



# Lakefront Street Ends Community Meeting

September 25, 2007





# Outline

- Purpose
- Tentative timelines
- Legal framework
- Rapid review of 13 sites
- Public Discussion



# Purpose

Establish a common understanding of Lakewood's lakefront street ends; obtain public input to better determine the most appropriate use for the city's 13 street ends (e.g. government use, public access, residential, unimproved right of way, vacated).



# Tentative Timelines

- **Sept 25<sup>th</sup> 7pm: Tonight's Community Meeting**
- **Oct 23rd, 5:30 pm – Parks & Rec Advisory Board**
  - Review meeting notes & other public comment
  - Develop criteria
  - Assess each site
  - develop draft policies
- **Nov 27<sup>th</sup>, 5:30 pm – Parks & Rec Advisory Board**
  - Review draft policies
  - Prioritize sites
- **Dec 5<sup>th</sup> or 10<sup>th</sup>, 6pm – Planning Advisory Board**
  - Review process and recommendations
- **Jan 14<sup>th</sup> or 28<sup>th</sup> – City Council Study Session**
  - Council studies proposed policy
- **Jan 21<sup>th</sup> or February 4<sup>th</sup> – City Council Regular Meeting**
  - Council formally considers proposed policy (e.g. Resolution)



# Legal Framework (1 of 3)

- The City does not own the street ends “fee simple.” The City – or more specifically, the public – owns an easement to pass upon street ends.
- The City is not required to vacate or acquire street ends to encourage public access.
- The City cannot discourage use for public access.



# Legal Framework (2 of 3)

## **RCW 35.79.035**

***Three allowable reasons to vacate right of way abutting bodies of water:***

- 1. Vacation allows City to acquire property for public use/water access.***
- 2. Property is not suitable for public use.***
- 3. Vacation enables a plan for comparable or improved public access to same shoreline.***

