



LAKWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, August 8, 2016

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (2) 1. Economic Development update. – (Memorandum)

REPORTS BY THE CITY MANAGER

ITEMS TENTATIVELY SCHEDULED FOR THE AUGUST 15, 2016 REGULAR CITY COUNCIL MEETING:

1. Business showcase. – Hess Bakery & Deli
2. Appointing the 2016-2017 Youth Council members and the Lakewood's Promise Advisory Board Youth Council representative. – (Motion – Consent Agenda)
3. Setting Tuesday, September 6, 2016, at approximately 7:00 p.m., as the date for a public hearing by the City Council on Sound Transit 3 ballot measure for voter approval in the November 8, 2016 election. – (Motion – Consent Agenda)
4. Authorizing the execution of an agreement with Lakeview Light & Power relative to streetlights within the city boundaries. – (Motion- Regular Agenda)
5. Authorizing the execution of an agreement with Lakeview Light & Power relative to electrical distribution utility poles within the city boundaries. – (Motion – Regular Agenda)

COUNCIL COMMENTS

ADJOURNMENT

The City Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

<http://www.cityoflakewood.us>

The Council Chambers will be closed 15 minutes after adjournment of the meeting.



To: Mayor and City Councilmembers

From: Becky Newton, Economic Development Manager

Through: John J. Caulfield, City Manager

Date: August 8, 2016

Subject: Economic Development Update

Summary

This memorandum provides an overview of activities by the Lakewood economic development team. At the study session City Council will be provided an overview on the items contained in the attached PowerPoint presentation representing current economic development projects and priorities. This is a continuation of the report provided to City Council on April 11, 2016.

Economic Development Priorities

Economic development is a team effort. Lakewood projects rely on cross-department coordination, and partnerships locally, regionally, and at the state level. The primary focus is on the Central Business District, Woodbrook Industrial Business Park, Pacific Highway Transit Oriented Commercial area, and housing stock improvement. In addition, outreach has been completed in the Springbrook neighborhood and is underway in the South Tacoma Way International District.

The purpose for focusing on these areas is to create a vibrant downtown in keeping with Lakewood's history and progress, to support the high demand for industrial space and family wage jobs, to increase the tax base to provide for much needed middle market housing, and to add quality multifamily in residential target areas.

Topics of Discussion

- Developer Outreach / Housing
- Central Business District

- Pacific Highway Redevelopment
- Woodbrook Industrial Business Park
- Springbrook
- Business Retention and Expansion
- Recruitment, and Attraction City-Wide

Attachments
PowerPoint



Economic Development Update

Lakewood City Council
August 8, 2016



Current Priorities

- Improving the Housing Stock
- Motor Avenue Urban Design Project
- Central Business District Retail Analysis / Prep for Subarea Plan
- Pacific Highway Retail, and Mixed Use Development
- Woodbrook Industrial Business Park
- Business Retention and Expansion
- Recruitment, and Attraction City-Wide



Housing

- Developers Forum
- Copper Ridge
- Multifamily Projects

- Vladimir Lozinski Apartments, 167 Units
- Lakewood 46 Apartments, 46 units
- Springbrook Apartments, 208 units
- Choe Development, 42 units
- Apartments at Rainier Terrace, 11 Units

- Abatements (8/22 Update)
- Rental Housing Safety Program



Springbrook Apartments



Copper Ridge 3400 SF Rambler



Central Business District

- Motor Avenue Urban Design Project
- Retail Market Analysis
- Subarea Plan
- Westwood Financial
- Colonial Center
- Sports Arena*

