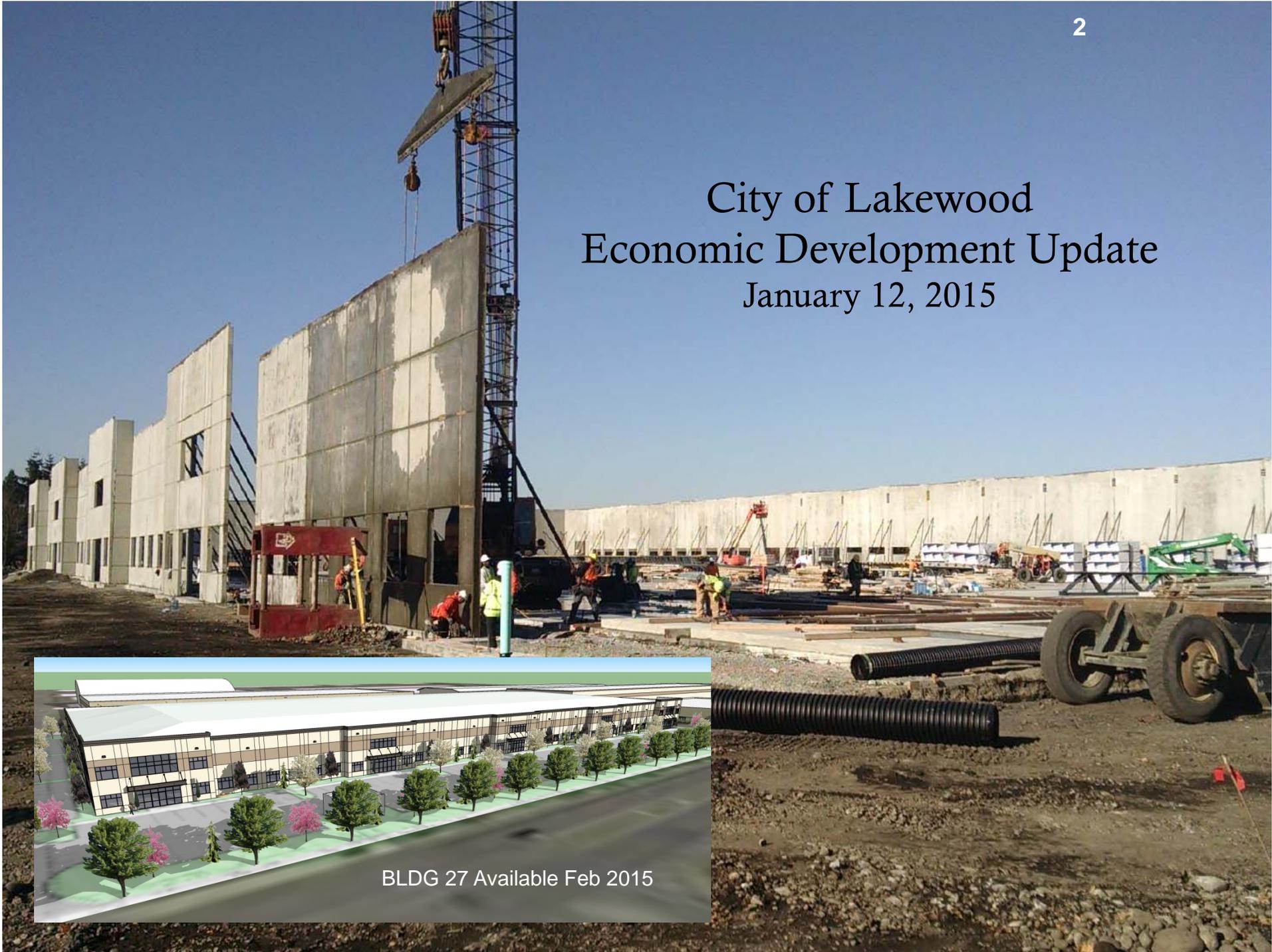


# City of Lakewood Economic Development Update January 12, 2015



BLDG 27 Available Feb 2015



# Lakewood's Economic Development Purpose

*Our mission is to improve the economic well-being of Lakewood through efforts that increase job creation, job retention, tax base enhancements and quality of life.*

## Support the Vision for a Strong Local Economy:

- Encourage diversification of business and industry and foster opportunities for existing businesses to grow and expand
- Develop a quality workforce that supports current and future businesses
- Promote creation of family-wage jobs
- Support small and minority-owned businesses



# Economic Development Strategic Work Plan

- Business Retention, and Expansion (BRE)
- Business Recruitment, and Attraction
- Target Area Development, and Redevelopment
- Protect JBLM from Urban Encroachment
- Increase Housing Stock, Quality and Choices