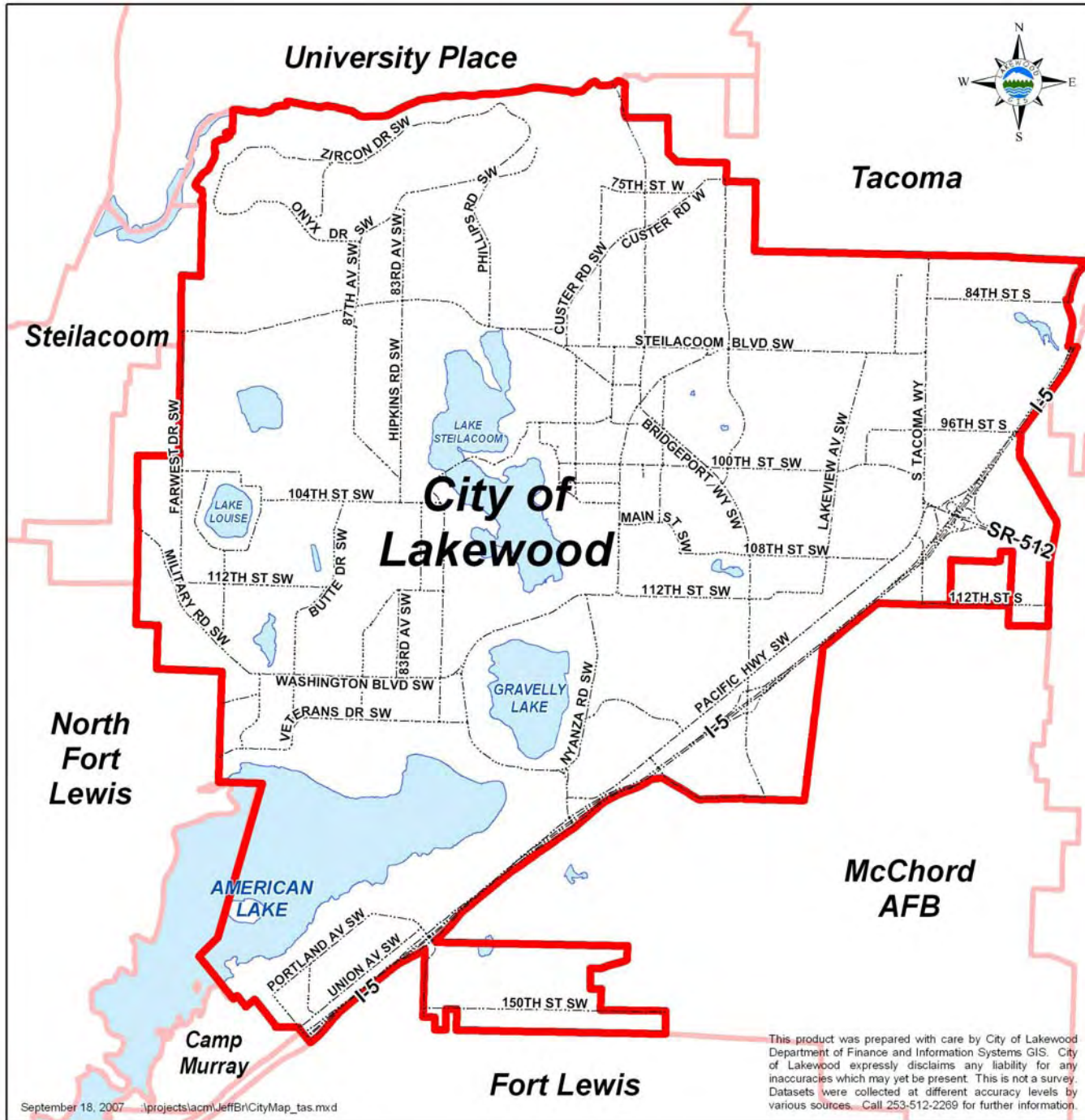


# Legal Framework (2 of 3)

***RCW 35.79.035***

***Vacating street end as unsuitable for public use:***

- 1. Inventory all street ends.***
- 2. Determine suitability for public use.***
- 3. Conduct public hearing with notice.***
- 4. Establish finding of non-suitability (legislative body)***
- 5. Fair market value.***



University Place



Tacoma

Steilacoom

**City of  
Lakewood**

North  
Fort  
Lewis

McChord  
AFB

Camp  
Murray

Fort Lewis

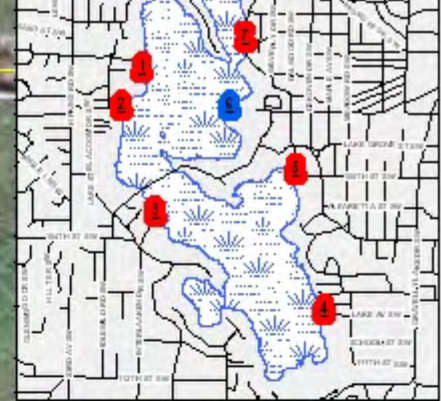
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9460000220

9460000210



9460000173

9460000174

**# 1 - Westlake Avenue (Lake Steilacoom)**

LAKE STEILACOOM



9460000140

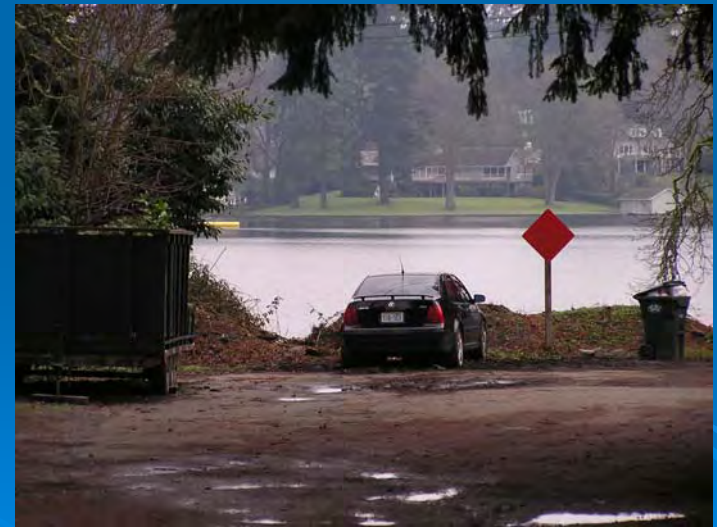
9460000150



## # 1 - Westlake Avenue (Lake Steilacoom)



View of Westlake Ave. from  
West Shore Ave. intersection



Limited parking at end of roadway.