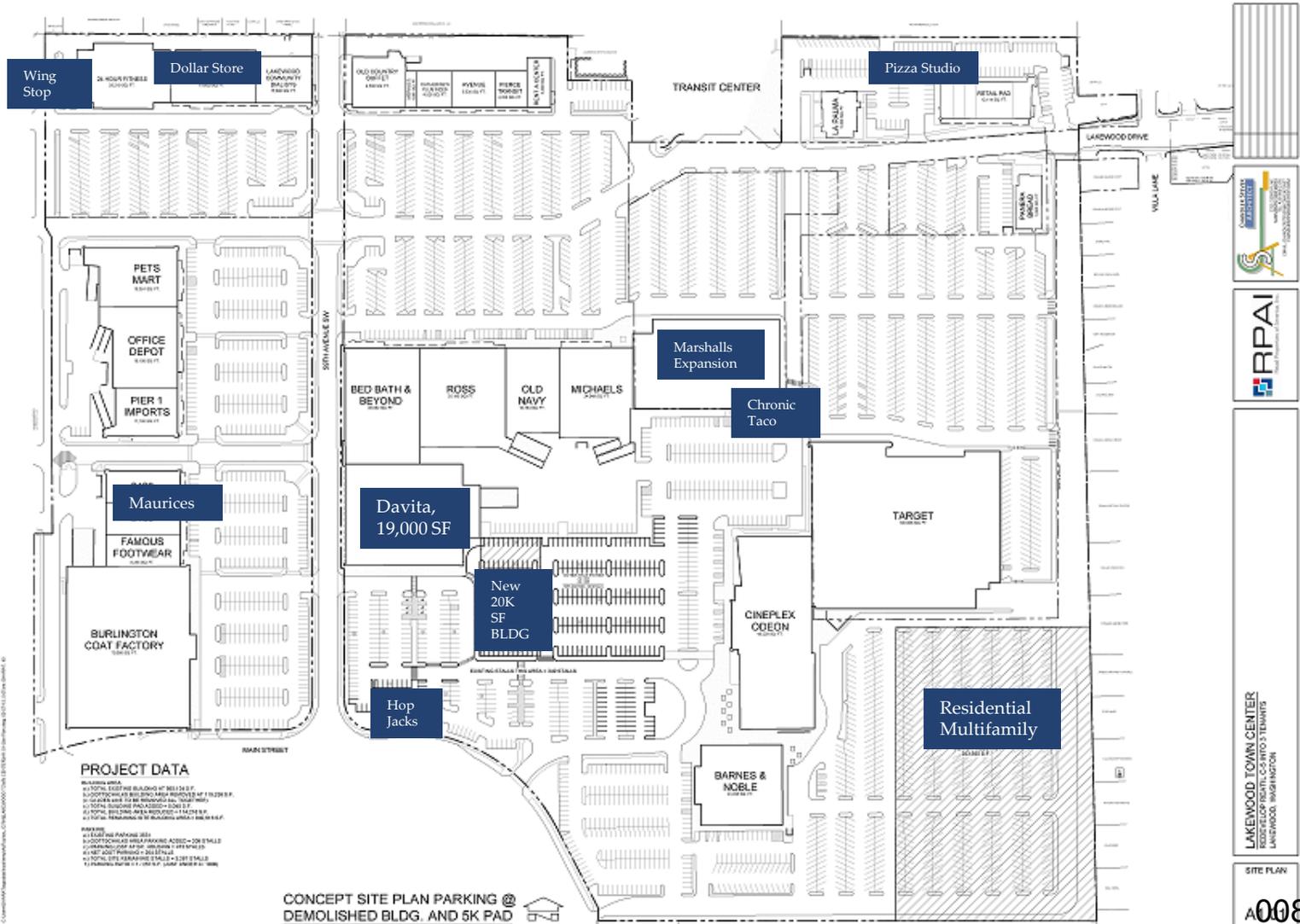


*Location TBD, may be in another area of Lakewood



Central Business District

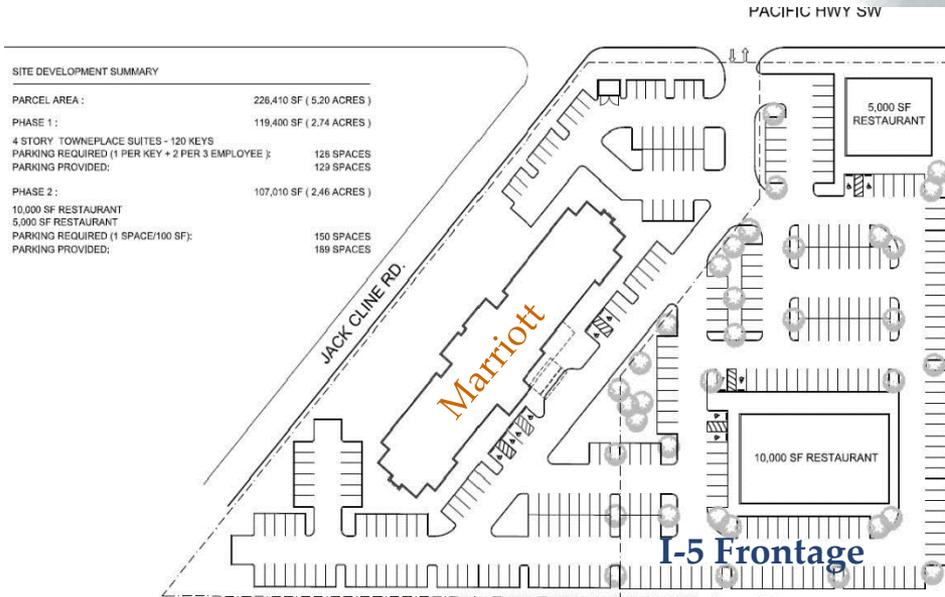
RPAI Site Plan



City of Lakewood
 RPAI
 Lakewood Town Center
 Residential Multifamily
