly 100%, then sales in that neighborhood would be equivalent to all trade area residents conducting all of their retail spending within their neighborhood retail corridor. In reality, the trade capture rates for Lake Forest Park represent the percentage of Primary Trade Area retail spending power captured by Lake Forest Park businesses.

## Retail Trade Capture

The trade capture analysis includes a detailed study of retail spending within Lake Forest Park. The analysis utilizes taxable retail sales data collected by the Washington State Department of Revenue (see Figure II.25). The data are collected and organized by NAICS categories and location, allowing analysis and comparison of distinct retail types and geographic areas. In addition, population estimates for the city and region are utilized to establish per capita retail spending. The data allow for comparisons between different retail categories as well as overall assessment of trade capture within the City’s trade area.

A trade area is the geographic region that generates the majority of customers for a given commercial district retail location. In other words, it is the geographic area from which customers are most likely to come. The Lake Forest Park trade area is represented in the following map (see Figure II.26). The trade area consists of neighborhoods and residences within a five minute drive time of the Lake Forest Park Town Center. Other factors considered when defining the trade area were neighborhood topography, competing retail centers, and the mix and overall draw of retail currently located in Lake Forest Park. The trade area for Lake Forest Park (centered on Town Center) captures approximately 41,000 residents.

**Figure II.25** Retail trade capture percentage, City of Lake Forest Park, 2013



Source: Washington Department of Revenue, 2012.

**Figure II.26** Retail trade area, City of Lake Forest Park

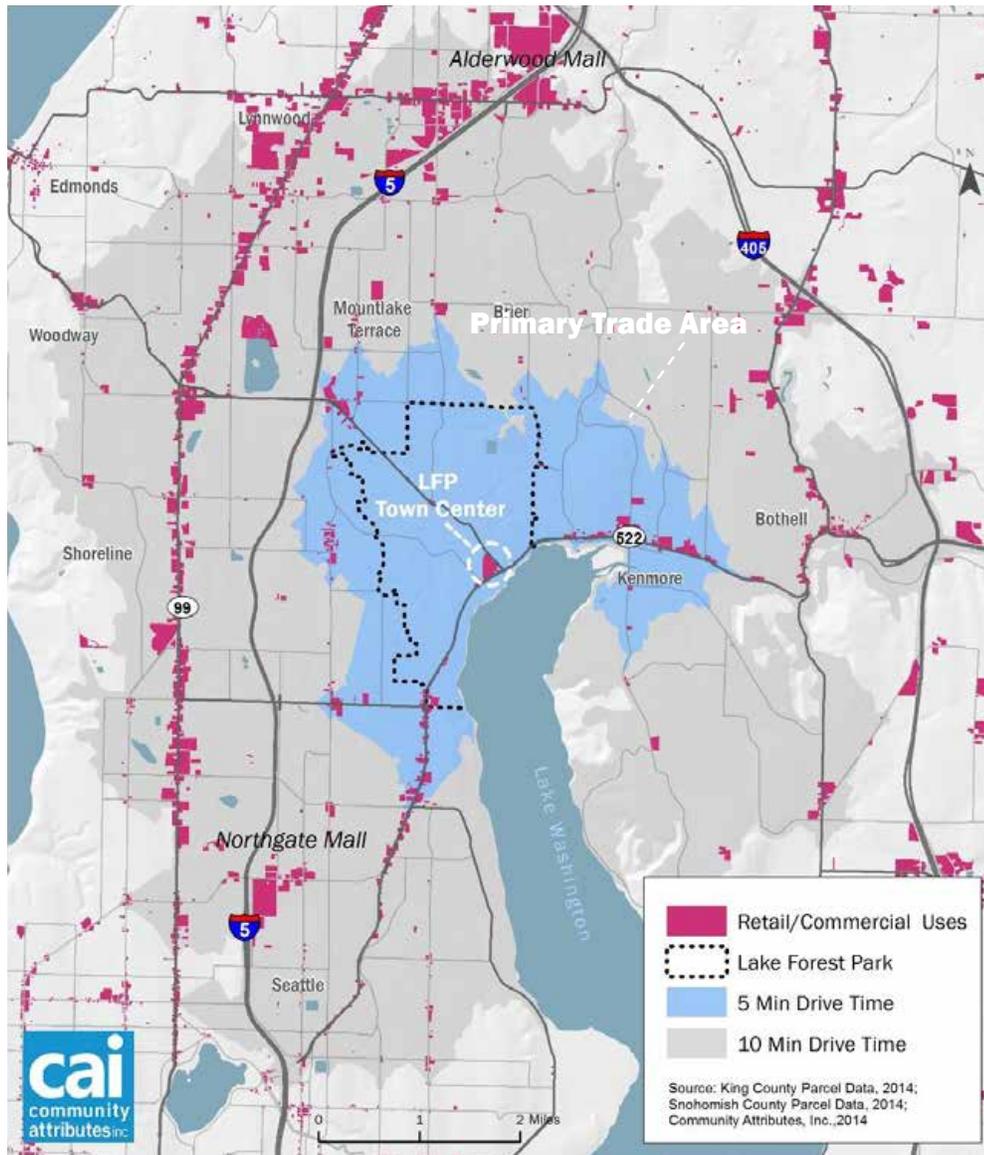
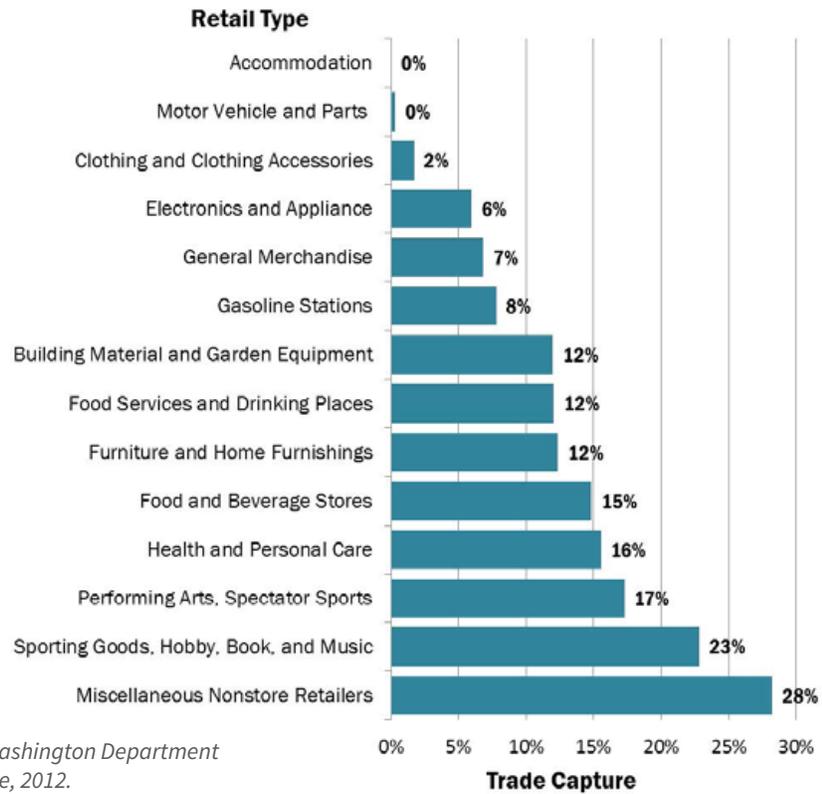


Figure II.27 on the following page illustrates the city’s capture of retail spending, often referred to as trade capture. Generally speaking, the City’s low trade capture rates indicate that people in the Lake Forest Park trade area are shopping in competing and nearby commercial centers and that leakage of retail spending power is occurring (see Figure II.27).

**Figure II.27** Retail trade capture percentage, City of Lake Forest Park, 2013

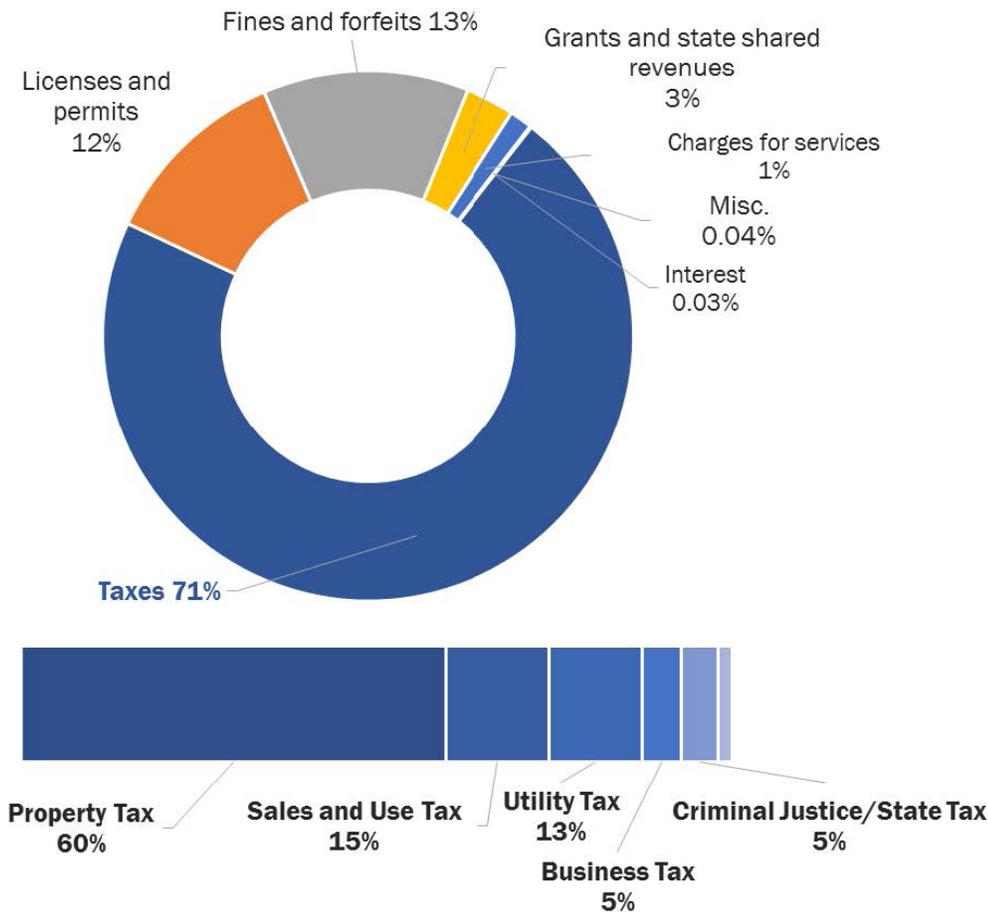


Source: Washington Department of Revenue, 2012.

### Fiscal Drivers

Figure II.28 illustrates the sources of revenue for the City of Lake Forest Park. Approximately 70% of the City’s revenues come from taxes, primarily from property tax, sales tax and utility taxes. In order to estimate the fiscal impacts of various land use scenarios the city’s primary tax revenues were translated into a revenue per building square foot value (Figure II.29). The values are also organized into different land use categories, providing a summary of the potential fiscal impact associated with each major land use category.

**Figure II.28** Percent of city revenue by revenue type, City of Lake Forest Park, 2013



Source: City of Lake Forest Park, 2014.