946000011

946000012

**#2 - Mt. Tacoma Drive (Lake Steilacoom)**

2

LAKE STEILACOOM

#2 - Mt. Tacoma Drive (Lake Steilacoom)



Bottom of the hill on Mt. Tacoma Drive.



Looking from the intersection of Mt. Tacoma Dr. & West Shore Ave.



Pedestrian access to the lake.



4725001163

LAKE STEILACOOM

3

4725001174

7265000051

7265000072

#3 - Beach Lane (Lake Steilacoom)

7265000073

7265000090

7265000100

7265000110

7265000120

4725001177

7265000121

7265000120

4725001190

### #3 - Beach Lane (Lake Steilacoom)





**#4 - Lake Avenue (Lake Steilacoom)**



## #4 - Lake Avenue (Lake Steilacoom)



View of Lake Avenue just west of Meadow Road

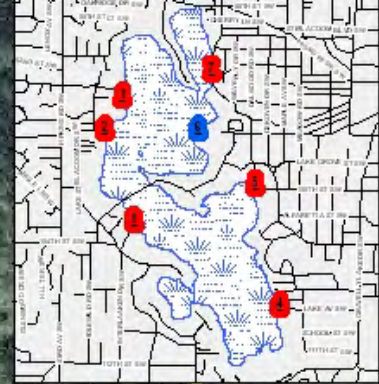


Sign added in past year to discourage long-term parking at access point

5030001061

5030001050

5030001040



# #5 - 100th Street (Lake Steilacoom)

5030000170

5030000320

5

LAKE STEILACOOM

5030001430

5030001410



## #5 - 100<sup>th</sup> Street (Lake Steilacoom)



View of Lake Steilacoom from beyond guardrail.



View of 100th Street looking west from Dekoven Drive.



End of 100<sup>th</sup> Street, no real parking area.

LAKE STEILACOOM

3085002390



3085002380



**# 6 - Holly Hedge Lane (Lake Steilacoom)**

4725000525

4725000521



**# 6 - Holly Hedge Lane (Lake Steilacoom)**

**No access found** – Public Works staff

spoke to neighbors, no one knew of any public access locations.



Above is last residence at the end of Holly Hedge Lane, #7315. Public right-of-way (as shown on maps) continues on the south (left) side of this property down approx. 200' to the lake. Entire right-of-way width is approx. 15' wide.



30850004

3085000440

**#7 - Edgewater Park (Lake Steilacoom)**

LAKE STEILACOOM

3085002360

3085000420

7

#7 - Edgewater Park (Lake Steilacoom)