 Site Plan
 A008



Pacific Highway & TOC Current



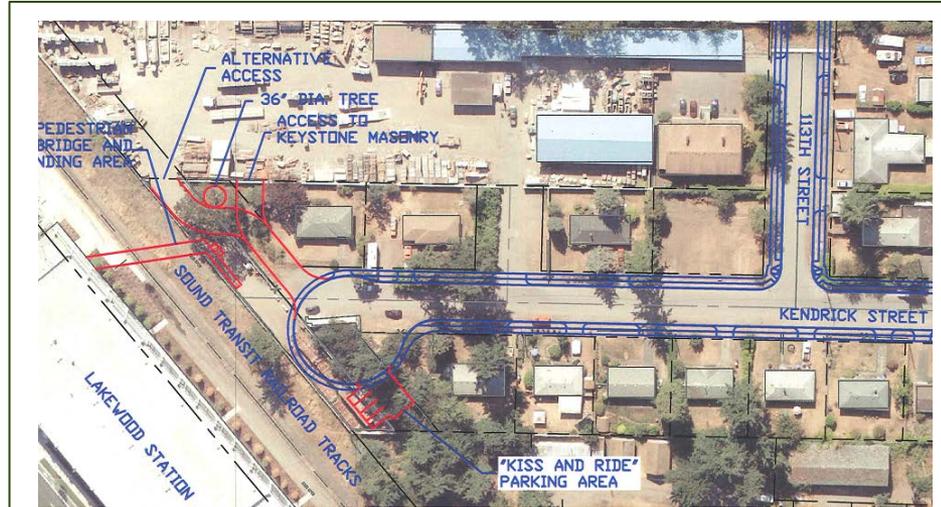
Welchers Indoor Gun Range
Marriott TownPlace Suites

- Advanced Auto Parts
- Comfort Inn & Suites
- Avalon Construction
- Kenworth
- Lakewood Ford