# Business Retention, and Expansion

## Business Retention, and Expansion (BRE) Visits

Industry	# Companies		# Jobs	
	Aug – Dec 2014	Total 2014	Aug – Dec 2014	Total 2014
Construction	2	5	59	79
Manufacturing				
Durable Goods	7	16	193	515
Nondurable Goods	3	6	176	314
Trade, Transportation, and Utilities				
Wholesale Trade	2	6	14	454
Retail Trade	10	23	215	430
Transportation, Warehousing and Utilities	1	10	8	145
Education and Health Services	1	2	563	584
Finance and Insurance	2	9	239	404
Real Estate, Rental and Leasing	0	7	0	29
Professional, Scientific and Technical	3	8	20	80
Leisure and Hospitality				
Accommodation and Food Services	2	5	22	116
Other Services	1	4	2	23
<b>TOTALS</b>	<b>34</b>	<b>101</b>	<b>1,511</b>	<b>3,173</b>



# Business Recruitment, and Attraction

## New Businesses Opened August through December 2014\*

Company	Industry/Description	Location	Jobs
Rainier Restoration	Construction	10608 Steele Street S.	8
Gamestar	Retail	6111 Lakewood Towne Center	6
Infinity Sign + Marketing	Sign Manufacturing	10025 South Tacoma Way	6
Custom Coatings West	Specialty Contracting	6101 100 <sup>th</sup> Street SW	5
Emerald City Weatherproofers	Roofing Contractors	10503 Lakeview Ave SW	5
El Pacifico Mexican Restaurant	Full Service Restaurant	10902 Bridgeport Way SW	5
Rhombus Construction Eng.	Construction Engineering	7602 Bridgeport Way W	4
Elm Locating & Utility Services	Power/Commercial Line/Construction Utility Services	10111 South Tacoma Way	3
Hair Affaire Facial and Nail	Beauty Salon and Nail Services	6501 Motor Avenue	3
Boost Mobile	Electronics Store	8415 Steilacoom Blvd. SW	3
Bright Smile Dental	Dental Offices	8811 South Tacoma Way	3
Lareau Jewelry	Retail Jewelry and Classes	10015 Lakewood Drive SW	3
Tacos El Chaparitto	Mobile Food Services	10239 Bridgeport Way SW	2
Weichart Realtors	Real Estate	10524 Bridgeport Way SW	2
Kerry's Carribean Take-Out	Mobile Food Services	12001 Pacific Highway SW	2
K&M Estate Sales	Professional Services	6403 Steilacoom Blvd. SW	2
Sleepcare Medical Supplies	Health Care Supplies	8404 83 <sup>rd</sup> Ave SW	2
<b>Total Jobs</b>			<b>64</b>

### Businesses Closed:

- Best Japanese Auto
- Billiard XQ
- Diaz Auto Sales
- Frenchy's
- Ivy League Learning
- Mamma Mia Restaurant
- Miro Café'
- PC Computers
- Surplus Ammo & Arms
- Taco Del Mar
- Wildside Pets

**Net new Jobs, New Businesses  
Opened in 2014 = 314**

\*266 total new business licenses issued include contractors, personal services, home occupations, sole proprietorships, and changes of ownership.



# Business Recruitment, and Attraction

Recruitment Leads August through December 2014		
Description	Jobs	Requirements
Manufacturer, need dry room infrastructure	50-70	20,000 to 50,000 SF; battery production; Minimum 2,400 Amps @480 Volt/3 phase. Decision to be made Q2 2015.
Construction/Developer	100+	Industrial pad ready land needed for warehousing and distribution 30-150 acres.
Auto Dealer	80+	2.5+ acres; New Car, Truck and RV Sales. Decision to be made Q2-Q3 2015.
Parts Manufacturing, wholesale and retail	50-60	2+ acres; easy access to I-5; existing building preferred – 20,000 SF+. Will move when ideal location is found.
Medical Facility	200+	Class A office, prefer existing. 3+ acres; 70,000 SF.
Indoor Recreational Facility	40-60	24+ foot ceiling; 25,000 SF; Prefer visibility to I-5 , purchase or lease.
Restaurants (4)	40-150	2,500 to 8,000 SF (various) – lease.
Distribution/Warehousing (2)	35-80	20 Acres, natural gas, pad ready, build-to-suit; up to 100 acres pad ready, build-to-suit. – purchase.
Food Manufacturer	85	Existing facility or build-to-suit on 4+ acres; 50,000 SF – purchase.

The City of Lakewood works with the EDB Tacoma/Pierce County, and local brokers on recruitment leads.



