



Puget Sound Regional Council

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City of Lake Forest Park 2024 Comprehensive Plan Update

On June 26, 2025, PSRC's Executive Board issued a conditional certification of the Lake Forest Park's comprehensive plan with the expectation that the city would adopt a work plan by September 30, 2025, and address the remaining comprehensive plan requirements by December 31, 2025. The certification report as adopted follows on p. 2. In not adopting a work plan, the city's plan certification status has lapsed. Upon completion of the outstanding requirements, the city is welcome to resubmit the plan for review and certification.

Local Comprehensive Plans

Certification Report

City of Lake Forest Park Comprehensive Plan

May 29, 2025



The Puget Sound Regional Council conducted a certification review of the City of Lake Forest Park comprehensive plan. Lake Forest Park adopted its 2024 comprehensive plan update on December 12, 2024. PSRC staff provided comments on the draft plan in November 2024 to inform the final plan adopted by the city.

This document is organized into two primary parts: a statement of certification and any applicable conditions to certification; and a discussion of conformity with the Growth Management Act and consistency with VISION 2050 by topic area.

Certification Action

The Puget Sound Regional Council conditionally certifies that the transportation-related provisions in the City of Lake Forest Park 2024 comprehensive plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan, provided that additional amendments are incorporated into the comprehensive plan.

Conditional status is in place until the City of Lake Forest Park completes transportation planning requirements. The city acknowledges this and commits to addressing the conditions according to the following schedule:

1. City council adoption of a work plan by September 30, 2025, that addresses the conditions identified in the certification report and outlines the process and timeline for resolving them.
2. Submission of a draft amended comprehensive plan and supporting documents that address the conditions to PSRC for review and comment in advance of adoption.
3. Once the conditions are adequately addressed, submission of the adopted amended comprehensive plan and supporting documents by December 31, 2025, for review and certification by PSRC.

Conditions for full certification are described in more detail in the body of this report (see page 10).



Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process for reviewing and certifying local, countywide, regional center, and long-range transit plans.¹ Transportation-related provisions that are key for certification are based on RCW 47.80.026 and the Growth Management Act (RCW 36.70A). This report may recommend additional work to fully address the requirements of the Growth Management Act, VISION 2050, or the Regional Transportation Plan, although such revisions may not be strictly required for certification. Jurisdictions are encouraged to address those items during upcoming comprehensive plan updates and other planning efforts.

Conformity with Growth Management Act Transportation Planning Requirements and Consistency with Regional Plans and Policies

OVERVIEW

This section discusses conformity with the Growth Management Act (RCW 36.70A.070(6)) and the transportation-related requirements for local comprehensive plans. It also discusses consistency with the adopted multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2050 and the Regional Transportation Plan. In addition to the multicounty planning policies, VISION 2050 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as several implementation actions for local governments to carry out. Each policy area addressed in VISION 2050 is discussed in turn below. More information about the requirement to review and certify local plans is provided in the [Adopted Policy and Plan Review Process](#).

Plans are reviewed using PSRC's [VISION 2050 Consistency Tool](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or Growth Management Act planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of local comprehensive plans.

¹ The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in [VISION 2050: Implementation](#).



Regional Collaboration

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) and VISION 2050 call for local comprehensive plans to:

- **Coordinate** with other jurisdictions, agencies, tribes, ports, military installations, and special purpose districts.
- Prioritize **access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Address opportunities and challenges related to **military installations** when applicable.
- Prioritize investments in **centers**.
- Explore **funding sources** and fiscal tools to meet infrastructure and other needs.

Certification Findings

The Lake Forest Park comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan describes the city's relationship to adjacent jurisdictions and the broader region and discusses implementation of the Growth Management Act, VISION 2050, and the city's vision. The plan's goals and policies emphasize environmental preservation, adaptation to climate change, and expanding access to opportunity for a diversifying community.

Regional Growth Strategy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Incorporate **housing and employment targets**.
- Use **land use assumptions** substantially consistent with countywide growth targets.
- Demonstrate sufficient zoned **development capacity** to accommodate targets.
- Use consistent **land use assumptions** throughout plan.
- Maintain a **stable urban growth area** with densities that support the Regional Growth Strategy.
- Support growth in designated **centers and high-capacity transit station areas**.
- Manage and reduce **rural growth** and protect natural resource lands.

Certification Findings

The Lake Forest Park comprehensive plan effectively addresses the Regional Growth Strategy policies in VISION 2050. The plan states that the city is planning for an additional 870 housing units and 550 jobs by 2044, consistent with the adopted countywide growth targets. The plan



demonstrates sufficient capacity to accommodate planned growth in housing and employment through 2044. The plan supports implementation of the region's growth goals by focusing new housing and job growth near the city's bus rapid transit stations in the town center and Southern Gateway subareas.