Pacific Highway & TOC Long Term

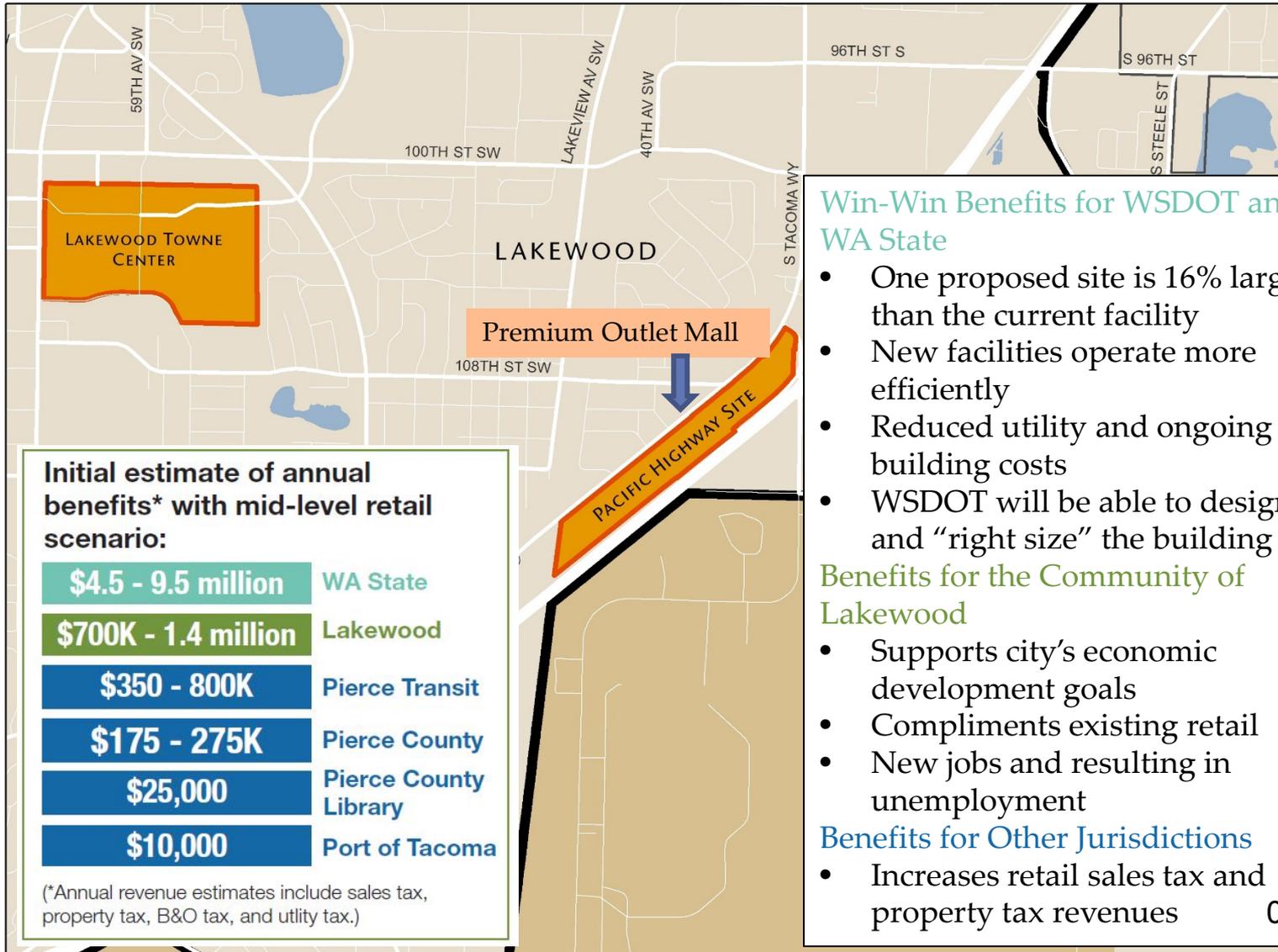


Kendrick Street Neighborhood





Pacific Highway & TOC Long Term



Initial estimate of annual benefits* with mid-level retail scenario:

\$4.5 - 9.5 million	WA State
\$700K - 1.4 million	Lakewood
\$350 - 800K	Pierce Transit
\$175 - 275K	Pierce County
\$25,000	Pierce County Library
\$10,000	Port of Tacoma

(*Annual revenue estimates include sales tax, property tax, B&O tax, and utility tax.)