# Project Updates – Businesses

## Permits Issued

Valuation >= \$100,000		
Company	Description	Valuation
Northwest Building LLC	Building 27, Lakewood Industrial Park	\$10,690,009
DSHS-Phase II	Children's TI Phase II	\$2,046,422
Curbside Auto	New Office Building	\$1,004,037
Mountain View	New Mausoleum	\$992,230
Western State Hospital	Building 21 Re-roof	\$448,000
Greer Tank	New Commercial – Sand blast building	\$360,000
I-HOP	Remodel – Recladding/windows/Parapet flashing	\$200,000
Fir Acres	Demolition	\$182,362
United Methodist Church	Fire Damage Repair	\$100,000
<i>Total Valuation of ALL Commercial Permits Issued with valuation &gt;= \$100,000 for 2014 = \$37,844,972.74</i>		



# Project Updates – Housing

## New Residential Construction August - December 2014

SINGLE FAMILY	# Units		Total Valuation		Average Valuation	
	Aug-Dec '14	2014	Aug - Dec '14	2014	Aug - Dec '14	2014
NEW SFR	12	35	\$4,485,148.79	\$13,156,036.86	\$373,762.40	\$375,866.77
SFR Remodels	61	119	\$3,049,286.46	\$4,887,590.47	\$49,988.30	\$43,245.15
SFR Roof/Windows	33	65	\$210,048.77	\$537,830.89	\$6,365.11	\$8,274.31
<b>Foreclosure/House Flipping</b>						
August 2012 through August 2013			August 2013 through August 2014			
Trustee/Bank/ Foreclosure		House Flipping		Trustee/Bank/ Foreclosure		House Flipping
55		10		123		7
<b>MULTIFAMILY</b>						
NEW Multifamily			Value	2014 Total Valuation (issued and finalized)		
11310 - 11312 Greystone DR SW Duplex			\$599,740.00	\$8,617,771.67		
Multifamily Remodel - Valuation >=\$100,000				2014 Total Valuation (issued and finalized)		
Seeley Lake Apartments		Remodel office and clubhouse	\$203,000.00	\$2,927,945.00		
Morningtree Apartments		Fire damage repair	\$120,000.00			



West Pierce Fire & Rescue Station / Pacific Highway



Lakewood Industrial Park

**Operating Costs, Operating Conditions, Quality of Life...**

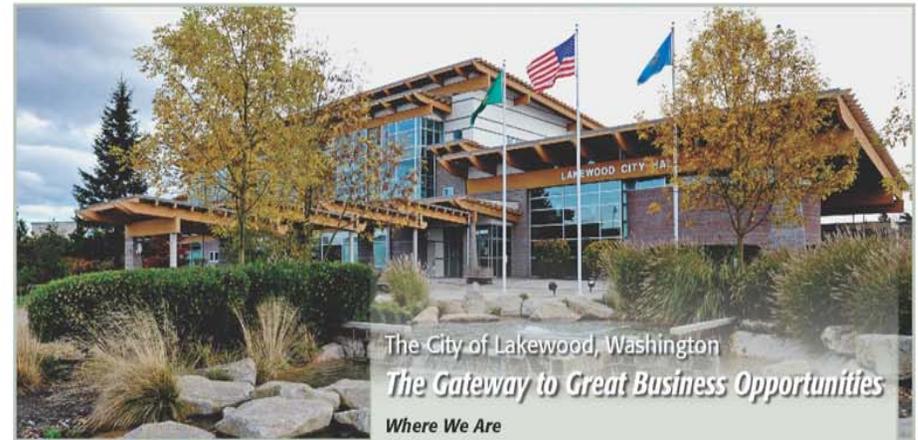
The City of Lakewood, Washington is actively recruiting businesses, builders, developers, and investors who want to be located in a community that is competitively positioned and poised for growth. We invite you to take a close look at the numbers and visit us to discover the opportunity that awaits your firm.

“ I have never experienced a city government support a business in the way that the City of Lakewood staff has supported the introduction of 10-20 Services. The economic development and planning department staff have been extraordinarily cooperative and encouraging as we have built our facility and launched our brand. ”

*Rich Burnite, General Manager of 10-20 Services*

“ When we chose Pacific Highway for our new 62,000 sq. ft. facility, the city was quick to jump in and make it work. The process went extremely well and every department in the city was very helpful. ”

*Henry Krebs, General Manager, Lakewood Ford*



The City of Lakewood, Washington  
**The Gateway to Great Business Opportunities**

**Where We Are**

Lakewood is the second largest city in Pierce County, Washington. It is strategically located between Seattle-Tacoma International Airport and Olympia, the state capital. The city has six miles of Interstate 5 freeway frontage with six exits as well as being the terminus of SR-512, a major state highway connecting Lakewood with east Pierce County markets and Mount Rainier, the most popular tourist destination in Washington. Lakewood is the gateway to the celebrated Chambers Bay Golf Course, home of the 2015 U.S. Open.

**Who We Are**

Lakewood has 60,000 residents, over 3,200 businesses, and three retail trade areas – Towne Center/Colonial Center, Pacific Highway and the International District. Lakewood is the host community to Joint Base Lewis-McChord, one of the largest military installations in the United States, and Camp Murray, headquarters of the Washington State Air National Guard. America's Promise Alliance has named Lakewood five years in a row as one of the nation's One Hundred Best Communities for Young People.