**Figure II.29** Estimated fiscal impacts by land use, City of Lake Forest Park

Land Use Category	Sales Tax	B&O Tax	Property Tax	Utility	Total
Vacant	N/A	N/A	\$0.00	\$0.00	\$0.00
Government Services	N/A	N/A	\$0.00	\$0.06	\$0.06
Resource and Recreation	N/A	N/A	\$0.00	\$0.00	\$0.00
Industrial	N/A	\$0.74	\$0.22	\$0.06	\$1.01
Office	N/A	\$0.74	\$0.09	\$0.06	\$0.88
Other Commercial	N/A	\$0.74	\$0.14	\$0.06	\$0.93
Retail	\$1.85	\$0.74	\$0.15	\$0.06	\$2.79
Single Family	N/A	N/A	\$0.19	\$0.06	\$0.25
Multifamily	N/A	N/A	\$0.30	\$0.06	\$0.36

Source: Community Attributes Inc., 2014.

## Implications for Comprehensive Planning

Land use policy decisions will have long term impacts not only on the City's development patterns but also it's long term financial health and sustainability. The comprehensive planning process provides the platform to adopt goals and policies that will guide land use changes over the next decade and beyond. The following represents a series of findings and questions that relate to the comprehensive planning process and fiscal policy decisions.

### ***Guiding Issues & Questions***

#### Issues

- Utilize demographic and economic trends to define a perspective on growth.
- Reconciling growth with ongoing visioning.
- Continuing impact of development and capacity in the Southern Gateway District.
- Identifying potential infill opportunities in the City.
- Planning for changing environment in neighboring cities and potential impact on Lake Forest Park.

#### Questions

- How does the city want to participate in regional growth?
- How can land use policy decisions affect the City's fiscal situation?
- What steps is the City willing to take with regard to infrastructure investments, property investments and zoning changes?
- How are City services and service costs affected by changes in land use and development patterns?
- What are the next steps that the City should take and how does the City identify locations where zoning changes are possible or appropriate?

**Land Use & Development Key Considerations**

1. Regional forecasts and growth allocations indicate little growth in Lake Forest Park, but the Southern Gateway neighborhood has the potential to change this.
2. Because most vacant land in Lake Forest Park is currently zoned for single family residential development (over 90%), changing land use goals and increasing land available for commercial development will likely require the City to consider rezoning residential land.
3. Outside of the Southern Gateway and Town Center current zoning regulations enforce a low-density approach to multifamily development.
4. Multifamily, retail and office uses have excellent potential to increase City revenues.
5. At higher densities land is utilized more efficiently thus increasing the amount of land available for revenue generating uses.
6. Identify opportunities to concentrate densities near the City's Town Center.
7. Use the comprehensive planning process to identify areas where changes in zoning and land use policy are appropriate.



# 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 prevention through environmental design (CPTED)

### Community Services Background

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

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. It serves as a community center providing multigenerational cultural, recreational and

educational activities. It also sponsors the Farmers Market that includes programs offering low-income seniors 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 HopeLink in Shoreline and the North HelpLine in Lake City. HopeLink also provides other emergency services to the area's residents such as energy and rent assistance and shelter. Of the more than one hundred agencies reporting that they provide services to residents in North King County with United Way funding, 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 Metro provides Access 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 an abusive environment. Often women are forced to remain with an abusive partner for lack of options.

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

<b>Domestic Violence</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
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
<b>Total</b>	<b>123</b>	<b>82</b>	<b>84</b>	<b>86</b>	<b>77</b>

### ***Children and Youth***

There are many activities and programs for children and youth in the City and within a 5-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 sports to arts to nature run by Shoreline, the Y, the Arts Council, the Kruckeberg Botanic Garden, and others. Transportation is sometimes cited as a problem for youth in accessing these programs since they rely on adults with cars to transport them. Carpooling can often mitigate this issue.

The City supports after school youth programs, day camps and creative activities for youth. A Teen Court 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, 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 median age was around 42 years of age. In 2012, the median age had rise to 45. Those 65 years of age and older have increased from 13 percent in 2000 to 17 percent in 2012.<sup>1</sup> Both the Shoreline/LFP and Northshore Senior Centers offer engaging and supportive services to local seniors. The Shoreline/Lake Forest Park Senior Center also offers home chore services and Meals on Wheels for frail and disabled residents. In addition the City of Shoreline provides recreation activities for active seniors particularly through a new, free Shoreline Walks program.

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 present challenges for getting around the city. Senior housing in a transportation and services-friendly area is ideal. At this time, there are no requirements for senior housing in the City's land use regulations.

## **Public Safety Background**

### **Police Department**

There are 22 full time employees assigned to the Lake Forest Park Police Department. A majority 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 minutes; 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, other services, and training.

Burglaries decreased from 91 in 2012, to 80 in 2013, thefts from vehicles remained the same, and vehicle prowls were down. DUI's were up 36 percent

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<sup>1</sup> 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.

from the previous year. The Lake Forest Park Police Department focuses its efforts on reducing burglary and other property crimes, preventing crime, and creating an environment where people feel safe.

The police department will be making 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 Crime and Collision Loss in our Community
- Provide Quality Services and Innovative Police Strategies Delivered Through Excellent Customer Service
- Provide appropriate resources to employees that foster a safe, ethical, innovative, knowledgeable, and diverse workforce
- Provide Emergency Management Oversight for City Infrastructure and the Community

## 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 law provides that these plans be updated every five years.

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 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

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

process to emphasize the importance of mitigation, encouraging communities to plan for disasters before they occur.

## Crime Prevention Through Environmental Design (CPTED)<sup>2</sup>

CPTED looks at 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 fear and prevent crime in these areas. CPTED can also help you plan ahead for future development in your neighborhood. There are some basic strategies that you can incorporate into discussions with your neighborhood or Block Watch group 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 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 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 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 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 be 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 a design that is not too tall and has some visibility.
- **Windows.** Windows that look out on streets and alleys are good natural surveillance, especially bay windows. These should not be blocked. Retirees,

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

stay at home parents, and people working from home offices can provide good surveillance for the neighborhood during the day.

## Natural Access Control

Access Control refers to homes, businesses, parks and other public areas having distinct and legitimate points for entry and exits. However, this should also be balanced to avoid “user entrapment,” or not allowing for easy escape or police response to an area. Generally crime perpetrators will avoid 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. 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 centers of activity, but they can become dangerous if placed in an uninhabited area.** Restrooms that are down a long hallway, or 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” your neighborhood. While this includes removing graffiti and keeping buildings and yards maintained, it also refers to small personal touches. Creating flower gardens or boxes, putting out seasonal decorations, or maintaining the plants in traffic circles seems simple, but sends a clear message that people in your 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 lane residential street can lead to speeding. Traffic circles, or increasing the size of curbs can help to calm traffic.

- ***Institutional architecture that respects the neighborhood identity and does not dwarf the current scale of the neighborhood.***
- ***Clear transitions between private, semi-private and public areas.***

# BACKGROUND ANALYSIS

## Capital Facilities

### Introduction

The Growth Management Act (GMA) requires that communities plan for capital facilities to ensure there is an adequate level of facilities and services in place to support development at time of occupancy or use, that new development does not decrease level of service below locally established standards, and that the City has the ability to pay for needed facilities.

GMA requires that the Capital Facilities Element include an inventory of existing publicly owned capital facilities, a forecast of the future needs for new or expanded facilities, and a capital facilities plan that plans for at least six years and identifies financing sources for the identified future facilities.

### Public Facility Providers

Capital facilities in Lake Forest Park are provided by the City and by other entities, as shown in Table II.11 and Table II.12, respectively. The different types of capital facilities are described in the following sections, including an inventory of existing facilities, a forecast of future needs, and a description of projected capital facility projects and funding sources. Where reliable information could be developed, the City has identified projects over the 20-year time period. Over the next 20 years, the City plans to maintain existing infrastructure and invest in expanded or new infrastructure to support the development patterns called for in the Land Use Element. Because the City of Lake Forest Park is largely built out and bordered by other incorporated cities, significant levels of growth or infrastructure expansion are not expected. The City will continue to work with fellow providers to monitor the performance of existing systems and improve them as needed to provide adequate public services to the community.

**Table II.11** City-provided facilities

Capital Facilities	Provider
City Hall, Police, & Other Public Buildings	City of Lake Forest Park
Drainage	City of Lake Forest Park
Parks	City of Lake Forest Park
Sewer	City of Lake Forest Park Other Providers (see Table II.12)
Transportation	City of Lake Forest Park

**Table II.12** Facilities provided by other entities

Capital Facilities	Provider
Fire & Emergency Medical Services	Northshore Fire Department
Libraries	King County Library System
Schools	Shoreline School District
Sewer	Northshore Utility District
Water	Lake Forest Park Water District North City Water Utility District Northshore Utility District Seattle Public Utilities

Table II.13 summarizes the total costs of the capital facility improvements the City is planning to make over the next six years. Table II.14 summarizes the funding sources for these improvements. More detailed information about project costs and funding sources is provided on the following pages.

**Table II.13** Capital improvement costs by type of City facility: 2015–2020

Project	Cost
City Hall, Police, & Other Public Buildings	\$2,094,265
Drainage	\$8,783,533
Parks	\$330,969
Sewer	\$1,525,750
Transportation	\$6,051,400
<b>Total</b>	<b>\$18,785,917</b>

**Table II.14** Funding sources for City capital improvements: 2015–2020

Source	Amount
Real Estate Excise Tax (REET) I	\$757,444
REET II	\$1,931,874
Sewer Capital	\$1,880,491
Surface Water Capital	\$5,209,929
County/State/Federal Funding (Study, Plan, & Design)	\$9,006,179
<b>Total</b>	<b>\$18,785,917</b>

**REET I** allows local jurisdictions to levy up to 0.25 percent of the selling price of real property for financing capital improvements. **REET II** allows local jurisdictions fully planning under the Growth Management Act to levy an additional 0.25 percent to finance capital projects identified in the capital facilities element of the comprehensive plan

## City-Provided Public Facilities

### City Hall, Police, & Other Public Buildings

**Inventory of Existing Facilities.** Lake Forest Park’s City Hall is located at 17425 Ballinger Way NE. The Lake Forest Park Police Station is located at City Hall. The Public Works Office and Public Works Maintenance Shop are located at 19201 Ballinger Way NE.

**Forecast of Future Needs.** The need for capital improvements to City Hall, police facilities, and other public buildings is described in individual project descriptions in the City’s 2015 *Capital Improvement Plan*. In particular, see the “Background,” “Policy Basis,” and “Project Rating” sections of each project.

**Capital Projects and Funding.** The capital projects planned for City Hall, police facilities, and other public buildings during the next six years are shown in Table II.15. The location, capacity, and timing of these projects is provided in the City’s 2015 *Capital Improvement Plan*. Funding sources are shown in Table II.16.

The **Capital Improvement Plan** is a six-year plan for expenditures on infrastructure projects within the city. Additional information is available online at: [www.cityofflp.com/index.aspx?nid=134](http://www.cityofflp.com/index.aspx?nid=134).

**Table II.15** Capital improvement projects for City Hall, police facilities, and other public buildings: 2015–2020 and future costs of listed projects

Project	Cost
City Hall Facilities	\$918,474
New Public Works Office Building	\$1,075,000
City Hall Security Projects	\$12,800
Police Department Evidence Storage	\$2,000
Public Works Facilities	\$85,991
<b>Total</b>	<b>\$2,094,265</b>

**Table II.16** Sources for improvement funding for City Hall, police facilities, and other public buildings: 2015–2020

Source	Amount
REET I	\$281,550
REET II	\$268,750
Capital Facilities—REET I	\$920,474
Public Works Facilities—Surface Water Management Capital, Sewer Capital	\$85,991
Surface Water Management Capital	\$268,750
Sewer Capital	\$268,750
<b>Total</b>	<b>\$2,094,265</b>

Beyond the six-year time period, the City plans to replace the Public Works building with a new facility on the current site. The existing Public Works building is a wood frame, two-story former residence that is not conducive to day-to-day public works operations. The City has struggled to make the existing residential structure meet their needs for many years and seeks to improve efficiency with a new facility that is Leadership in Energy and Environmental Design (LEED) certified and incorporates recycled materials and low impact development techniques. The preliminary estimated cost for project construction is \$1,075,000. The City plans to provide 100 percent funding for the project through the City Capital Fund. Construction is planned to begin in 2022.