- ### Win-Win Benefits for WSDOT and WA State
- One proposed site is 16% larger than the current facility
 - New facilities operate more efficiently
 - Reduced utility and ongoing building costs
 - WSDOT will be able to design and “right size” the building
- ### Benefits for the Community of Lakewood
- Supports city’s economic development goals
 - Compliments existing retail
 - New jobs and resulting in unemployment
- ### Benefits for Other Jurisdictions
- Increases retail sales tax and property tax revenues



Springbrook Outreach

Survey Responses:

- **Public Safety:** Overriding concerns: Crime, drugs, panhandlers, ill-managed apartment properties, a growing homeless population, garbage and littering.
- **Infrastructure:** Sidewalks, crosswalks, lighting, stormwater improvements (1/2 aware BP work) Springbrook Park improvements; No access to public transportation.
- **Economic Development:** Out of a pool of 64 respondents, 37 survey takers were interested in volunteering; Suggest an employment agency, childcare center, tutoring program, Head Start program, school programs, Neighborhood Watch, Scout troops, and mainstream grocery store; Respondents pleased the City outreach; Top four methods of city communication preferred by respondents were: mailings (30%), emails (18%), meetings (16%), and *Connections* Newsletter (15%).

City's Actions:

- **Public Safety:** Engaging NPO's and CSO's; Outreach at community meetings; Meet on site with managers and tenants to engage residents; Education on block watch, best practices, and community resources; Establish volunteer task list in coordination with Parks.
- **Infrastructure:** Road and Park improvements underway; Complete sweep of area for road and signage needs; Gateway signage; Connect with garbage service provider; Pierce Transit being increased into evening.
- **Economic Development:** Develop "Livable Communities" program; Promote the area to businesses; Working with established businesses on possible expansion; Implement Rental Safety Program; Connect with JBLM on coordination of efforts; Connected with Lakewood's Choice.



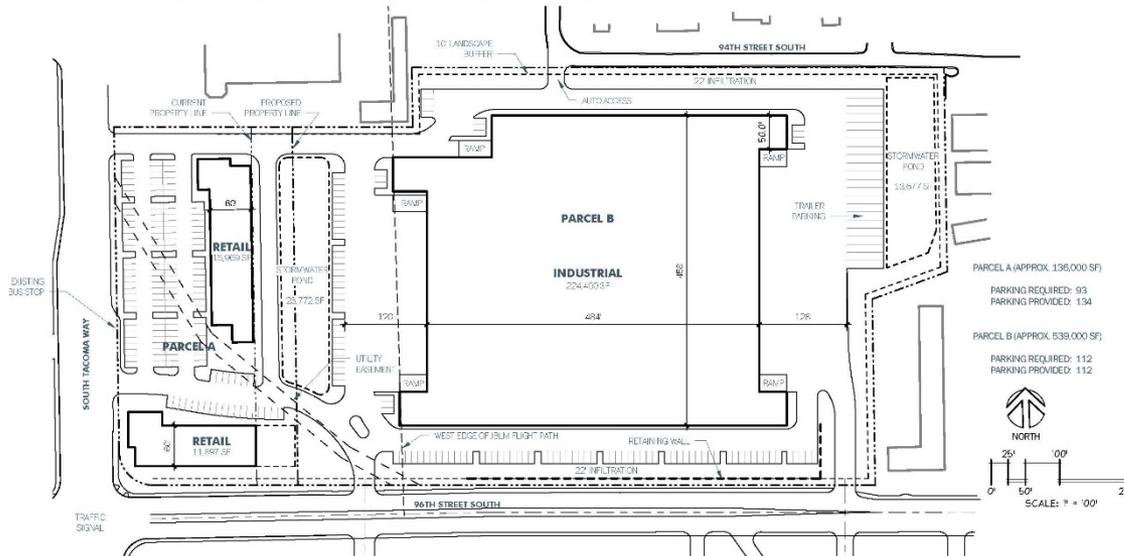
South Tacoma Way

Lee Medical Building



DATE: 12.09.13

PIERCE TRANSIT SURPLUS PROPERTY



SITE PLAN - OPTION B

Community Outreach

Initial Survey Comments:

- Improve on security and crime prevention;
- Need for better signage;
- Need for more street crossings;
- Would like more frequent street cleaning;
- Request trash containers;
- Need more bus shelters;
- Buses stopping in the traffic lane is problematic;
- Suggest having a Korean speaking employee at the permit counter;
- Most effective communication is through clubs and organizations;
- Many would like to participate as a volunteer.