Economic development and job creation are top priorities for the City of Lakewood. The City has established a positive business climate to help Lakewood businesses compete in the marketplace. For example, Lakewood has no development impact fees or Business & Occupation (B&O) tax, an approved EB5 Regional Center to promote private investment, and 'wrap around service' to help businesses navigate the permitting process, apply for financing, and recruit a trained workforce.

**Where We're Headed**

In the evolution of every city, there are areas ripe for new development and redevelopment. Lakewood has identified strategic business locations and residential neighborhoods for concentrated economic development activity aimed at attracting private investment. Targeted locations include, in part, Pacific Highway, the International District, and Woodbrook for retail, commercial and industrial uses and the residential neighborhoods of Springbrook, Kendrick, Lakeview and Lake City for revitalization and new housing.

Understanding that public infrastructure is a critical engine of economic development, the City has made significant public improvements to attract private investment. Recent improvements include a new fire station, street improvements (curb and gutter, bike lanes, landscaping, lighting and storm drainage), and partnering with Sound Transit on the Lakewood Transit Station, a \$35 million multi-modal transit center with regional commuter rail / express bus service, and a 600+ stall commuter parking structure.

**The City of Lakewood is the choice for businesses that are looking to grow and prosper!**



Lakewood Sound Transit Station

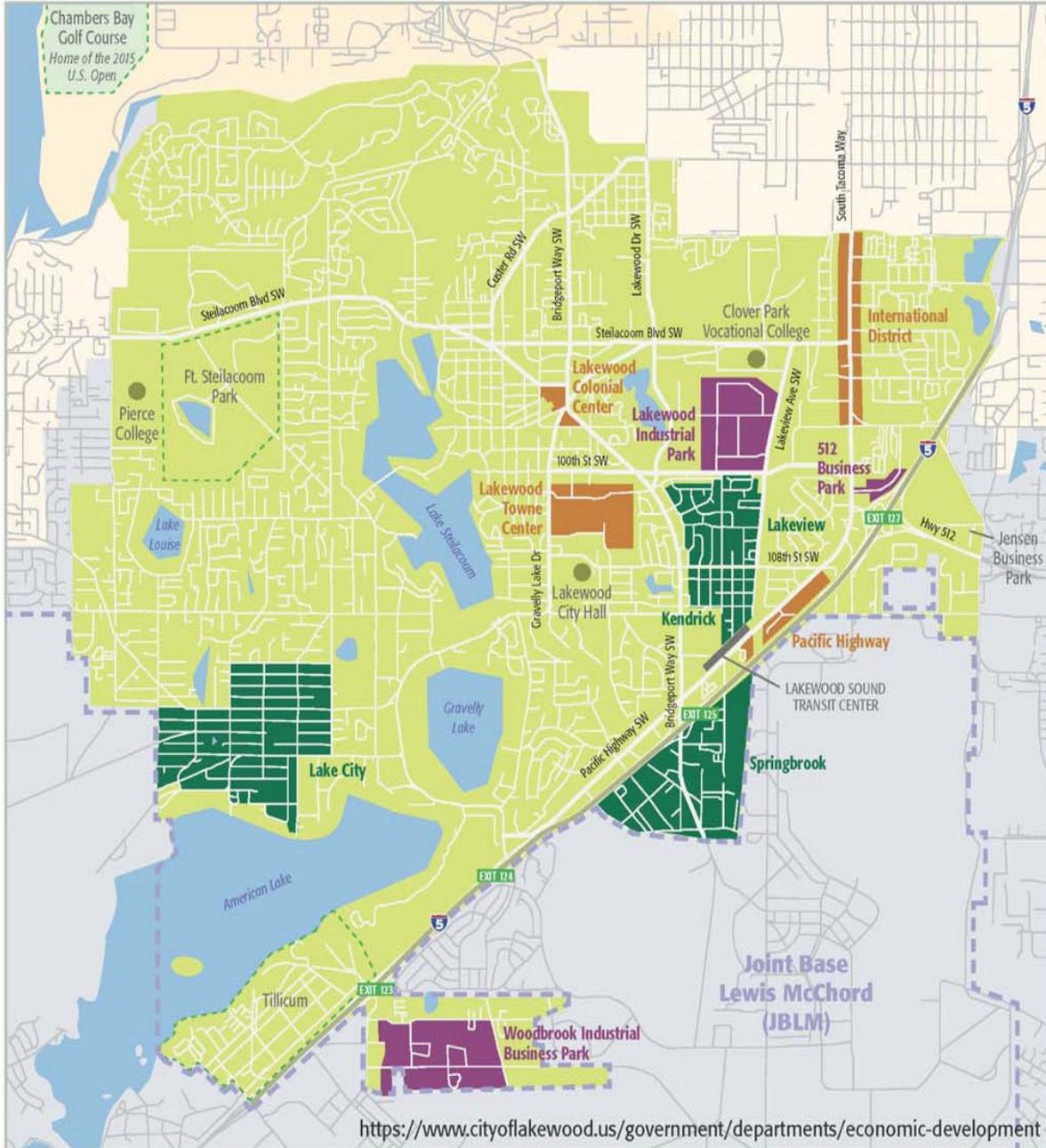
**Lakewood's Competitive Advantage**

- Located just 32 miles from Seattle-Tacoma International Airport, 13 miles from the Port of Tacoma (7th largest port in North America) and 24 miles from the state capital in Olympia and the Port of Olympia.
- No Business & Occupation (B&O) tax and no development impact fees.
- An approved EB5 Regional Center to promote private investment.
- Areas that qualify for Foreign Trade Zone #86 administered by the Port of Tacoma.
- Multi-Family Tax Exemption (MFTEx) to encourage high-density urban residential development in selected areas within the City.
- Joint Base Lewis McChord, a pivotal base for operations in Asia with over 30,000 uniformed and civilian employees, located adjacent to the City.
- More than 9,000 non-Department of Defense civilian contractors associated with Joint Base Lewis McChord that utilize local services.
- Pierce Community College and Clover Park Vocational College train and support an educated workforce
- Award winning school district
- A wide variety of homes available in price points from affordable to executive.

Becky Newton  
Economic Development Manager  
253.983.7738  
bnewton@cityoflakewood.us

Check out the #amLakewood spotlight on YouTube





<https://www.cityoflakewood.us/government/departments/economic-development>

## Development Target Priorities

The Lakewood City Council has prioritized economic development for business recruitment and expansion and neighborhood redevelopment for the following areas within the city.

### Industrial

- Lakewood Industrial Park (leasing)
- 512 Business Park (leasing)
- Woodbrook Industrial Business Park (development opportunity)

### Retail and Mixed Use

- Lakewood Colonial Center (leasing)
- Lakewood Towne Center (leasing)
- International District
- Pacific Highway

### Residential Neighborhoods Ripe for Redevelopment

- Lakeview