Environment

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Ensure **air quality standards** are met and reduce emissions of air toxics and greenhouse gases.
- Protect **critical areas and habitat** through coordination and environmental stewardship.
- Plan for **park, trail, and open space** resources and needs.
- Protect and enhance **tree canopy and native vegetation**.
- Protect and restore **water quality**, including actions to restore shorelines and estuaries, remove fish-passage barriers, reduce toxic products, and manage stormwater.
- Ensure **access to healthy environments** for all residents, prioritizing the reduction of impacts for vulnerable residents.

Certification Findings

The Lake Forest Park comprehensive plan effectively addresses the environmental policies in VISION 2050. The plan includes policies to protect critical areas, habitat, and water quality through development regulations, resource management, and educational efforts. The plan promotes equitable access to nature and the mitigation of disproportionate impacts on vulnerable populations. The plan recognizes the city's urban forest canopy as a key resource for the identity and livability of the city and provides policies to maintain and expand the city's tree canopy.



Climate Change

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Reduce **greenhouse gas emissions** in support of state, regional, and local reductions goals.
- Protect and restore natural resources that **sequester and store carbon**.
- Address impacts to **vulnerable populations** that have been or will be impacted by climate change.
- Retrofit **existing buildings** to reduce building energy use.
- Increase **resilience** by identifying and addressing the impacts of climate change and natural hazards.
- Address **rising sea levels** by siting and planning for relocation out of the floodplain.

Certification Findings

The Lake Forest Park comprehensive plan effectively addresses the climate change policies in VISION 2050. The plan recognizes regional greenhouse gas emissions reduction goals and commits the city to implementing strategies from its 2024 Climate Action Plan as a contribution to the regional goal. The plan incorporates climate considerations across various plan elements, including policies to encourage low-impact development, address climate impacts in siting of public facilities and utilities, and build resilience through community outreach.

The city should address the following comment in future updates to the plan:

- The city has made important progress on addressing climate change in the comprehensive plan. The Department of Commerce plans to release final guidance on climate planning consistent with House Bill 1181 in 2025, which will apply to the implementation progress report for jurisdictions in the Puget Sound region. The city should be aware of this upcoming deadline and monitor whether the plan's current state reflects the new requirements.



Land Use/Development Patterns

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Build **thriving urban communities** through inclusive engagement.
- Support **centers** as connections to opportunity.
- Address **healthy environment**, physical activity and well-being, and safety, while reducing disparities.
- Support **annexation and incorporation** by planning for phased growth of communities.
- Preserve **rural areas and natural resource lands**.
- Evaluate potential **residential and commercial displacement** and mitigate impacts.
- Limit **incompatible uses** adjacent to military lands, industrial centers, and tribal reservation lands.

Certification Findings

The Lake Forest Park comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan identifies the town center and Southern Gateway areas as ideal locations for walkable, mixed-use development that will accommodate housing and employment growth. The plan establishes guidelines for future public participation in land use planning decisions to prioritize equity and outreach. The plan includes policies to support community health by encouraging walkability and access to healthy foods.



Housing

Scope of Review

The Growth Management Act (RCW 36.70A.070) and VISION 2050 call for local comprehensive plans to:

- Provide an **inventory and analysis** of existing housing and housing needs at each income level.
- Document **sufficient land capacity** to accommodate housing for all income levels and emergency shelters.
- Identify **actions** to provide housing for all income levels.
- Identify and address **racially disparate impacts, displacement, or exclusion** in housing.
- Expand housing capacity for **moderate-density housing**.
- Promote **jobs-housing balance**.
- Support the **development and preservation of affordable housing** by considering inclusionary and incentive zoning and promoting affordable housing near high-capacity transit.
- Promote **homeownership** opportunities.

Certification Findings

The Lake Forest Park comprehensive plan effectively addresses the housing policy topics in VISION 2050. The plan demonstrates that the city has sufficient capacity to accommodate its allocated share of countywide housing need, and documents strategies to address barriers to affordable housing. The plan identifies evidence of racially disparate impacts within the city and includes several policies to support equitable housing outcomes.

The city should address the following comment in future updates to the plan:

- The plan does not provide an analysis of capacity for emergency housing. RCW 36.70A.070(2)(c) requires that jurisdictions document sufficient capacity for all housing types, including emergency housing and emergency shelter, in the housing element. Commerce provides [examples](#) of this type of capacity analysis and [guidance](#) on how to complete the work (see p. 43). PSRC encourages the city to address capacity for emergency housing and barriers to development as a priority for future plan amendments.
- The region is facing a housing crisis, and jurisdictions should act with urgency to address the housing needs of all residents. PSRC encourages the city to continue to work with regional partners to monitor housing conditions, to implement housing strategies, and to amend the plan periodically to adjust to changing conditions.