The International District is a strong community that embraces a unique identity, and welcomes business opportunities. City investments in public improvements will continue to promote community pride.



Business Retention and Expansion

Business Retention and Expansion (BRE) Visits

Industry	2015		YTD July 2016	
	# Companies	# Jobs	# Companies	# Jobs
Construction	2	28	1	8
Manufacturing				
Durable Goods	4	358	6	185
Nondurable Goods	5	135	2	154
Trade, Transportation, and Utilities				
Wholesale Trade	5	54	7	82
Retail Trade	18	285	9	404
Trans, Warehousing and Utilities	6	487	2	385
Services				
Finance and Insurance	8	24	3	18
Real Estate, Rental and Leasing	11	78	8	40
Professional, Scientific and Tech	7	35	5	22
Leisure and Hospitality				
Accommodation and Food Services	22	132	9	117
Arts, Recreation and Entertainment	4	28	3	22
Other Services	6	18	3	15
TOTALS	98	1662	58	1452

Family wage jobs up 2012-2014

Construction + 206
 Manufacturing + 92
 Wholesale Trade + 122
 Prof, Science, Tech + 213
 Health Services + 549

Food Services + 219

Public Admin / Other – 457

Retail Trade,
 Transportation, Finance,
 Real Estate, Education, &
 Arts Remain Relatively Flat

Overall Job Growth 2015
 +719 (estimate)