- Kendrick
- Springbrook
- Lake City

“Lakewood is awesome. As we won larger federal contracts and started to grow, the City of Lakewood bent over backwards to help us stay and expand in Lakewood. It's been a great partnership.”

*T.D. King, Owner, MACNAK Construction*

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Economic Development Manager  
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Lakewood, WA 98499  
(253) 589-2489  
(253) 589-3774 (Fax)



## Targeted Industrial Opportunities, City of Lakewood, Washington

### Site Location Checklist

Operating Costs • Operating Conditions • Quality of Life

	<b>LAKWOOD INDUSTRIAL PARK (LEASING)</b>	<b>512 BUSINESS PARK (LEASING)</b>	<b>WOODBROOK INDUSTRIAL / BUSINESS PARK (DEVELOPMENT OPPORTUNITY)</b>
<b>Location / Description</b>	<p>4927 95th St SW Lakewood, WA 98499</p> <p>26 buildings with over 2 million sq. ft. of distribution, warehouse, and manufacturing facilities.</p> <p>Flexible warehouse space from 5,000 – 150,000 sq. ft.</p> <p>Excellent truck maneuverability within the park.</p>	<p>10111 S. Tacoma Way Lakewood, WA 98499</p> <p>Lakewood 512 Business Park offers more than 135,000 square feet of office and warehouse space. Suites range from 1,988 to 12,256 square feet and loading doors are on-grade.</p> <p>Located at I-5 / SR512 with highway visibility.</p>	<p>Located east of Interstate 5 at Exit #123 (Thorne Lane) with possible I-5 visibility. Shared boundaries with Joint Base Lewis McChord (JBLM) military installation.</p> <p>117+ acres of vacant land and residential properties identified as a redevelopment opportunity.</p> <p>See Woodbrook Business Park Development Report, City of Lakewood, 2009</p>
<b>Transportation</b> Convenient access to I-5 / SR512 Rail Port of Tacoma Port of Olympia Seattle – Tacoma Airport	<p>I-5 Exits #123/124 #125/126, #127</p> <p>BNSF</p> <p>11 miles</p> <p>23 miles</p> <p>31 miles</p>	<p>I-5 Exit #127 / SR512 Interchange</p> <p>10 miles</p> <p>24 miles</p> <p>30 miles</p>	<p>I-5 #Exit #123</p> <p>14 miles</p> <p>20 miles</p> <p>34 miles</p>
<b>Foreign Trade Zone (FTZ)</b> Administered by Port of Tacoma <a href="http://portoftacoma.com/real-estate/ftz86">http://portoftacoma.com/real-estate/ftz86</a>	✓	✓	✓
<b>EB5 Regional Center</b> <a href="https://www.cityoflakewood.us/government/departments/economic-development/business-financial-assistance/foreign-investment-regional-center-eb5">https://www.cityoflakewood.us/government/departments/economic-development/business-financial-assistance/foreign-investment-regional-center-eb5</a>	✓	✓	✓
<b>Zoning, Environmental Review, &amp; Entitlements</b> <a href="https://www.cityoflakewood.us/government/departments/planning/current-planning">https://www.cityoflakewood.us/government/departments/planning/current-planning</a>	✓	✓	See Woodbrook Business Park Development Report, City of Lakewood, 2009 (Zoning: Industrial Business Park – IBP)
<b>Websites</b>	<a href="http://www.officespace.com/building/63099-4425-100th-St-SW-Lakewood-WA-98499">http://www.officespace.com/building/63099-4425-100th-St-SW-Lakewood-WA-98499</a>	<a href="http://www.psbusinessparks.com/properties/pdf/propfl08169.pdf">http://www.psbusinessparks.com/properties/pdf/propfl08169.pdf</a>	<a href="https://www.cityoflakewood.us/documents/economic_development/presentations/presentations/woodbrook_business_park_dev_report_7-09.pdf">https://www.cityoflakewood.us/documents/economic_development/presentations/presentations/woodbrook_business_park_dev_report_7-09.pdf</a>