Owner: City of Lakewood

.83 acres



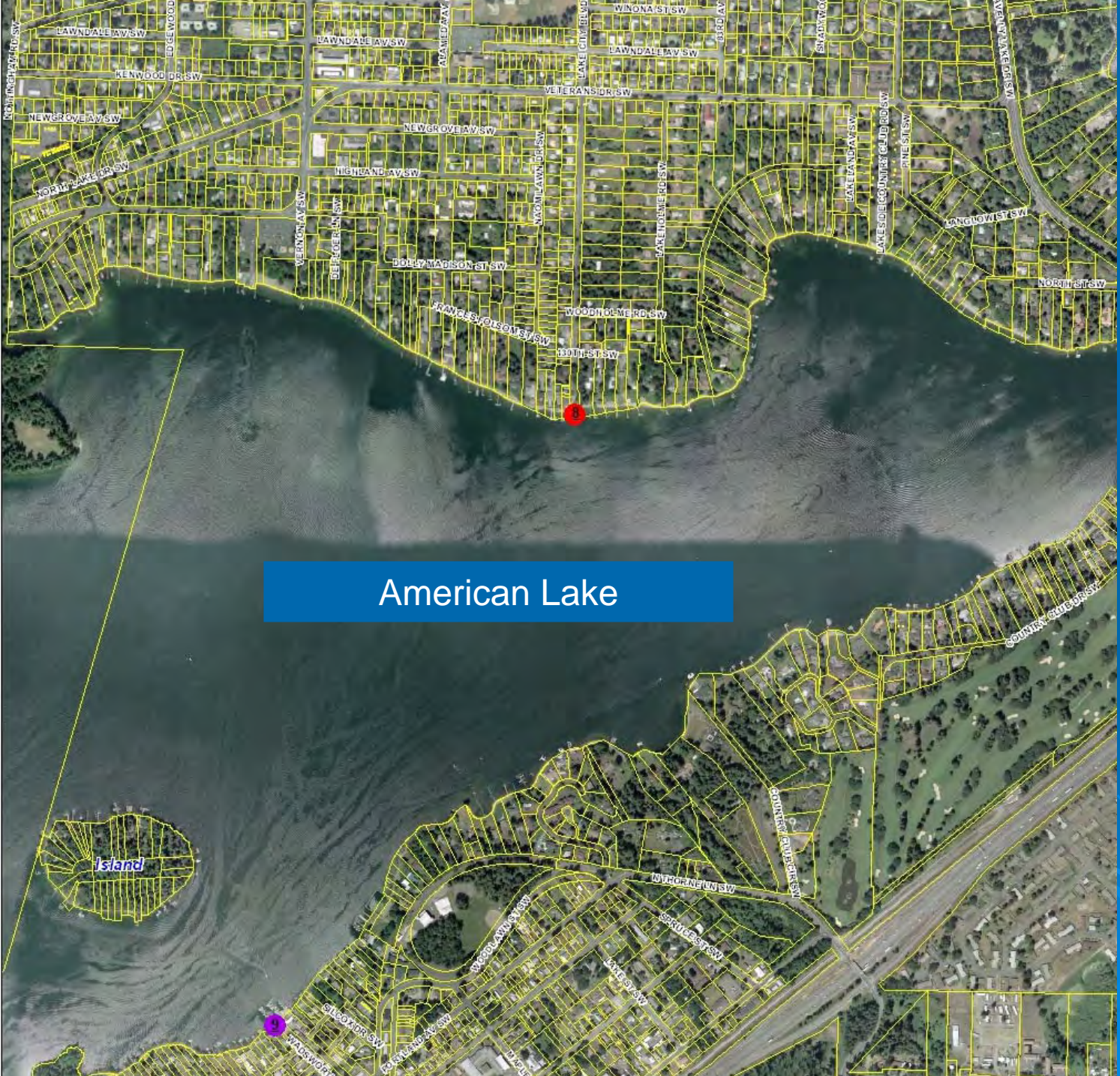
Park accessible by vehicle, bike and other means of transportation



Closer view of the water access to Edgewater Park.



Boat Ramp at Edgewater Park



American Lake

Island

8

9





0219161057

0219161056

0219161020

0219161019

0219161035

0219161038

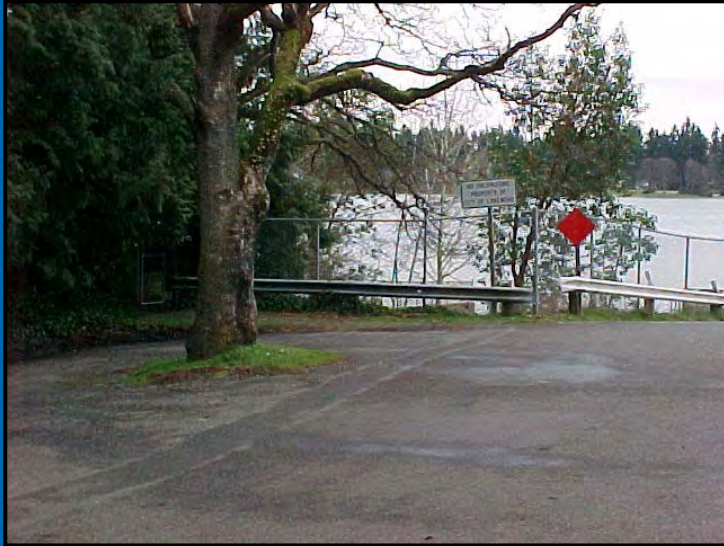
8

AMERICAN LAKE

## (8) – Lake City Blvd (American Lake)

## (8) – Lake City Blvd (American Lake)

South end of Lake City Blvd, 100' wide right-of-way extends to the lake. Access to the lake is via a pedestrian gate.