Economy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Identify and enhance **industry clusters**, including those that provide goods and services for export.
- Support retention and recruitment of **family wage jobs** and small businesses that are **locally, women-, and minority-owned**.
- Develop a **range of employment opportunities** to create a closer balance between jobs and housing.
- Address and prevent potential **physical, economic, and cultural displacement** of existing businesses.
- Expand **access to opportunity** and remove barriers for disconnected communities.
- Recognize and empower the contributions of the region's **culturally and ethnically diverse communities**.

Certification Findings

The Lake Forest Park comprehensive plan effectively addresses the economy policies in VISION 2050. The plan's economic development element focuses on Lake Forest Park's Town Center, which contains the majority of employment growth capacity within the city. The plan includes an analysis of the local and regional commercial real estate markets, commute trends, and demographics. The plan includes policies to support a mixed-use Town Center, with locally-serving businesses and access to transit for future employees and residents.



Transportation

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) requires local comprehensive plans to:

- Use **internally consistent land use assumptions** and forecasts of travel demand and that are consistent with growth targets.
- Provide **inventories of existing facilities**, and level-of-service standards and concurrency provisions that address multiple modes of travel, planned land uses and densities, and state highways.
- Include a **multiyear financing plan** and reassessment strategy to address potential funding shortfalls.
- Direct **demand management**, including programs to implement the Commute Trip Reduction Act.
- Plan for **pedestrians and bicycles**, including capital investments, education, and safety.
- Discourage **incompatible uses adjacent to airports**.
- Address **air quality** and the reduction of pollutants consistent with WAC 173-420-080.

VISION 2050 also calls for local comprehensive plans to:

- Plan for **system maintenance, safety and emergency management**.
- Support the **Regional Growth Strategy**.
- Provide **alternatives to driving alone**.
- Plan facilities and services for **special needs transportation**.
- Avoid the creation of new and expanded facilities in **rural areas**.
- Identify **racial and social equity** as a core objective when implementing transportation projects.
- Protect the **environment** and reduce stormwater pollution.

Certification Findings

The Lake Forest Park comprehensive plan addresses many of the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The plan includes policies to encourage walk, bike and transit trips. The plan includes a goal to work with transit agencies and neighboring jurisdictions to provide transit service, including supporting plans for Sound Transit Stride service, create “last-mile” connectivity for riders, and connections between transit and active transportation options. The plan also includes policies to work with the Washington State Department of Transportation (WSDOT) on state routes.



CONDITIONS FOR CERTIFICATION

The City of Lake Forest Park must address the following provisions of the Growth Management Act and VISION 2050 to maintain certified status:

The Growth Management Act (see RCW 36.70A.070(6)) requires the transportation element to include inventories, analysis and documentation of future system needs. The adopted transportation element includes updated goals and policies but does not include complete, up-to-date information on the transportation system. The city must update the transportation element to include:

- Mapped inventories of active transportation facilities
- Updated travel forecasting based on the city's adopted growth targets
- Complete long-range multimodal project list to meet system needs
- A multiyear financing plan, including analysis of the sufficiency of funding resources compared to estimated costs identified

PSRC staff is available to consult with city staff as this work is completed by the schedule identified on p. 1 of this report. [Commerce](#) has developed detailed guidance that documents how to complete this work, and PSRC has a [Transportation Element Guide](#) that also provides information on project list and financing plan requirements.

The city should address the following comments in future updates to the plan:

- Consistent with VISION 2050, the plan references policies and measures to implement multimodal level of service standards. The state will require multimodal level of service standards by 2029, and additional guidance may be available in the future to refine adopted standards.

Public Services

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Promote **coordinated and efficient** use of public services.
- Protect **water quality** by serving urban development with sewer systems and replacing failing septic systems.
- Consider the **impacts of climate change on public facilities** and promote renewable energy.
- Promote **affordable and equitable access to public services**, especially for underserved communities.
- Promote working with school districts on **school siting and design** to support safe, walkable access.



Certification Findings

The Lake Forest Park comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes policies to ensure the equitable and efficient provision of public facilities and services for all members of the community and to address the needs of underserved populations. The plan takes into account the impact of climate change on public facilities and services and includes policies to support community cohesion as a strategy for building resilience.

Conclusion and Next Steps

PSRC found the City of Lake Forest Park comprehensive plan is substantially consistent with the transportation-related provisions of the Growth Management Act, VISION 2050 and the Regional Transportation Plan, provided additional amendments are incorporated into the comprehensive plan. This report identifies conditions to ensure full consistency.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050 and areas that may be necessary to address prior to the 2029 Growth Management Act Implementation Progress Report.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Liz Underwood-Bultmann at LUnderwood-Bultmann@psrc.org or 206-464-6174.