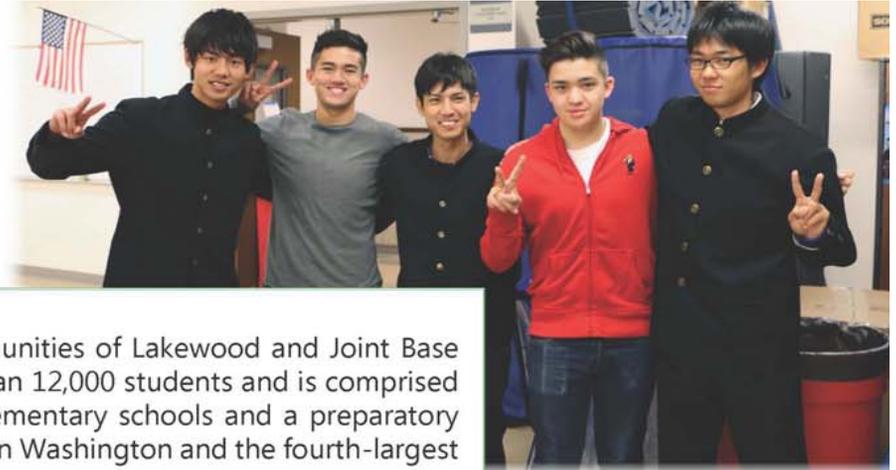
**For more information contact:** Becky Newton, Economic Development Director, City of Lakewood, 6000 Main Street, Lakewood, WA 98499  
Email: [BNewton@cityoflakewood.us](mailto:BNewton@cityoflakewood.us) Telephone: 253-983-7738

## Targeted Industrial Opportunities, City of Lakewood, Washington

Site Location Checklist - Common Attributes  
 Operating Costs • Operating Conditions • Quality of Life

<b>Utilities &amp; Services</b> Power Natural Gas Water Sewer Refuse Telecommunications Fire District Police Services	Lakeview Power & Light PSE Lakewood Water District Pierce Co. Sewer Lakewood Refuse CenturyLink, Comcast, Click! West Pierce Fire & Rescue City of Lakewood Police														
<b>Workforce</b> <a href="https://www.cityoflakewood.us/government/departments/economic-development/workforce">https://www.cityoflakewood.us/government/departments/economic-development/workforce</a>	In addition to a highly trained local workforce, Joint Base Lewis McChord provides a unique source of employees. Many highly trained and disciplined military personnel choose Pierce County as their last duty station so they can move into civilian life in the community and apply their technical skills in the private sector. Spouses of active military personnel also bring sought-after skills and abilities to the workforce.														
<b>Lakewood Demographics</b>	<table border="0"> <tr> <td><b>Population</b></td> <td>58,360**</td> </tr> <tr> <td><b>Median Age</b></td> <td>37.2 years*</td> </tr> <tr> <td><b>Median H/H Income</b></td> <td>\$43,362*</td> </tr> <tr> <td><b>Average H/H Income</b></td> <td>\$60,497*</td> </tr> <tr> <td><b>Average Family Income</b></td> <td>\$77,749*</td> </tr> <tr> <td><b>Average Income-Married Couples</b></td> <td>\$94,398*</td> </tr> <tr> <td><b>Total Housing Units</b></td> <td>27,023*</td> </tr> </table> <p>* Census ACS 2013                  ** Office of Financial Management – OFM April 2014 Estimates</p>	<b>Population</b>	58,360**	<b>Median Age</b>	37.2 years*	<b>Median H/H Income</b>	\$43,362*	<b>Average H/H Income</b>	\$60,497*	<b>Average Family Income</b>	\$77,749*	<b>Average Income-Married Couples</b>	\$94,398*	<b>Total Housing Units</b>	27,023*
<b>Population</b>	58,360**														
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**For more information contact:** Becky Newton, Economic Development Director, City of Lakewood, 6000 Main Street, Lakewood, WA 98499  
 Email: BNewton@cityoflakewood.us Telephone: 253-983-7738