**(9) Wadsworth Street –(American Lake)**

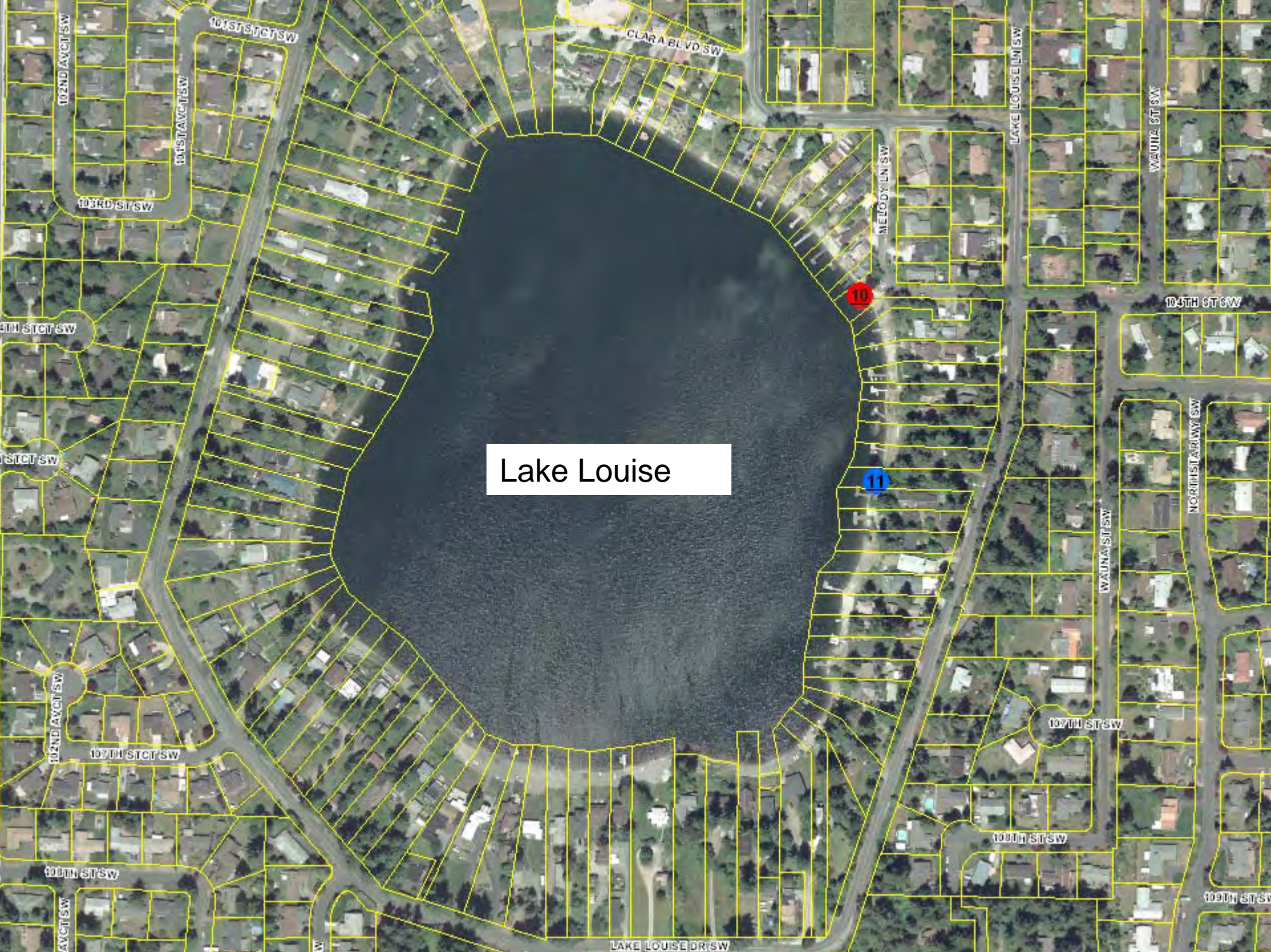
## (9) Wadsworth Street –(American Lake)

City of Lakewood owns property at the end of Wadsworth Street SW in Tillicum, which extends down to the lake. Launch used by residents of Silcox Island.