Recruitment, and Attraction City-Wide

New Businesses Opened Jan-July 2016

Business Name	Primary Address	NAICS Description
1 ELEMENT OFFICIAL	8300 PHILLIPS RD SW	FAMILY CLOTHING STORES
AANCHOR PROPERTY MGMT & LEGAL	9618 GRAVELLY LK DR SW	RESIDENTIAL PROPERTY MNGRS
ACE CHIROPRACTIC, INC	9115 S TACOMA WAY	OFFICES OF CHIROPRACTORS
ACE INSURANCE & RETIREMENT	8720 S TACOMA WAY	DIRECT LIFE INSURANCE
ACUTE CHIROPRACTIC INC	10209 BRIDGEPORT WAY SW	CHIROPRACTOR
ALLEN & ASSOCIATES	4948 115TH ST CT SW	ADMIN MGMT & GNL MGMT
AMERICAN LAKE CREDIT UNION	9802 GRAVELLY LAKE DR SW	FINANCIAL
ARCOIRIS RESTAURANT LLC	9124 VETERANS DR	FULL SERVICE RESTAURANTS
A'STYLESS	9716 S TACOMA WAY	BEAUTY SALONS
BEDS & BUNKS, INC	4004 100TH ST SW	FURNITURE STORES
BEYOND THE MIND METAPHYSICS	6151 STEILACOOM BLVD SW	ALL OTHR PERSONAL SERVICES
BITE ME, INC	3827 100TH ST SW	COOKIE & CRACKER MFG
BLASTPRO MANUFACTURING INC	3624 96TH ST SW	OTHR MISC STORE RTL (EX-TBACCO
BNJ JANITORIAL SERVICES	9115 S TACOMA WAY	JANITORIAL SERVICES
CAFE QUEEN BEE	11107 PACIFIC HWY SW	BEER, WINE & LIQUOR STORES
CHUNG KI WA	8601 S TACOMA WAY	FULL SERVICE RESTAURANTS
CLAPIEL COSMETIC	9701 S TACOMA WAY	COSMETICS, BTY SPLY & PERFUME
CLINICAL SERVICES MGMT, PC	6 PROSPECT ST	ADMIN MGMT & GNL MGMT
COMMANDER SEWING SHOP	15218 UNION AVE SW	TAILOR
CONCERTO HEALTHCARE OF WASHINGTON	8815 S TACOMA WAY	OTHER OUTPATIENT CARE CNTR
CORE-MARK INT'L INC	3810 84TH ST SW	CONFECTIONERY MERCHANT WHSL
CORESTAFF SUPPORT SERVICES, INC	10116 36TH AVCT SW	TEMPORARY HELP SERVICES
DP NICOLI, INC	2911 96TH ST SW	METAL SERVICE CENTERS/WHOLESALE
DRAGONS DEN REPITILE & PET	8805 BRIDGEPORT WAY SW	PET CARE (EX VET SVCS)
DREAM COUTURE BOUTIQUE	11620 PACIFIC HWY SW	WOMENS CLOTHG STORES
DS SANCTUARY ART & DESIGN	14405 WASHINGTON AVE SW	GIFT, NOVELTY & SVNR STORES
DYNAMIC MEDICAL SYSTEMS LLC	9804 SALES RD S	OTHR COM/IND MCHN/EQP RENT
ECOATM, INC	7001 BRIDGEPORT WAY W	ALL OTHR PRO SCIENTIFIC/TECH S
EDUARDO S CUEVAS, MD PS	4905 108TH ST SW	OFFICE OF PHYSICIANS (EX MNLT)
EMBASSY MANAGEMENT, LLC	8815 SOUTH TACOMA WAY	ADMIN MGMT & GNL MGMT
EMERALD CITY PIZZA	7609 STEILACOOM BLVD	LIMIT SERVICE RESTAURANTS
FAMILY MAIDS HOUSE CLEANING	5620 127TH ST CT SW	JANITORIAL SERVICES
FRANCISCAN ORTHOPEDIC & SPORTS	11311 BRIDGEPORT WAY SW	OFFICE OF PHYSICIANS (EX MNLT)
GLORIA MORRIS, LMFT	6212 75TH ST W	OTHR INDIV & FAMILY SRVCS
GREER STEELE ST WAREHOUSE	11304 STEELE ST S	WAREHOUSE/MANUFACTURING
HAN YANG CORP	3819 94TH ST SW	MISC FOOD MFG
HAQUE HOLDING LLC	10239 BRIDGEPORT WAY	FULL SERVICE RESTAURANTS
KINGS BARBER & BEAUTY	6006 100TH ST SW	BARBER SHOPS
LA BODEGA DEL DESCUENTO	8302 S TACOMA WAY	OTHR MISC STORE RTL (EX-TBACCO