## Drainage

**Inventory of Existing Facilities.** The inventory of existing drainage facilities is described in the Utilities Element of this Comprehensive Plan.

**Forecast of Future Needs.** The need for drainage capital improvements is described in individual project descriptions in the City’s 2015 *Capital Improvement Plan*. In particular, see the “Background,” “Policy Basis,” and “Project Rating” sections of each project.

**Capital Projects and Funding.** The capital projects planned for drainage during the next six years are show in Table II.17. The location, capacity, and timing of these projects is provided in the City’s 2015 *Capital Improvement Plan*. Funding sources are shown in Table II.18.

**Table II.17** Drainage capital improvement projects: 2015–2020 and future costs of listed projects

Project	Cost
Material Bin Covers	\$146,885
Lyon Creek Flood Reduction Project	\$4,247,332
Culvert Replacement	\$2,816,125
Public Works Trust Fund Loan—Culvert Replacement	\$1,082,768
Hillside Creek Restoration	\$490,423
<b>Total</b>	<b>\$8,783,533</b>

**Table II.18** Sources for drainage capital improvement funding: 2015–2020

Source	Amount
Surface Water Management Capital	\$4,881,179
State/Federal Funding	\$3,230,941
King County Flood Control Districts	\$671,413
<b>Total</b>	<b>\$8,783,533</b>

Beyond the six-year time period, the City plans to replace an 18” culvert on Hillside Creek that is under the 35th Ave NE entrance to Brookside Elementary with a 64” culvert to reduce flooding in the area and enhance fish passage. The estimated cost of the project is \$490,423. The City is working to identify outside

funding sources and plans to provide a 25 percent match. The start date for the project will be determined once funding is secured.

## Parks

**Inventory of Existing Facilities.** The inventory of existing parks, including locations and capacities, is described in the Parks, Trails, & Open Space Element of this Comprehensive Plan.

**Forecast of Future Needs.** The need for park capital improvements is described in individual project descriptions in the City’s 2015 *Capital Improvement Plan*. In particular, see the “Background,” “Policy Basis,” and “Project Rating” sections of each project. Additional information about future parks needs is provided in the Parks, Trails, & Open Space Element of this plan.

**Capital Projects and Funding.** The capital projects planned for parks during the next six years are show in Table II.19. The location, capacity, and timing of the projects is provided in the City’s 2015 *Capital Improvement Plan*. Funding sources are shown in Table II.20.

**Table II.19** Parks capital improvement projects: 2015–2020 and future costs of listed projects

Project	Cost
McKinnon Creek Trail	\$112,144
Tennis Court Lighting at Lake Forest Park Elementary	\$35,000
Animal Acres Park Restoration	\$183,825
<b>Total</b>	<b>\$330,969</b>

**Table II.20** Sources for parks capital improvement funding: 2015–2020

Source	Amount
REET I	\$147,144
Surface Water Management Capital	\$60,000
King County Parks Levy	\$123,825
<b>Total</b>	<b>\$330,969</b>

The City has identified additional parks projects it is interested in pursuing beyond the six-year time period. These include a passive park and gathering

place on the orchard property on 35th Ave NE near 194th St NE, shoreline access to Lake Washington and a trail spur between Bothell Way and the Burke-Gilman Trail by McAleer Creek, and wetland improvement at Grace Cole Nature Park. Potential funding sources for these projects include conservation grants, state funding, federal funding, and parks levy funds.

## Sewer

Lake Forest Park is served by two sewer providers, the Lake Forest Park Sewer Department (3,300 customers) and Northshore Utility District (1,300 customers). The following information is about the City’s Sewer Department. The description of the Northshore Utility District’s sewer service is presented in a separate section, below, for facilities provided by other entities.

**Inventory of Existing Facilities.** The Sewer Department primarily services areas in the center of the City and north of the central area along Ballinger Way NE and 40th Place NE. The Sewer Department uses a gravity-flow collection system. All components of the system discharge into the King County interceptor lines along McAleer and Lyon Creeks. King County provides sewer transmission, interception, treatment, and disposal for the Sewer Department, as it does for all regional sewer utilities. The City has an agreement with King County through the year 2036.

**Forecast of Future Needs.** The need for sewer capital improvements is described in individual project descriptions in the City’s 2015 *Capital Improvement Plan*. In particular, see the “Background,” “Policy Basis,” and “Project Rating” sections of each project.

**Capital Projects and Funding.** The location, capacity, and timing of the projects listed in Table II.21, below, is provided in the City’s 2015 *Capital Improvement Plan*. Funding sources are shown in Table II.22.

**Table II.21** Sewer capital improvement projects: 2015–2020 and future costs of listed projects

Project	Cost
Beach Drive Sewer Lift Stations	\$1,451,250
Sewer and Water Utility Study	\$64,500
Sheridan Beach Sewer Reliability Study	\$10,000
<b>Total</b>	<b>\$1,525,750</b>

**Table II.22** Funding sources for sewer capital improvement projects: 2015–2020

Source	Amount
Sewer Capital	\$1,525,750
<b>Total</b>	<b>\$1,525,750</b>

## Transportation

**Inventory of Existing Facilities.** The inventory of existing transportation facilities, including locations and capacities, is described in the Transportation Element of this Comprehensive Plan.

**Forecast of Future Needs.** The need for transportation capital improvements is described in individual project descriptions in the City’s 2015 *Capital Improvement Plan*. In particular, see the “Background,” “Policy Basis,” and “Project Rating” sections of each project. Additional information about future transportation needs is provided in the Transportation Element of this plan.

**Capital Projects and Funding.** The capital projects planned for transportation during the next six years are show in Table II.23. The location, capacity, and timing of the projects is provided in the City’s 2015 *Capital Improvement Plan*. Funding sources are shown in Table II.24.

**Table II.23** Transportation capital improvement projects: 2015–2020 and future costs of listed projects

Project	Cost
Annual Street Overlay Program	\$884,000
NE 178th Street Roadway Improvements Phase 2	\$2,270,000
ADA Ramps	\$77,400
37th Ave Sidewalk	\$2,800,000
Transportation Master Plan	\$40,000
<b>Total</b>	<b>\$6,071,400</b>

**Table II.24** Sources for transportation capital improvement funding: 2015–2020

Source	Amount
REET I	\$60,000
REET II	\$1,011,400
State/Federal Funding	\$5,000,000
<b>Total</b>	<b>\$6,071,400</b>

In the next seven to 20 years, the City plans to continue its annual street overlay program. The program currently costs approximately \$150,000 per year and is funded by the City’s Transportation Capital Fund. Additionally, the City has identified a number of street and trail improvements it would like to make in the future. These include creating a bike trail between the Interurban and Burke-Gilman Trails near Perkins Way, making green street and pedestrian improvements on NE 178th Street, improving sidewalks and crosswalks around the Town Center, and creating a demonstration green street between 33rd Avenue NE and 35th Avenue NE on NE 158th Street. Potential funding sources include conservation grants, state funding, and federal funding.

One of the projects planned for the next six years is development of a *Transportation Master Plan*. This plan will provide a long-term strategy for the City’s transportation system and detailed information about projected project needs.

## Facilities Provided by Other Entities

### Fire & Emergency Medical Response Services

Northshore Fire Department provides fire protection and emergency medical services, both basic life support and advanced life support, within the city of Lake Forest Park.

**Inventory of Existing Facilities.** There are two staffed stations within the Fire District, including Station 57 which is located in Lake Forest Park.

**Forecast of Future Needs.** The District’s facilities are relatively new and were constructed with future growth trends taken into consideration. It is not anticipated that the call volume in Lake Forest Park will exceed the current capability in terms of staffing and facility requirements. The Kenmore station can accommodate additional response units when the increase in the number of calls for service dictates additional staffing.

**Capital Projects and Funding.** There are no capital projects for fire protection facilities. As such, no funding is projected.

## Libraries

The King County Library System provides library services to the City of Lake Forest Park.

**Inventory of Existing Facilities.** The King County Library system offers services through a branch expanded in 2012 to 5,841 square feet. The Lake Forest Park library has a collection of 41,000 items and provides access to the King County Library System’s collection of over 3 million items.

**Forecast of Future Needs.** There are no plans for the near future to expand or relocate the Lake Forest Park library.

**Capital Projects and Funding.** There are no capital projects for library facilities. As such, no funding is projected.

## Schools

The City of Lake Forest Park is served by the Shoreline School District. Shoreline School District does not have a capital facilities plan, but is in the process of developing one and expects to have it completed by the Fall of 2015.

**Inventory of Existing Facilities.** The district encompasses a 16 square mile area bounded by Puget Sound on the west, Lake Washington to the east, 145th Street to the south, and the King/Snohomish County line to the north. This area includes the City of Shoreline and the City of Lake Forest Park. The district has two high schools, two middle schools, nine elementary schools, and the Shoreline Children’s Center. In addition to these facilities, the district maintains a transportation center and a warehouse with a central kitchen. Facilities located in Lake Forest Park are shown in Table II.25. The district substantially renovated Shorecrest High School in 2012 to meet the Washington Sustainable Schools Protocol.

**Table II.25** Shoreline School District inventory for Lake Forest Park

Facility	Location	Student Capacity
Lake Forest Park Elementary	18500 37th Ave. NE	575
Brookside Elementary	17447 37th Ave NE	575
Kellogg Middle School	16045 25th Ave NE (outside city limits)	1,000
Shorecrest High School	15343 25th Ave NE (outside city limits)	1,600

**Forecast of Future Needs.** Shoreline School District expects to complete its *Capital Facilities Plan* by the Fall of 2015. If the district finds a need to expand capacity, there are a number of steps it could take. These include changing programming to free up classroom space, boundary adjustments, grade reconfiguration, adding portables, and building new facilities.

**Capital Projects and Funding.** Shoreline School District expects to complete its *Capital Facilities Plan* by the Fall of 2015.

## Sewer

Lake Forest Park is served by two sewer providers, the Lake Forest Park Sewer Department, which has 3,300 customers, and Northshore Utility District (NUD), which has 1,300 customers. The description of the City's Sewer Department is presented in a separate section, above, for facilities provided by the City.

NUD's sewer service facilities are described below. Capital facilities information is based on NUD's 2006 *Wastewater Comprehensive Plan*, which provides a 20-year wastewater planning strategy intended to serve the needs of current and future sewer customers.

**Inventory of Existing Facilities.** Wastewater is collected for NUD through three main King County interceptors. Wastewater from the southeast portion of the District is collected and pumped via the Juanita Bay Pump Station to the South Treatment Plant. Wastewater from the northwest portion is pumped to the West Point Treatment Plant via the Kenmore Pump Station. Both pump stations are owned by King County. The new Brightwater Plant is not going to be used to treat flows from NUD until after 2040. Wastewater treatment is provided on a wholesale basis by King County Metro; NUD holds a contract with King County for treatment through the year 2036.

**Forecast of Future Needs.** Analysis and forecast of future needs is provided in the *Wastewater Comprehensive Plan*.

**Capital Projects and Funding.** NUD's 2006 *Wastewater Comprehensive Plan* provides a list of capital projects planned for 2007–2016. Capital projects for years 2015 and 2016 are summarized in Table II.26 on the following page. The detailed projects and the location, capacity, and timing of the projects are provided in the plan. Funding is summarized in Table II.27.