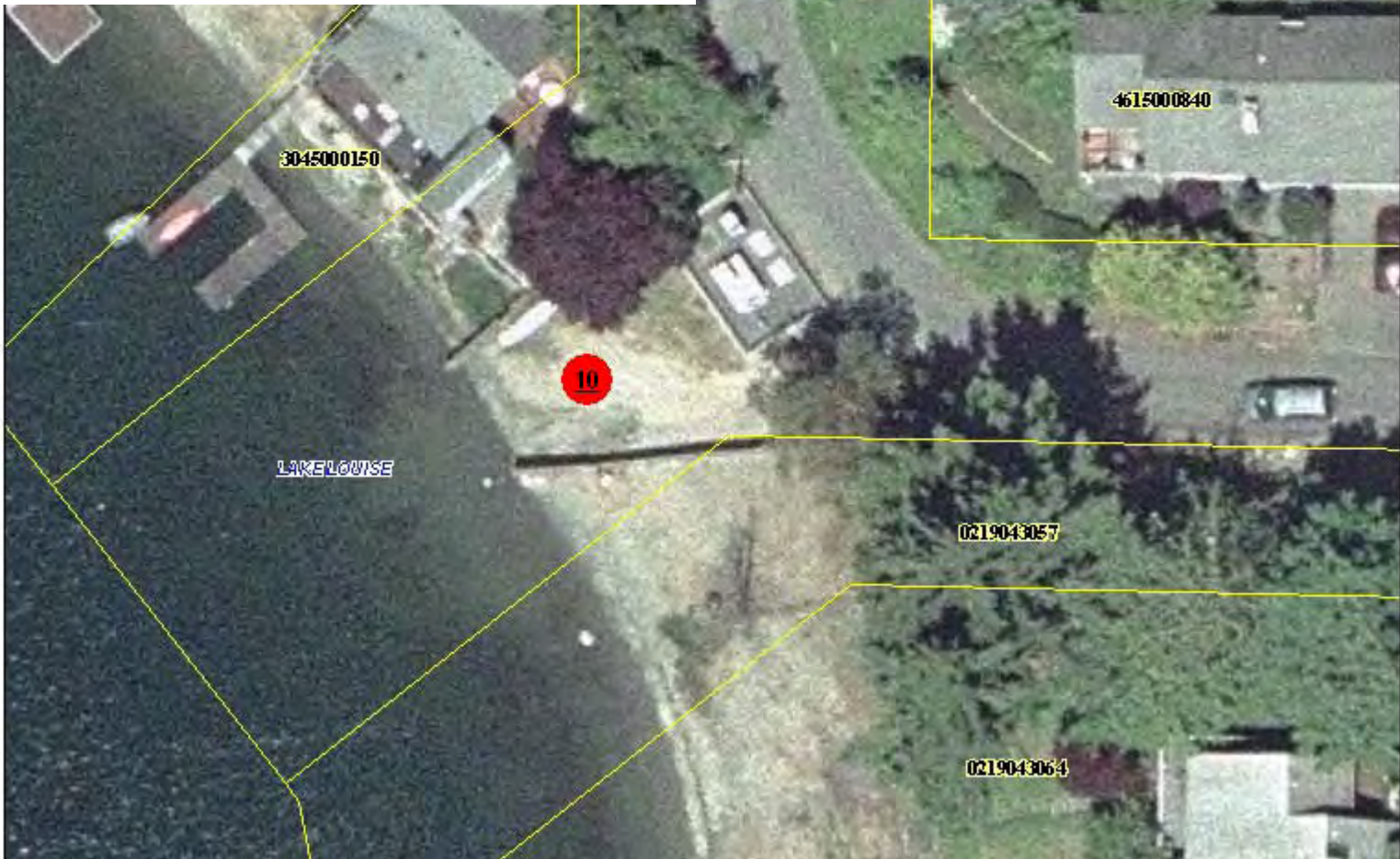
Looking easterly from the lake toward Wadsworth Street SW

Lake Louise





**10) – 104th Street (Lake Louise)**



# 10) – 104th Street (Lake Louise)

Limited access to the lake from the end of 104th Street SW. Structure in the picture is a sewer pump station owned and operated by Pierce County.





**(11) - Lake Louise Drive**

**11**





## (11) – Holden (Lake Louise)

50' public right-of-way extends to the lake. Not maintained for public access.  
Contains a storm water vault (mounded area behind bollards), which drains to the lake.



Looking from on top of the storm water vault toward the lake.