Business Name	Primary Address	NAICS Description
LILY BRAIDS	10606 BRIDGEPORT WAY SW	BEAUTY SALONS
MAD DABLER	10203 LAKEVIEW AVE SW	GIFT, NOVELTY & SVNR STORES
MATRIX4, LLC	3625 PERKINS LN SW	ADMIN MGMT & GNL MGMT
MULTICARE LAKEWOOD OCCUPATIONAL	5700 100TH ST SW	GNL MDICAL & SURG. HOSPITALS
MYSTIC SANCTUARY	8415 STEILACOOM BLVD SW	OTHER DIRECT SELLING EST.
NCI INFORMATION SYSTEMS, INC	10025 S TACOMA WAY	ALL OTHR PRO SCIENTIFIC/TECH S
OASIS ENTERPRISES LLC	11430 GRAVELLY LAKE DR	TRAVEL AGENCIES
ON HOLD CONCEPTS INC	5521 100TH ST SW	ADVERTISING AGENCY
ORIENTAL REMEDIES	11318 BRIDGEPORT WAY SW	ALL OTHER OFF MISC HLTH PRCTNR
P.L. CORPUZ	9709 WILDWOOD AVE SW	OTHER DIRECT INSURANCE CARRIER
PARAMEDICAL EXAMINER PACMED CLINCS	7424 BRIDGEPORT WAY W	FRSTNDG AMBULATORY SURG
PIZZA STUDIO	5605 LAKEWOOD TOWNE C	LIMIT SERVICE RESTAURANTS
PONY EXRPRESS CAR WASH	15011 UNION AVE SW	GENERAL AUTOMOTIVE REPAIR
RAFAEL MEDICUS CLINIC, CORP	7424 BRIDGEPORT WAY W	OTHER AMBULATORY HEALTH CARE
WING STOP	5919 LAKEWOOD TOWNE C	LIMIT SERVICE RESTAURANTS
SAFETY NET CONSULTING	5127 112TH ST SW	PROFESSIONAL SERVICES
SOARA INC	5515 STEILACOOM BLVD SW	PET & PET SUPPLY STORES
ST PETER'S IN-HOME CARE	10828 GRAVELLY LK DR SW	SRVS FOR ELDERLY & DISABLED
STARBUCKS COFFEE #26032	15305 UNION AVE SW	SNACK & NON-ALCH BEVERAGE BAR
SWEET P INSURANCE INC	7403 LAKEWOOD DR W	INSURANCE AGY & BROKERAGES
T&K ENTERPRIZEZ LLC	9528 BRIDGEPORT WAY SW	SNACK & NON-ALCH BEVERAGE BAR
TRAVELINK INTERNATIONAL	3615 STEILACOOM BLVD SW	TRAVEL AGENCIES
TS PROPERTY MANAGEMENT INC	7403 LAKEWOOD DR W	OTHER ACT RELATED TO REAL EST
TULADHARA YOGA, LLC	7304 LAKEWOOD DR W	ALL OTHR MISC SCHLS & INSTRUCT
TWO PEAS LLC	6108 MT TACOMA DR SW	MEDICINAL & BOTANICAL MANUFACT
TYCO INTEGRATED SECURITY LLC	10029 S TACOMA WAY	SECURITY SYSM SVC(EX LCKSMTHS)
UNIFIED INVESTIGATIONS & SCIENCES, INC	9316 LAKEVIEW AVE	INVESTIGATION SERVICES
VALERIE J. UFER ARNP	6212 75TH ST W	ALL OTHER OFF MISC HLTH PRCTNR
VITAL FAMILY CHIROPRACTIC	7504 86TH ST SW	OFFICES OF CHIROPRACTORS
WOLLOCHET BAY CO NW	8311 DURANGO ST SW	WOOD CONTAINER & PALLET MFG



Recruitment, and Attraction City-Wide

Restaurants:

- Chick-Fil-A
- Starbuck's
- Chipotle Grill
- MOD Pizza
- Hop Jacks
- Chronic Taco
- Biscuit House
- Black Bear Diner
- Jamaica Mike's
- Papa John's
- Happy Teriyaki
- Jimmy John's possible expansion

General Retail:

- Party City
- Welchers Gun Shop & Indoor Range

Clothing:

- Maurices

Grocery:

- H&L Produce expansion

Amusement & Recreation:

- Ice Rink

Auto Related:

- Lakewood Ford expansion
- Curbside Auto
- Advanced Auto Parts
- Kenworth NW expansion

Hospitality:

- Marriott TownPlace Suites plus two restaurants
- Comfort Inn

Finance:

- American Lake Credit Union

Healthcare:

- CVS Pharmacy
- Franciscan Healthcare Clinic
- Davita
- Lee Medical
- Vital Family Chiropractic

Construction:

- Avalon Contracting

Industrial:

- Dermody
- Woodbrook Logistics Center

Other:

- Mastrogiannis Greek Distillery
- New Lakewood Library & Senior Center



Recruitment, and Attraction City-Wide

- City's Role in Recruitment
- Partnerships
- Resource Guide and Incentives
- Lakewood Index & Economic Indicators
- Economic Development Videos
- Recruitment Targets
- The 1099 Economy