**Table II.26** Sewer capital improvement projects: 2015–2016 and future costs of listed projects

Project	Cost
Sewer Extensions	\$2,669,000
Infiltration & Inflow Program	\$620,000
Gravity Line Replacement	\$2,015,000
<b>Total</b>	<b>\$5,334,000</b>

**Table II.27** Funding sources for sewer capital improvement projects: 2015–2016

Source	Amount
Sewer Capital	\$5,334,000
<b>Total</b>	<b>\$5,334,000</b>

NUD's 2006 *Wastewater Comprehensive Plan* also identifies certain projects that are projected to be needed after 2016. These include purchase of a flush truck in 2019, annual sewer extensions, and replacement of Lift Station #19 with a gravity sewer line by 2026. Lift Station #19 is located on the east side of I-405 north of NE 160th Street in the City of Bothell.

## Water

Four public water utilities serve the City of Lake Forest Park, listed here in order by the percent of City water customers that are served by each utility:

- North City Water District: 44 percent of Lake Forest Park
- Northshore Utility District: 28 percent of Lake Forest Park
- Lake Forest Park Water District: 19 percent of Lake Forest Park
- Seattle Public Utilities: 9 percent of Lake Forest Park

### North City Water District (NCWD)

NCWD's most recent capital improvement plan was prepared as part of the District's 2015 Budget. The following summary of inventory, forecast of needs, capital projects, and funding are from the District's *Water System Plan* and the 2015 Budget.

***Inventory of Existing Facilities.*** NCWD serves the western and southern sections of the City. NCWD has approximately 2,000 customers in the City and another 6,000 in the City of Shoreline. The utility purchases all of its water on a wholesale

basis from Seattle Public Utilities (SPU). The current contract with SPU is until 2065. NCWD is served by a 66” SPU transmission main with five connections to the District that runs through the service area. NCWD has two reservoirs. Two emergency interties exist with the City of Mountlake Terrace, which is served from the City of Everett’s water supply. There are approximately 93 miles of water mains in the service area, not including service lines.

**Forecast of Future Needs.** The forecasts of future needs are described in the District’s *Water System Plan* and in the 2015 Budget.

**Capital Projects and Funding.** Capital projects are summarized in Table II.28. The detailed projects and the location, capacity, and timing of the projects are provided in the District’s *Water System Plan* and in the 2015 Budget. Funding is summarized in Table II.29.

**Table II.28** NCWD water capital improvement projects: 2015–2020 and future costs of listed projects

Project Type	Cost
Buildings & Land	\$2,000,000
Miscellaneous Projects	\$525,000
Repair & Replacement Projects	\$7,366,000
<b>Total</b>	<b>\$9,891,000</b>

**Table II.29** Funding sources for NCWD water capital improvement projects: 2015–2020

Source	Amount
Rates Revenue	\$7,306,000
State Loan	\$585,000
Bonds	\$2,000,000
<b>Total</b>	<b>\$9,891,000</b>

NCWD is currently constructing a new pump station. This project will expand NCWD’s current hydraulic capabilities and as a result will most likely change capital project priorities into the future. NCWD will be updating its hydraulic modeling once the pump station is constructed. The modeling is anticipated to be completed in early to mid 2017. As a result of the hydraulic modeling, NCWD will update its capital project priorities for the coming years. NCWD is planning to spend \$600,000 to \$1,000,000 each year on capital projects.

Northshore Utility District (NUD)

NUD’s water service facilities are described below. Capital facilities information is based on the NUD 2006 *Water Comprehensive Plan*, which provides a 20-year water planning strategy intended to serve the needs of current and future sewer customers.

**Inventory of Existing Facilities.** The northeast section of the City is served by NUD. NUD is a Special Purpose District providing both water and wastewater service covering more than 17 square miles in Kenmore, Bothell and Kirkland. NUD has approximately 1,300 customers in Lake Forest Park and another 20,000 in other jurisdictions. All water is purchased on a wholesale basis from SPU, although NUD owns eight water storage facilities. The latest wholesale contract expires in 2062. Transmission of the water is provided from the Tolt Pipelines No. 1 and No. 2 with ten metering points combined and from the Tolt Eastside Supply Line with one metering point. There is also an emergency interconnection on SPU’s Maple Leaf Pipeline. The District is also part of the Snohomish River Regional Water Authority (RWA), along with the City of Everett and Woodinville Water District.

**Forecast of Future Needs.** The forecasts of future needs are described in the District’s *Water Comprehensive Plan*.

**Capital Projects and Funding.** NUD’s 2006 *Water Comprehensive Plan* provides a list of capital projects planned for 2007–2016. Capital projects for years 2015 and 2016 are summarized in Table II.30. The detailed projects and the location, capacity, and timing of the projects are provided in the plan. Funding is summarized in Table II.31.

**Table II.30** NUD water capital improvement projects: 2015–2016 and future costs of listed projects

Project	Cost
Miscellaneous Projects	\$460,000
Seismic Upgrade Program	\$1,227,000
Extension Projects	\$250,000
Repair & Replacement Projects	\$1,955,000
<b>Total</b>	<b>\$3,892,000</b>

**Table II.31** Funding sources for NUD water capital improvement projects: 2015–2016

Source	Amount
Water Capital	\$3,892,000
<b>Total</b>	<b>\$3,892,000</b>

NUD’s 2006 *Water Comprehensive Plan* also identifies some projects that are projected to be needed after 2016. These include construction of an I-405 transmission main by 2026 and ongoing annual meter replacement.

#### Lake Forest Park Water District (LFPWD)

LFPWD’s most recent capital improvement plan was prepared as part of the District’s draft 2015 *Comprehensive Water System Plan* and covers years 2014–2033. The following summary of forecast of needs, capital projects, and funding are from this plan.

**Inventory of Existing Facilities.** The central portion of the City is served by LFPWD. It serves approximately 900 customers and its service area is entirely within the City limits. Unlike the other water utilities serving the City, LFPWD does not purchase wholesale water from SPU. Water supply is sourced from eight artesian wells, three deep wells, and one backup well at the McKinnon well field. Two additional wells were added near the SPU reservoir in the Horizon View area. Storage is provided by LFPWD’s lower reservoir, standby tank, and standpipe. LFPWD has an intertie with NUD and SPU.

**Forecast of Future Needs.** Analysis and forecast of future needs is provided in the District’s draft 2015 *Comprehensive Water System Plan*.

**Capital Projects and Funding.** Capital projects are summarized in Table II.32 on the following page. The location, capacity and timing of the projects are provided in the District’s draft 2015 *Comprehensive Water System Plan*. Funding is summarized in Table II.33.

**Table II.32** LFPWD water capital improvement projects: 2014–2033 and future costs of listed projects

Project	Cost
Capital Projects 2014–2019	\$2,419,990
Capital Projects 2020–2025	\$1,490,600
Capital Projects 2026–2033	\$3,442,950
<b>Total</b>	<b>\$7,353,540</b>

**Table II.33** Funding sources for LFPWD water capital improvement projects: 2014–2033

Source	Amount
PWTF Loan	\$464,304
District Funds	\$116,136
Unfunded	\$6,773,100
<b>Total</b>	<b>\$7,353,540</b>

#### Seattle Public Utilities (SPU)

SPU’s most recent capital improvement plan was prepared as part of SPU’s 2013 *Water System Plan*. The following summary of forecast of needs, capital projects, and funding are from the years 2014–2040 from the 2013 *Water System Plan*. Details of location, capacity, timing, costs, and funding are provided in SPU’s 2013 *Water System Plan* and supporting documents.

***Inventory of Existing Facilities.*** SPU serves approximately 400 customers in the City, 11,000 customers in Shoreline, and 186,000 customers in the City of Seattle. SPU is a municipal utility providing water, wastewater, solid waste, and surface water service. SPU also provides wholesale water to 26 different utilities in the region, including NCWD and NUD. About 60–70 percent of SPU’s water is supplied from the Cedar River and another 30–40 percent from the South Fork Tolt River. SPU also owns two well fields to supplement the Cedar and Tolt surface water supplies, especially during the peak summer season. The well fields are located outside of Seattle in the City of SeaTac. SPU’s 2013 Water System Plan forecasted adequate supply to meet demand through 2060. With respect to the transmission and distribution system, SPU is facing issues related to aging facilities and plans to address these through its capital improvement program.

**Forecast of Future Needs.** Analysis and forecast of future needs is provided in SPU's *Water System Plan* and supporting documents.

**Capital Projects and Funding.** Capital projects are summarized in Table II.34. The location, capacity, and timing of the projects are provided in SPU's *Water System Plan* and supporting documents. Funding is summarized in Table II.35.

**Table II.34** SPU water capital improvement projects: 2014–2040 and future costs of listed projects

<b>Project</b>	<b>Cost</b>
Water Resources	\$85,806,000
Water Quality and Treatment	\$82,623,000
Transmission	\$65,912,000
Distribution	\$734,395,000
Other	\$427,513,000
<b>Total</b>	<b>\$1,396,249,000</b>

**Table II.35** Funding sources for SPU water capital improvement projects: 2014–2040

<b>Source</b>	<b>Amount</b>
Water Capital	\$1,396,249,000
<b>Total</b>	<b>\$1,396,249,000</b>



# BACKGROUND ANALYSIS

## Parks, Trails, & Open Space

### Introduction

Though Lake Forest Park's large lots and extensive tree canopy give the city a park-like quality, there are also a number of designated parks, open spaces and recreational facilities within the community. These spaces allow for both passive and active recreation. In Lake Forest Park one can go on a nature hike, visit a playground, bicycle, or simply sit and enjoy the view of majestic Mt. Rainer across Lake Washington. These parks and open spaces are an asset to the community that provides enjoyment, health benefits, and increased property values. The City intends to increase both the quality and quantity of parks and open space available to the community.