GRAVELLY LAKE

2

1

GRAVELLY LAKE DR SW

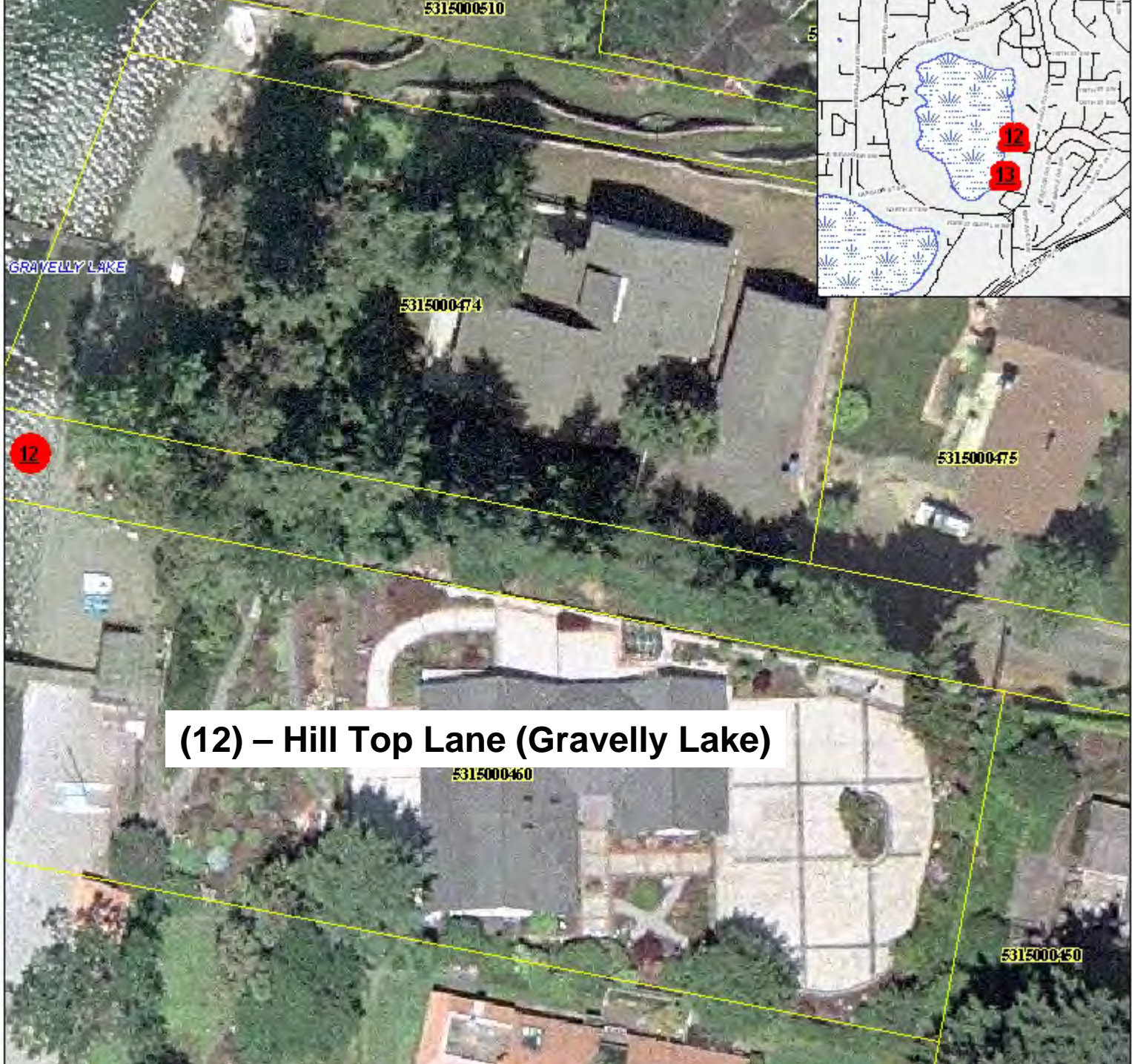
MST WOOD SW

MST WOOD SW

MST WOOD SW

REEF CIRCLE SW





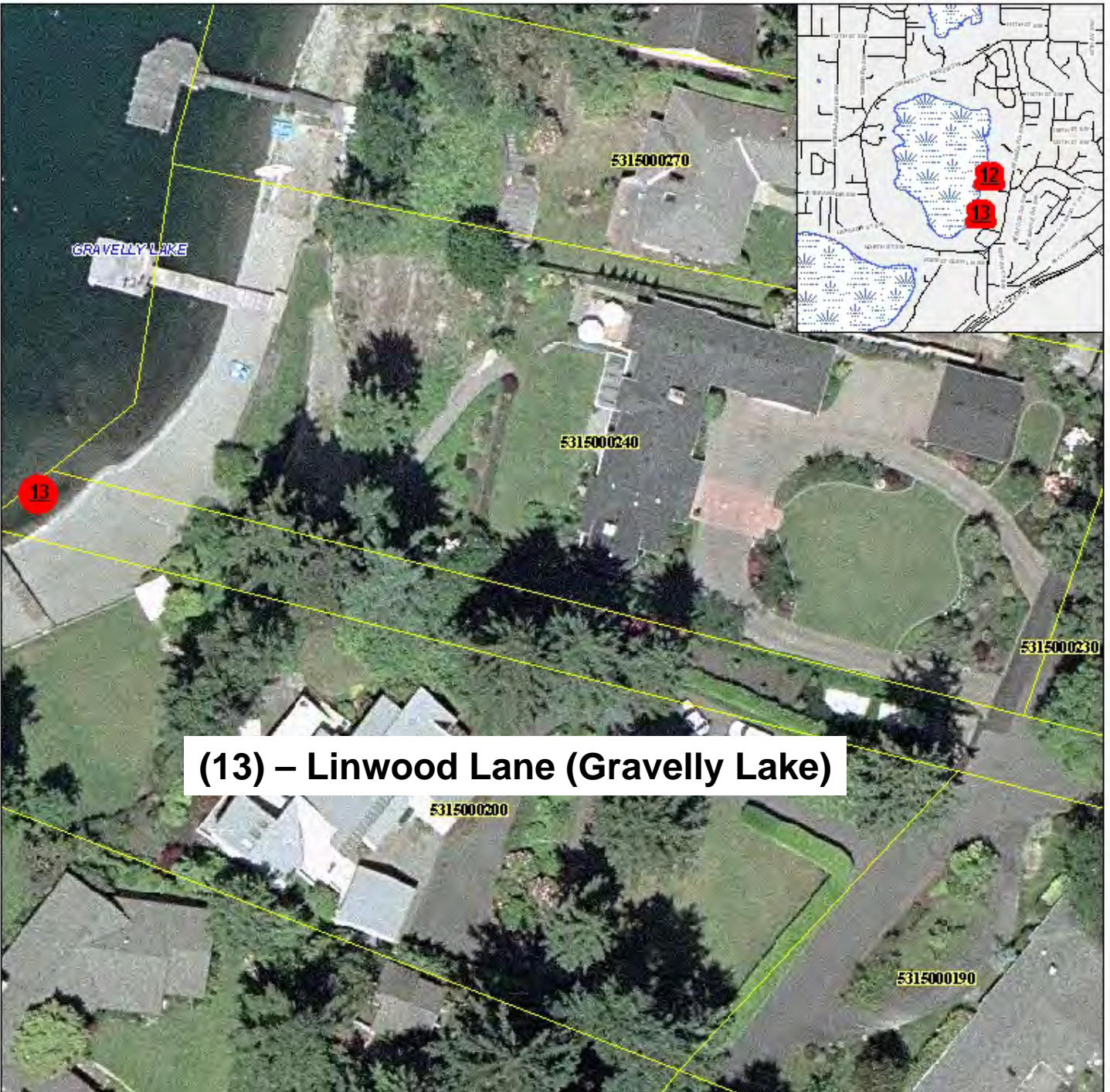
**(12) – Hill Top Lane (Gravelly Lake)**

## (12) – Hill Top Lane (Gravelly Lake)

End of Hilltop Lane SW. No viable access to the lake at this time.  
25' wide right-of-way to the lake contains a storm drain. Very steep grade to the lake.  
Fence installed by local government.



Closer look at the lake from the end of Hilltop Lane SW.



**(13) – Linwood Lane (Gravelly Lake)**

## (13) – Linwood Lane (Gravelly Lake)

End of Linwood Lane SW. Currently no viable public access to the lake.  
25' wide right-of-way down to the lake contains a storm water vault, which drains to the lake. Grade is very steep.



Looking up the hill from Gravelly Lake toward Linwood Lane



# Public Discussion

James Merritt

Merritt Architecture