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

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

## Planning Context

### Lake Forest Park *Legacy 100-Year Vision*

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

## Inventory of Parks and Recreation Facilities

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

## Park Standards

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

### Mini Park

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

### Neighborhood Park

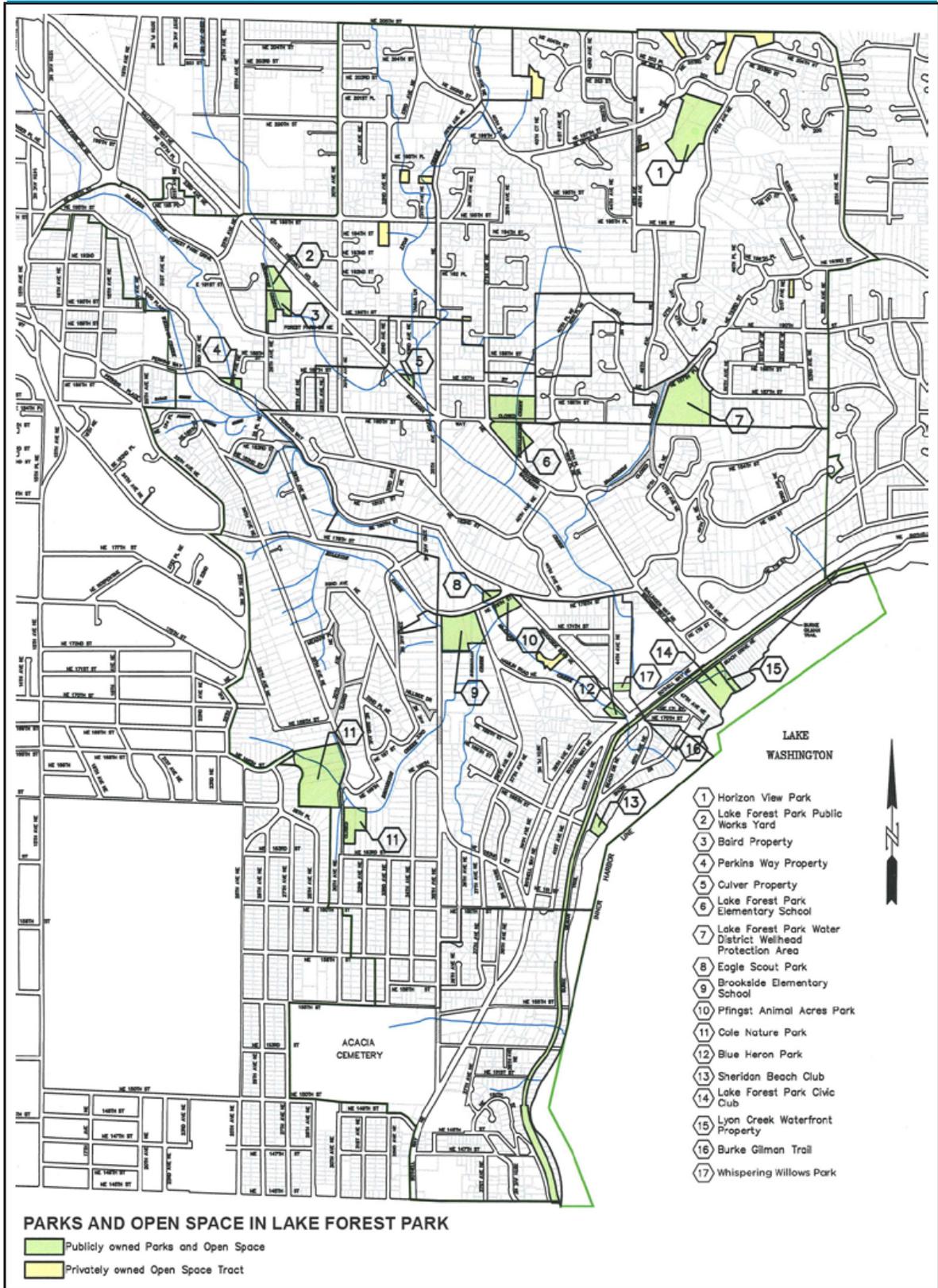
Designed to serve the immediate surrounding residential population or employment base. Often includes areas for active recreation such as ball fields, courts and passive recreation.

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

Facility Name	Ownership	Size (Acres)	Facilities	Active/ Passive	Classification
<b>Pfingst Animal Acres Park</b>	City	3.9	Picnic Area, Walking Trail, Children's Garden, Public Art, Viewing Deck, Parking	Passive	Community Park
<b>Eagle Scout Park</b>	City	0.25	Sitting Area	Passive	Community Park
<b>Blue Heron Park</b>	City	0.5	Sitting Area, Natural Area, Stream Side, Bridge with Public Art, Parking	Passive	Mini Park
<b>Whispering Willow Park</b>	City	0.62	Natural Play Area, Boardwalk, Sitting Area, Wetland, Parking	Passive	Community Park
<b>Horizon View Park</b>	City	8.4	Playground, Play Field, Tennis Court, Half Basketball Court, Walking Trail, Parking	Active	Community Park
<b>Lake Forest Park Civic Club</b>	Private	1.5	Boating, Picnic Area, Playground, Restrooms, Swimming Beach, Parking	Active	
<b>Sheridan Beach Club</b>	Private	0.74	Boating, Pool, Playground, Cabana	Active	
<b>Lake Forest Park Elementary School</b>	Shoreline School District	1	Playfield, Basketball, Tennis Courts, Playground, Parking	Active	Neighborhood Park
<b>Brookside Elementary School</b>	Shoreline School District	1	Playfield, Basketball Court, Playground, Parking	Active	Neighborhood Park
<b>Burke-Gilman Trail</b>	King County	26 mi. (2.1 mi. in City)	Bicycling, Walking, Jogging and Skating	Active	Community Park
<b>Third Place Commons</b>	Private	20,000 ft <sup>2</sup>	Food, Entertainment, Meeting Space, Play Area, Stage	Passive	
<b>Lyon Creek Waterfront Preserve</b>	City	0.89	Waterfront Access, Trail, Picnic Area, Sitting, Dock	Passive	Community Park
<b>Grace Cole Nature Park</b>	City	6	Walking Trails, Environmental Education, Ponds/Wetland	Passive	Community Park
<b>Southern Gateway Park</b>	City	0.45	Walking, Jogging, ADA access, Sitting Areas, Transit Access	Active	Neighborhood Park
<b>Culver Property</b>	City	0.45	Undeveloped Open space	NA	
<b>Baird Property</b>	City	2.68	Undeveloped Open space	NA	
<b>Briarcrest Property</b>	City	1.45	Undeveloped Open space	NA	
<b>Perkins Way Property</b>	City	0.86	Undeveloped Open space	NA	

Source: City of Lake Forest Park, 2015.

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



## Community Park

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

## Active Park

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

## Passive Park

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

## Integrated Pest Management

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

## Percent for Art Program

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



# BACKGROUND ANALYSIS

## Utilities

### Introduction

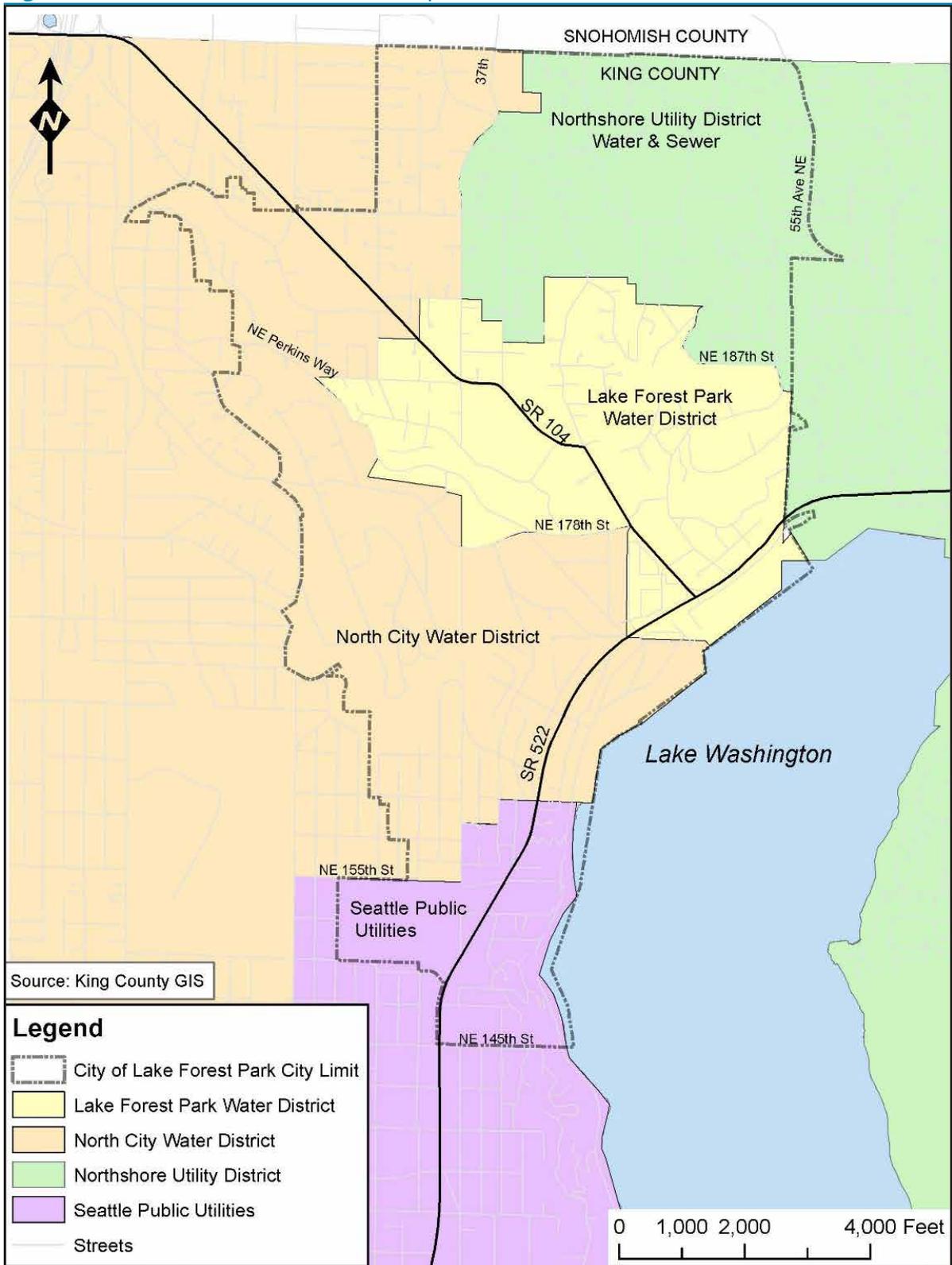
This background analysis contains information that was used in developing the update of the goals and polices in the Utilities Element of the Comprehensive Plan. The analysis provides information about the utilities that serve Lake Forest Park, include City-owned utilities, other public utilities and private utilities, including:

- **Water:** North City Water District, Northshore Utility District, Lake Forest Park Water District, Seattle Public Utilities
- **Sewer:** Lake Forest Park Public Works Department, Northshore Utility District
- **Surface Water:** Lake Forest Park Public Works Department
- **Electricity:** Seattle City Light
- **Natural Gas:** Puget Sound Energy
- **Telecommunications:** private companies including Comcast and CenturyLink
- **Solid Waste:** Republic Services

### Water

Lake Forest Park is served by four water providers: North City Water District (NCWD), Northshore Utility District (NUD), Lake Forest Park Water District (LFPWD), and Seattle Public Utilities (SPU) (see Figure II.31). The largest share of the City is served by NCWD with about 44 percent of total water customers. This is followed by NUD with 28 percent of the total, LFPWD with 19 percent and SPU with nine percent.

**Figure II.31** Lake Forest Park water service providers



Source: City of Lake Forest Park, 2014.

## North City Water District (NCWD)

NCWD is a Special Purpose District serving the western and southern sections of the City. NCWD has approximately 2,000 customers in the City and another 6,000 in the City of Shoreline. It is governed by a three member Board of Commissioners elected by ratepayers. The utility purchases all of its water on a wholesale basis from SPU. The contract with SPU was entered into in 2001 and revised in 2005, with a 60-year term. The District is served by a 66-inch SPU transmission main with five connections to the District that runs through the service area. NCWD has two reservoirs. Three emergency interties exist with the City of Mountlake Terrace, which is served from the City of Everett's water supply. There are approximately 93 miles of water mains in the service area, not including service lines.

## Northshore Utility District (NUD)

The northeast section of the City is served by NUD. NUD is a Special Purpose District providing both water and wastewater service covering more than 17 square miles in Kenmore, Bothell and Kirkland. NUD serves approximately 1,300 households in Lake Forest Park and another 20,000 in other jurisdictions. It is governed by a five-member Board of Commissioners elected by ratepayers, and has approximately 50 employees. All water is purchased on a wholesale basis from SPU, although NUD owns eight water storage facilities. The latest wholesale contract was signed in 2005 and expires in 2062. Transmission of the water is provided from the Tolt Pipelines No. 1 and No. 2 with ten metering points combined and from the Tolt Eastside Supply Line with one metering point. There is also an emergency interconnection on SPU's Maple Leaf Pipeline. The District is also part of the Snohomish River Regional Water Authority (RWA), along with the City of Everett and Woodinville Water District. RWA provides regional cooperation in planning, development, operation, and management of new municipal water sources and has acquired the former Weyerhaeuser water right on the Snohomish River. NUD has 28 percent share of the water right.

## Lake Forest Park Water District (LFPWD)

The central portion of the City is served by LFPWD. It serves approximately 900 customers and its service area is entirely within the City limits. LFPWD is a Special Purpose District and is governed by three elected Commissioners. Unlike the other water utilities serving the City, LFPWD does not purchase wholesale water from SPU. Water supply is sourced from eight artesian wells, three deep wells, and one backup well at the McKinnon well field. Two additional wells were added near the SPU reservoir in the Horizon View area. Storage is provided by LFPWD's lower

reservoir, standby tank and standpipe. LFPWD has an intertie with NUD and SPU.

## Seattle Public Utilities (SPU)

SPU serves approximately 400 customers in the City, 11,000 customers in Shoreline, and 186,000 customers in the City of Seattle. SPU is a municipal utility providing water, wastewater, solid waste and surface water service. SPU also provides wholesale water to 26 different utilities in the region, including NCWD and NUD. About 60-70 percent of SPU's water is supplied from the Cedar River and another 30-40 percent from the South Fork Tolt River. SPU also owns two well fields to supplement the Cedar and Tolt surface water supplies, especially during the peak summer season. The well fields are located outside of Seattle in the City of Sea-Tac. SPU's 2013 Water System Plan forecasted adequate supply to meet demand through 2060. With respect to the transmission and distribution system, SPU is facing issues related to aging facilities and plans to address these through its capital improvement program.

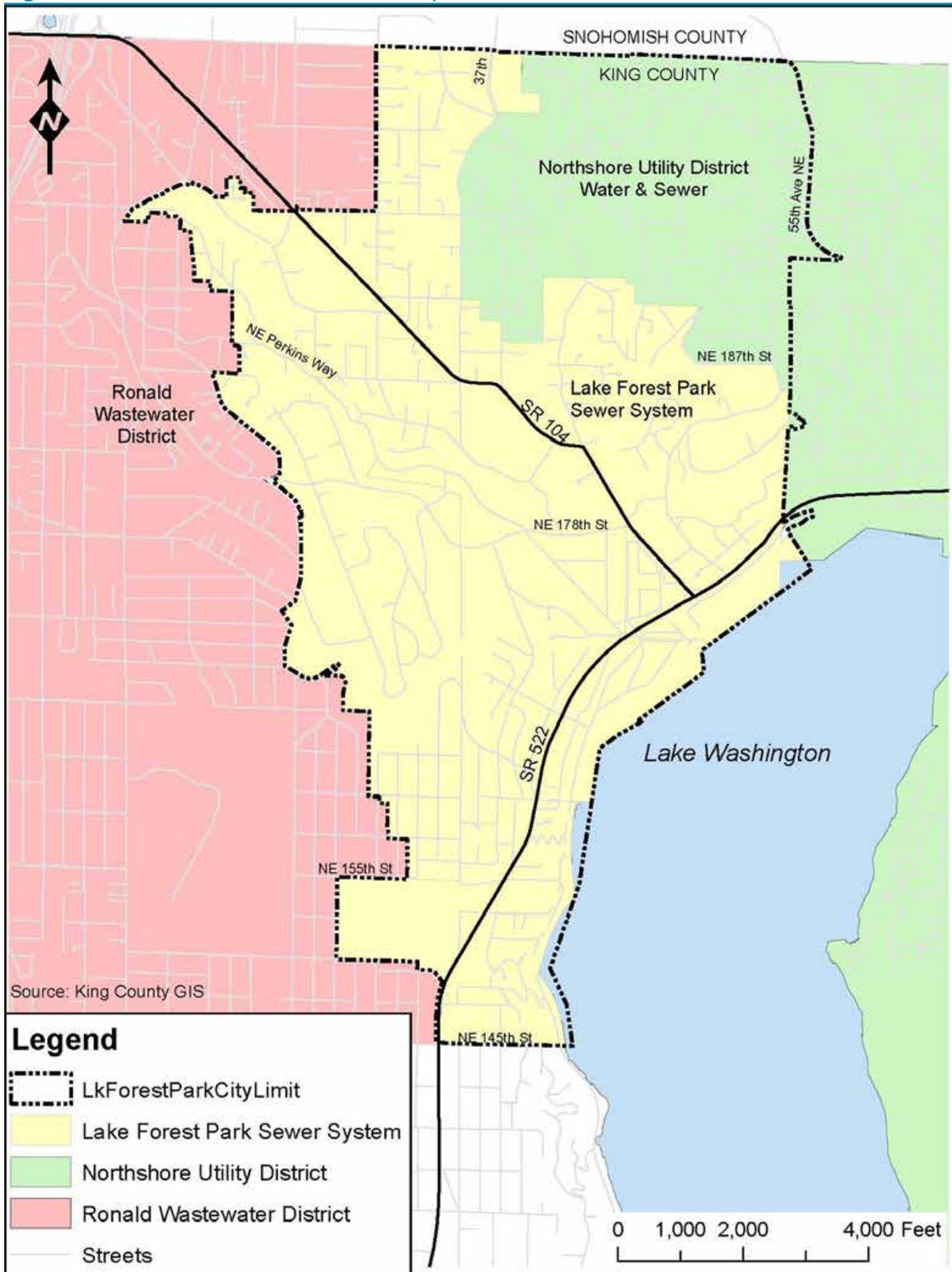
## Sewer

Lake Forest Park is served by two sewer providers, the Lake Forest Park Sewer Department and Northshore Utility District (NUD) (see Figure II.32).

### Lake Forest Park Sewer Department

The Sewer Department is part of the Public Works Department, which also oversees surface water, streets, and parks. It has approximately 3,300 customers in the City. The Department is overseen by the Mayor and six City Council members. The Sewer Department's utility service area encompasses approximately 980 acres. The Sewer Department primarily services areas in the center of the City and north of the central area along Ballinger Way NE and 40th Place NE. By mutual agreement, the City has allowed parcels within its service area to be served by the NUD. The Sewer Department uses a gravity-flow collection system. All components of the system discharge into the King County interceptor lines along McAleer and Lyon Creeks. King County provides sewer transmission, interception, treatment, and disposal for the Sewer Department, as it does for all regional sewer utilities. The City has an agreement with King County through the year 2036.

**Figure II.32** Lake Forest Park sewer service providers



Source: City of Lake Forest Park, 2014.

## Northshore Utility District (NUD)

NUD is a Special Purpose District providing both water and wastewater service covering more than 17 square miles in Kenmore, Bothell, and Kirkland. NUD serves approximately 1,300 households in Lake Forest Park. It is governed by a five-member Board of Commissioners elected by ratepayers, and has approximately 50 employees. Wastewater treatment is provided on a wholesale basis by King County Metro; NUD holds a contract with King County for treatment through the year 2036. Wastewater is collected through three main King County interceptors. Wastewater from the southeast portion of the District is collected and pumped via the Juanita Bay Pump Station to the South Treatment Plant. Wastewater from the northwest portion is pumped to the West Point Treatment Plant via the Kenmore Pump Station. Both pump stations are owned by King County. The new Brightwater Plant is not going to be used to treat flows from NUD until after 2040.

## Surface Water

Lake Forest Park is located within the McAleer Creek and Lyon Creek watersheds. The city represents only 16 percent of the total area of the two creek basins and is located at the termini of these basins. Consequently, runoff from King and Snohomish counties, including the Cities of Mountlake Terrace and Shoreline, is conveyed through City facilities to Lake Washington.

The City owns and operates extensive stormwater collection and conveyance systems in both the Lyon Creek and McAleer Creek basins. Within the basins, collection is by both open channel ditch systems and piped systems with catch basin inlets. The stormwater systems discharge to the tributaries of the creeks at numerous outfall locations. A detailed inventory of Lake Forest Park's stormwater collection facilities and a list of planned improvement projects are included in the City's *Surface Water Management Plan* (2009). Maintenance of the City's stormwater collection facilities is performed by the Public Works Department. The Public Works Department participates with a King County user group to monitor surface water maintenance activities and develop improved best management practices (BMPs) as a method to enhance water quality.

Two regional drainage facilities are located in proximity to Lake Forest Park. These include the Cedar Way Detention Pond located on Lyon Creek in Mountlake Terrace, and the 196th Street Pond within the McAleer Creek drainage basin in the City of Shoreline.

The City's **Surface Water Management Plan** is available online at <http://www.cityofflp.com/documentcenter/view/396>

Maintenance of drainage facilities on private property is the responsibility of the individual property owner. Volunteer groups within the City, including the Environmental Quality Commission and Streamkeepers, have been active in assisting homeowners with removing blockages to their private stormwater collection systems and developing improved systems.

## Electricity

Electricity is provided to Lake Forest Park by Seattle City Light (City Light). City Light is a municipal electric utility, owned by the residents of Seattle and run by the City's elected officials. City Light serves a population of almost 700,000 people living in a 130 square-mile area, including the City of Seattle and several adjoining jurisdictions. To serve these customers, City Light owns, maintains, and operates a multi-billion-dollar physical plant. The physical plant includes: a power supply generation system consisting of seven hydroelectric plants; 650 miles of high-voltage transmission lines; a distribution system with 14 major substations and more than 2,500 miles of overhead and underground cable; a System Control Center; and billing and metering equipment. There are no distribution substations within the incorporated limits of Lake Forest Park. The Shoreline distribution substation is the closest substation to the city.

City Light relies on a mix of resources to fulfill its customers' energy needs. The current resource portfolio includes City Light-owned generation resources; investments in conservation; and long-term contract resources supplemented with power-exchange agreements, near-term purchases, and sales made in the wholesale power market. The vast majority of City Light's electricity comes from clean energy sources. City Light works to ensure it has enough power and supporting infrastructure to meet demand, and also supports energy conservation.

## Natural Gas

Puget Sound Energy (PSE) provides natural gas and propane to customers in the Lake Forest Park area. PSE operates the state's largest natural gas distribution system serving more than 770,000 gas customers in six counties. PSE manages a diversified gas supply portfolio. About half the gas is obtained from producers and marketers in British Columbia and Alberta, and the rest comes from Rocky Mountains states. All the gas PSE acquires is transported into its service area through large interstate pipelines owned and operated by another company.

Once PSE takes possession of the gas, it is distributed to customers through more than 21,000 miles of PSE-owned gas mains and service lines. Natural gas is supplied to the City of Lake Forest Park through the North Seattle Border Station.

## Telecommunications

Telecommunications is a broad term encompassing television, Internet, telephone, mobile telephone, and radio service. Telecommunication providers in Lake Forest Park include Comcast, CenturyLink, and other private companies, several of which have facilities and equipment located in the City. These companies analyze market trends and expand services in response to increased demand, as their business plans allow.

The Telecommunications Act of 1996, passed by the federal government, regulates local and long distance telephone service, cable programming, and other video services, broadcast services, and services provided to schools. The Act generally preempts barriers to entry to telecommunications markets, however, it does not interfere with local governments' ability to manage their public rights of way and to be compensated for their use, so long as they manage and charge compensation for the rights of way in a nondiscriminatory fashion. The law covers all telecommunications and cable providers that use the right-of-way. The legislation also grants local municipalities the authority to issue zoning decisions concerning wireless facilities, so long as municipal zoning decisions do not unreasonably discriminate among providers of functionally equivalent services or preclude cellular service from a community. In 1998, the City adopted regulations addressing the siting of wireless communication facilities and regulations that establish the requirements for telecommunication carriers to use the City right-of-way, register with the City and obtain the appropriate franchise for operation in the City.

During the Comprehensive Plan update process, community members provided feedback that there is a need for improvements in current internet service for residents and businesses. They also expressed interest in building on existing fiber optic infrastructure in the City.

## Solid Waste

The 2013 King County Comprehensive Solid Waste Management Plan guides solid waste disposal in King County. Lake Forest Park, like most cities in King County, has signed an interlocal agreement with King County to provide solid waste

planning within the city. The terms of the Solid Waste Interlocal agreement are in effect from July 1, 1988, to June 30, 2028. Under the agreement, King County is responsible for solid waste management, planning and technical assistance.

Lake Forest Park contracts with Republic Services for collection of residential and commercial waste. Republic Services is the second largest provider of solid waste collection, transfer, recycling, and disposal services in the nation. Waste is transported to and disposed at the Cedar Hills Landfill, which is managed by the King County Solid Waste Division. Approximately 1 million tons of waste are disposed at the facility annually. In December 2010, the King County Council approved a Project Program Plan (PPP) enabling the Solid Waste Division to move forward with further development of Cedar Hills. As approved in the PPP, a disposal area covering approximately 56.5 acres will be developed; this will extend the life of the landfill through about 2030 depending on a variety of factors.

The City offers a residential curbside recycling program under its contract with Republic Services. In 2011, recycling rate for Lake Forest Park was 63 percent, including yard waste and other organics. In addition to its collection programs, the City has developed and implemented a variety of education programs to encourage waste reduction and recycling.



# BACKGROUND ANALYSIS

## Transportation

### Introduction

The Lake Forest Park community is mostly residential with a commercial core located in the Town Center near the intersection of Bothell Way (SR 522) and Ballinger Way (SR 104). The city's transportation network is defined by two heavily traveled state routes that connect with winding minor arterials and local streets that serve more quiet residential neighborhoods. Transit service is generally good traveling north/south along Bothell Way through the City, while there is more limited transit service available east/west on Ballinger Way. With the future light rail stations in the neighboring City of Shoreline, traffic volumes in Lake Forest Park are likely to increase. The City may need to manage regional access to these stations if the connecting roadways to neighboring cities are not up to the same standards.

Walking routes have been identified throughout the city, although many routes do not have a completed sidewalk on one or both sides of the road. The Burke-Gilman Trail is a major bicycle facility parallel to the Lake Washington shoreline. Other bicycle routes have been identified throughout the city, but lack wayfinding signage. In general, most of these bicycle routes are shared with automobiles, and there are no road markings such as sharrows or painted bicycle lanes.

This section contains background information supporting the goals and policies in the Transportation Element of the Comprehensive Plan, including:

- Conditions for driving
- Conditions for transit
- Conditions for walking and biking
- Transportation funding
- Level of service policies

## Conditions for Driving

The City of Lake Forest Park has two state routes, (SR 522/Bothell Way and SR 104/Ballinger Way), that carry a large amount of regional travel and divide the City. These state routes carry 46,000 and 18,000 vehicles a day,<sup>1</sup> respectively, and the vehicle travel demand volumes on these routes are expected to increase in the next 20 years. Most of the city’s minor arterials and neighborhood connectors are narrow, tree lined winding roadways. Roadway functional classifications are characterized as the following (*Comprehensive Plan—Transportation Element*, 2005, and *King County Road Services—Arterial Classification*):

- **Principal Arterial:** A major highway or through street that connects major community centers and facilities. Frequently, this type of roadway has certain restrictions on access (e.g., partial limitations on access at intersections or from driveways). Principal arterials generally carry the highest amount of traffic volumes and provide the best mobility to serve both urban and rural areas. Major bus routes are usually located on principal arterials. *Examples: Bothell Way (SR 522), Ballinger Way (SR 104).*
- **Minor Arterial:** An access street providing connection between local destinations within a community. This type of facility stresses mobility and circulation needs over providing specific access to properties. Minor arterials allow more densely populated areas easy access to principal arterials, adjacent land uses (i.e., shopping, schools, etc.) and have lower traffic volumes than principal arterials. *Examples: Brookside Boulevard, 35th Avenue NE, NE 178th Street, 40th Place NE.*
- **Local Access Street:** This category comprises streets that have the sole purpose of providing direct access to specific abutting properties (such as residences). This type of roadway usually connects with a minor arterial and enables access between a place of residence and a commercial business or place of employment. Typically, traffic moves at low speeds (20 to 25 miles per hour) on local access streets and there are numerous turning movements on these streets. Local streets that carry more traffic to connect with arterials have been identified as “Neighborhood Connectors” in Figure I.3 on page 8678. *Examples: 28th Avenue NE, Hamlin Road NE, 41st Avenue NE.*

Arterials within the City are listed in Table II.37 and mapped in Figure I.3.

Bothell Way and Ballinger Way are the most heavily traveled arterials in the city. These routes serve large volumes of regional through traffic, and can be very congested during the peak hours. By 2035, it is expected that the average daily traffic will grow from 46,000 to 57,000 daily vehicles on SR 522 near NE 160th Street.

<sup>1</sup> LFP Traffic Counts, WSDOT Community Planning Portal, 2012.

**Table II.37** Roadway functional classification system

Roadway Functional Classification	Example Roadways*
Principal Arterials	Bothell Way (SR 522); Ballinger Way (SR 104)
Minor Arterial	Brookside Boulevard; Forest Park Drive; 35th Avenue NE; 37th Avenue NE; 40th Place NE; NE 178th Street
Local Access Streets	NE 175th Street; NE 193rd Street; NE 195th Street; NE 196th Street

\* This list is not comprehensive.

Sources: Fehr & Peers, 2015; City of Lake Forest Park Comprehensive Plan, 2005.

Traffic volumes on SR 104 near NE 178th Street are forecast to increase from 18,000 to 22,000 daily vehicles.<sup>2</sup> While the state routes are generally busy, other streets in Lake Forest Park carry fewer regional trips given their circuitous nature.<sup>3</sup> As the city is mostly built out, traffic volumes on non-state routes have remained relatively static compared to the traffic counts reported in the 2005 Comprehensive Plan (see Table II.38 below).

The two light rail stations in Shoreline are likely to increase traffic volumes through Lake Forest Park. As the mostly two-lane roadways in the city may not be up to the same standards as connecting roadways in neighboring cities, Lake Forest Park may become the choke point that limits regional travel and access to and from the new high capacity transit stations.

**Table II.38** Daily and PM roadway traffic counts

Location	PM Peak Hour Count	Daily Count
SR 104 @ North City limits	1,800	—
SR 522 @ East City limits	4,831	—
SR 522 @ West City limits	4,264	—
25th NE/NE 178th	—	1,000
40th Pl NE/45th Pl NE	—	2,528
55th NE/NE 193rd	—	4,601
55th NE/NE 204th	—	4,696
NE 178th/25th NE	—	7,040
NE 178th/37th NE	—	6,294

Sources: City of Lake Forest Park, 2005 Comprehensive Plan; WSDOT, 2012–2014; City of Kenmore, 2015.

2 Fehr & Peers, PSRC Travel Demand Model, 2015.

3 Residents have reported instances of speeding on neighborhood streets by pass through traffic.

## Impacts of Lake Forest Park Growth on State Facilities

To understand how the growth anticipated in this plan may impact the two state highways traversing the City of Lake Forest Park, Bothell Way (SR 522) and Ballinger Way NE (SR 104), PM peak hour traffic conditions were analyzed.

As stated in the Land Use Element Background Analysis, the City's Growth Targets include 551 housing units and 244 additional employees in Lake Forest Park. To evaluate the transportation impacts of this growth, the additional vehicle trips that could be generated by this growth were estimated:

- For the housing growth the assumption was made that all of these units would be single-family detached units. This will result in a conservative value, as single-family detached units will generate the highest PM peak hour trips as compared to multi-family units. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition, the number of PM peak hour trips that would be generated is 1.01 per unit or 557 total trips. The ITE manual also suggests that 351 (63%) of these trips will be returning home and 206 (37%) will be leaving.
- For the employment growth, the assumption was made that it would be a mix of retail, services, and office employees. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition, and standard assumptions of the relationship between employment and square footage, the number of PM peak hour trips that would be generated from employment is 734 trips, with 385 arriving and 349 leaving.

This analysis assumes all of these trips will be using state routes to either enter or leave the City, resulting in 736 vehicular trips arriving and 555 leaving. This is an extremely conservative assumption in that it overstates the probable number of trips using state routes. Some of the housing trips will likely remain in their respective neighborhoods, make short trips to the shopping center or leave/enter via other arterial streets. Also some of the employment trips will likely come from inside Lake Forest Park.

Existing traffic volume counts were obtained from WSDOT and the recent Transportation Element Update for the City of Kenmore. Based on these counts, which were collected in 2012-2014, it is possible to distribute the additional entering and exiting traffic volumes on each of the state routes based on existing proportions. These additional traffic volumes are compared to the existing traffic volumes in Table II.39.

The projected growth for the City represents a 13% increase to the existing traffic for trips entering the City along state highways and a 10% increase to the existing



## Conditions for Transit

Public transit service is operated by King County Metro and Sound Transit. Table II.40 summarizes the services and routes. Transit routes operate on Bothell Way, Ballinger Way, and 35th Avenue NE/NE 197th Street north of Ballinger Way. There is generally good transit service north-south from Lake Forest Park to large employment and shopping centers such as Downtown Seattle, University of Washington, and Northgate. On Bothell Way there is a continuous Business Access Transit (BAT) lane in the southbound direction. There is a gap in the northbound BAT lane from just north of NE 145th Street to 41st Avenue NE. There is limited transit service that operates east-west through the city. The Town Center transit stops see the city’s highest daily transit boardings (390 boardings, based on the average spring 2014 transit data). Many transit riders use the Town Center parking lot as an unofficial park & ride. There have been discussions between the City and the shopping center owners about a park & ride within the Town Center, however, no agreement has been reached.

**Table II.40** Roadway functional classification system

Route	Service Area	Service Hours
308	Downtown Seattle–Horizon View	Weekdays, Peak hour/direction only
309	Downtown Seattle–Kenmore	Weekdays, Peak hour/direction only
312	Downtown Seattle–Cascadia Community College	Weekdays, Peak hour/direction only
331	Shoreline Community College–Kenmore P&R	Weekday & weekends, all day
342	Shoreline P&R–Bothell–Renton	Weekdays, Peak hour/direction only
372	University District–Woodinville P & R	Weekday, all day
522	Downtown Seattle–Woodinville P&R	Weekday and weekends, all day

Source: King County Metro, Fehr & Peers, 2015.

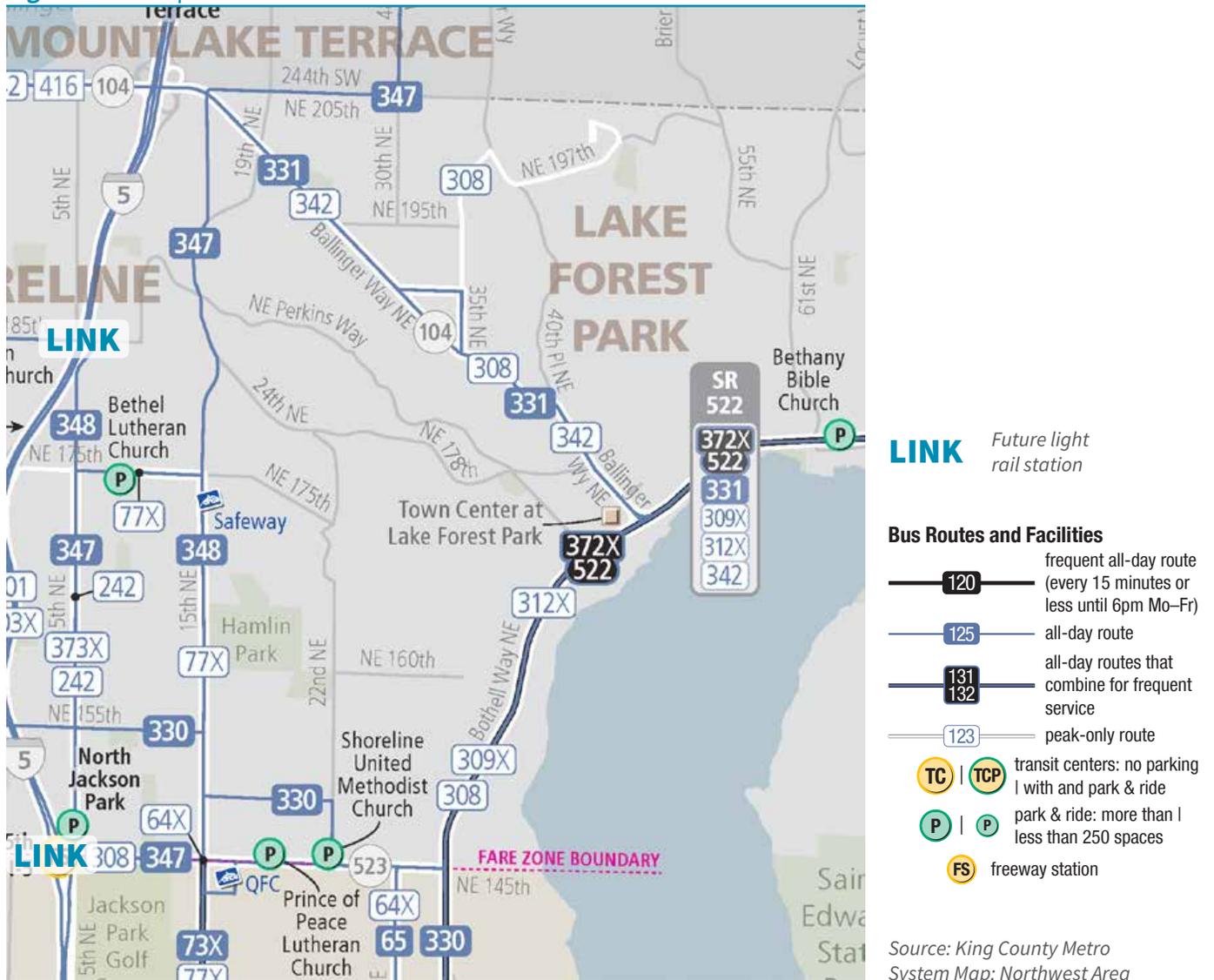
A map of public transit service in the area is in Figure II.34.

Future transit projects include future light rail stations within the vicinity of NE 145th Street and NE 185th Street near I-5 in Shoreline. In addition, *Sound Transit’s Long-Range Plan* calls for a High Capacity Transit (HCT) between Bothell, Lake Forest Park, and Northgate via SR 522.

## Conditions for Walking & Biking

There are designated walking routes throughout Lake Forest Park. However, not all walking routes have sidewalks. Pedestrian facilities range from sidewalks with

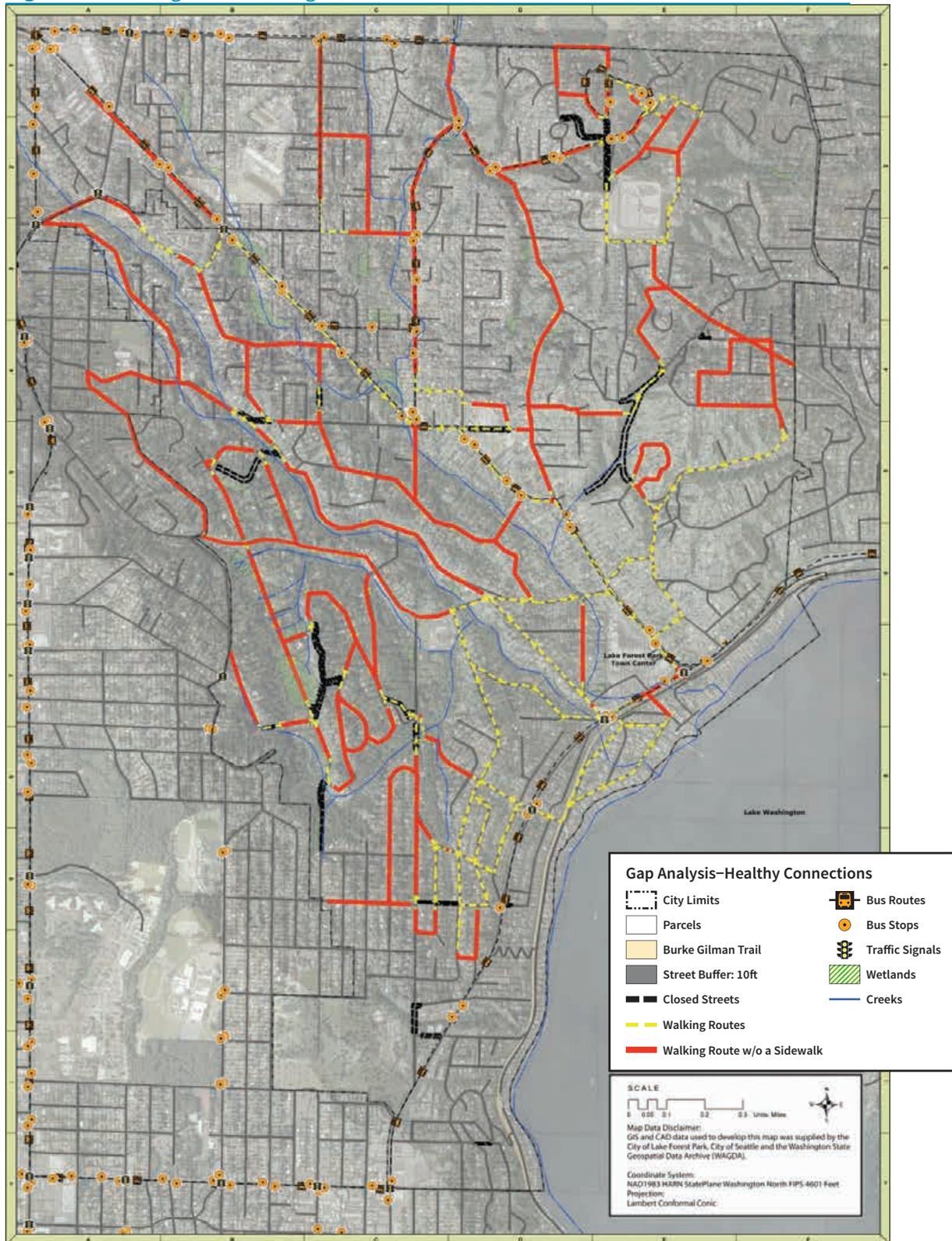
**Figure II.34** Map of transit service in Lake Forest Park



curb ramps to dirt paths along roadway shoulders. The *Legacy 100-year Vision* inventoried all walking routes, and highlighted all routes without a sidewalk in red in Figure II.35 on the following page. The dashed yellow roadways are locations with sidewalks on one or both sides of the road.

The Burke-Gilman Trail is a well-traveled multi-use pathway. This separated facility runs parallel to Lake Washington and connects with Seattle to the south and Kenmore to the north. It is often used by cyclists and pedestrians. Aside from the Burke-Gilman Trail, the only other marked designated bicycle routes in the city are the North and South connector routes between the Interurban Trail and the Burke-Gilman Trail. There are no separated bicycle lanes or sharrows within

**Figure II.35** Designated walking routes



Source: City of Lake Forest Park Legacy 100-Year Vision, 2008.

the city, however the completion of the NE 178th Street Improvement Project, Phase 2 will add a bicycle lane on NE 178th Street from Brookside Boulevard to 33rd Avenue NE. Figure II.36 on the following page outlines the designated bicycle routes within the city in green.

## Transportation Funding

The City generally spends about \$150,000 per year on street overlays. This amount varies due to the availability of outside funding and annual priorities. It is expected that this amount of funding will continue to be available in the future. Additional funding fluctuates year-to-year for various transportation projects depending on how successful Lake Forest Park is in competing for grants.

Table II.41 summarizes the planned capital projects for the next six years and Table II.42, the funding sources for these projects. Please see the discussion in Volume II, Capital Facilities for additional information.

**Table II.41** Transportation improvement projects: 2015–2020

Project	Cost
Annual Street Overlay Program	\$884,000
NE 178th Street Roadway Improvements Phase 2	\$2,270,000
ADA Ramps	\$77,400
37th Ave Sidewalk	\$2,800,000
Transportation Master Plan	\$40,000
<b>Total</b>	<b>\$6,071,400</b>

**Table II.42** Transportation capital improvement funding: 2015–2020

Project	Cost
Real Estate Excise Tax (REET) I	\$60,000
Real Estate Excise Tax (REET)II	\$1,011,400
State/Federal Funding	\$5,000,000
<b>Total</b>	<b>\$6,071,400</b>

A new *Transportation Master Plan* is also planned for the next six years. This plan will provide a long-term strategy for the City’s transportation system and detailed information about projected project needs.

Figure II.36 Designated bicycle routes



Beyond 2020, the City plans to continue the annual street overlay program and identified a number of street and trail improvements, including:

- Bike trail between the Interurban and Burke-Gilman Trails near Perkins Way
- Green street and pedestrian improvements on NE 178th Street
- Sidewalk and crosswalk improvements around the Town Center
- Demonstration green street between 33rd Avenue NE and 35th Avenue NE on NE 158th Street

Potential funding sources include conservation grants, state funding, and federal funding.

## Level of Service Policies

The City is planning to update its *Non-Motorized Plan* as an early priority after Comprehensive Plan adoption, consistent with Policy T-2.1. As part of this effort, the City intends to develop non-motorized LOS standards that support the City's vision and align with multi-county planning policies, as described in Policy T-1.16. Table II.43 on the following page provides an example of the type of non-motorized transportation policy language the City will consider when it updates its Non-Motorized Plan.

**Table II.43** Example multimodal level of service policy language

<b>Pedestrian LOS</b>	<b>Description</b>
<b>High Quality</b>	Pedestrian facility where identified in <i>Non-Motorized Plan</i> , with a buffer
<b>Needs Improvement</b>	Pedestrian facility provided on one side of the street
<b>Poor Quality</b>	No pedestrian facility

<b>Bicycle LOS</b>	<b>Description</b>
<b>High Quality</b>	Provides minimum treatment* recommendation, as shown in <i>Non-Motorized Plan</i>
<b>Needs Improvement</b>	Provides a lower-level facility* than recommended in the <i>Non-Motorized Plan</i>
<b>Poor Quality</b>	No Facility

\* Bicycle facilities—lowest-level to highest-level of treatment: shared; bike lanes; buffered bike facility; separated trail.

<b>Transit LOS</b>	<b>Transit Stop Amenities</b>	<b>Pedestrian Access</b>	<b>Frequency of Service</b>
<b>High Quality</b>	High level	Sidewalks and marked crosswalks serving stops	All day service. Peak service 15 minutes or less, midday 30 minutes or less
<b>Needs Improvement</b>	Some amenities	Sidewalks and marked crosswalks serving some stops	All day service. Peak services 30 minutes or less, midday service 60 minutes or less
<b>Poor Quality</b>	Little or no amenities	General lack of sidewalks and marked crosswalks	Low level of service