The Clover Park School District serves the communities of Lakewood and Joint Base Lewis-McChord. It has an enrollment of more than 12,000 students and is comprised of two high schools, four middle schools, 17 elementary schools and a preparatory school. It is the 26th largest public school district in Washington and the fourth-largest in Pierce County.

Generations of Lakewood and JBLM families have learned and grown in CPSD. The school system has earned many honors and distinctions, and its staff and administration are dedicated to providing a great education for their students. Some examples:

- Since 2006, CPSD has built seven new schools, and another three are under construction
- Lakes High School boasts a graduation rate of 83 percent, one of the highest among area public schools \*
  - CPSD has International Baccalaureate programs at two of its schools
- CPSD has 161 staff with National Board Certification, which is an advanced teaching credential
  - CPSD named 'Board of Distinction' by WSSDA
  - Award Winning Steilacoom Historical School District-

Source: 2013-2014 Washington State Report Card



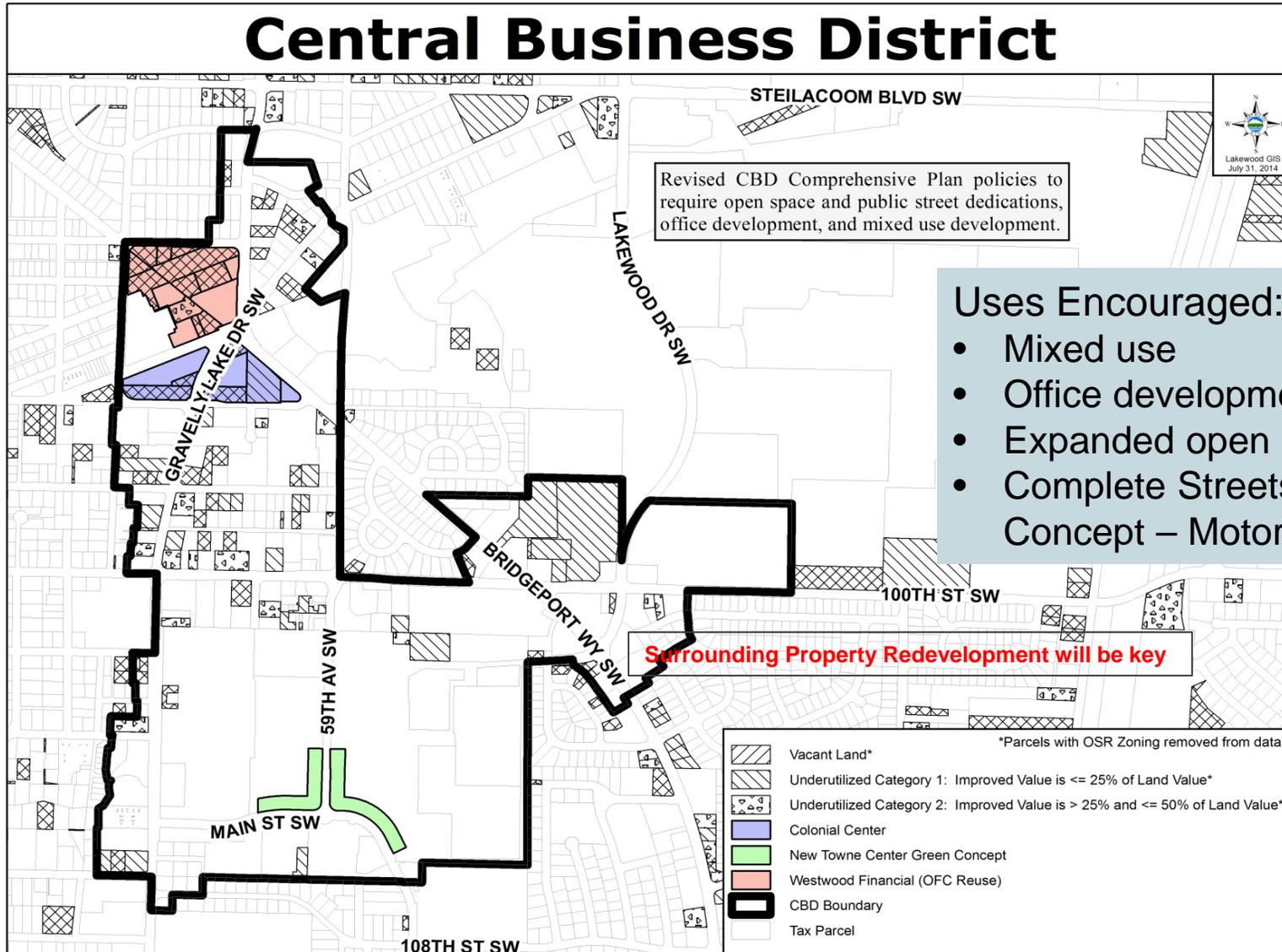


# Business Recruitment, and Attraction

- New Website
- U.S. Open Website Component
- Video Segments (3, 90 second)
- Social Media Focused Ad Placement
- Connection – Magazine Style
- ED “Index” Newsletter and Economic Indicators
- Business Showcase and #IamLakewood Videos
- First Impressions Matter



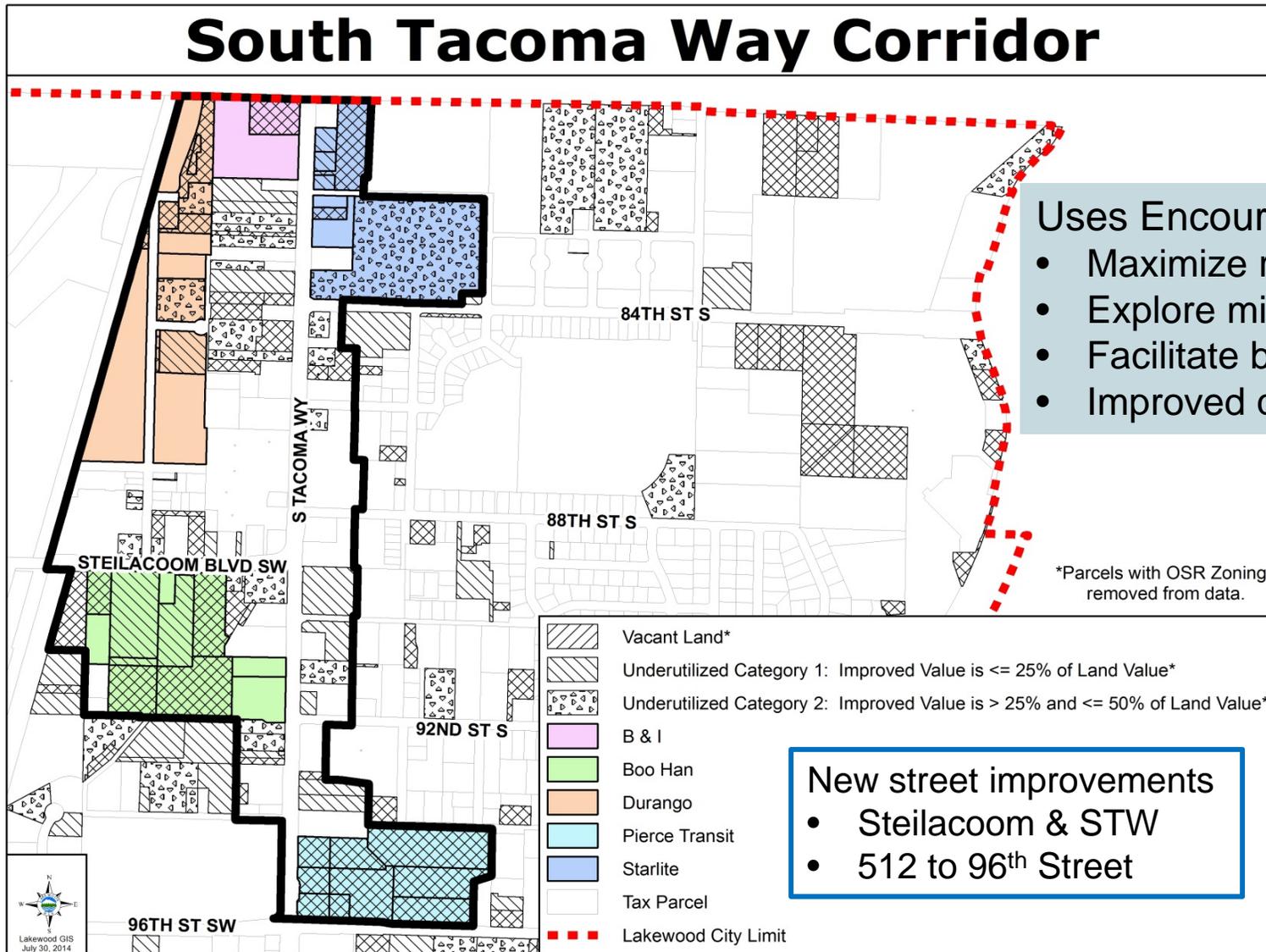
# Geographic Strategy - CBD





# Geographic Strategy- STW

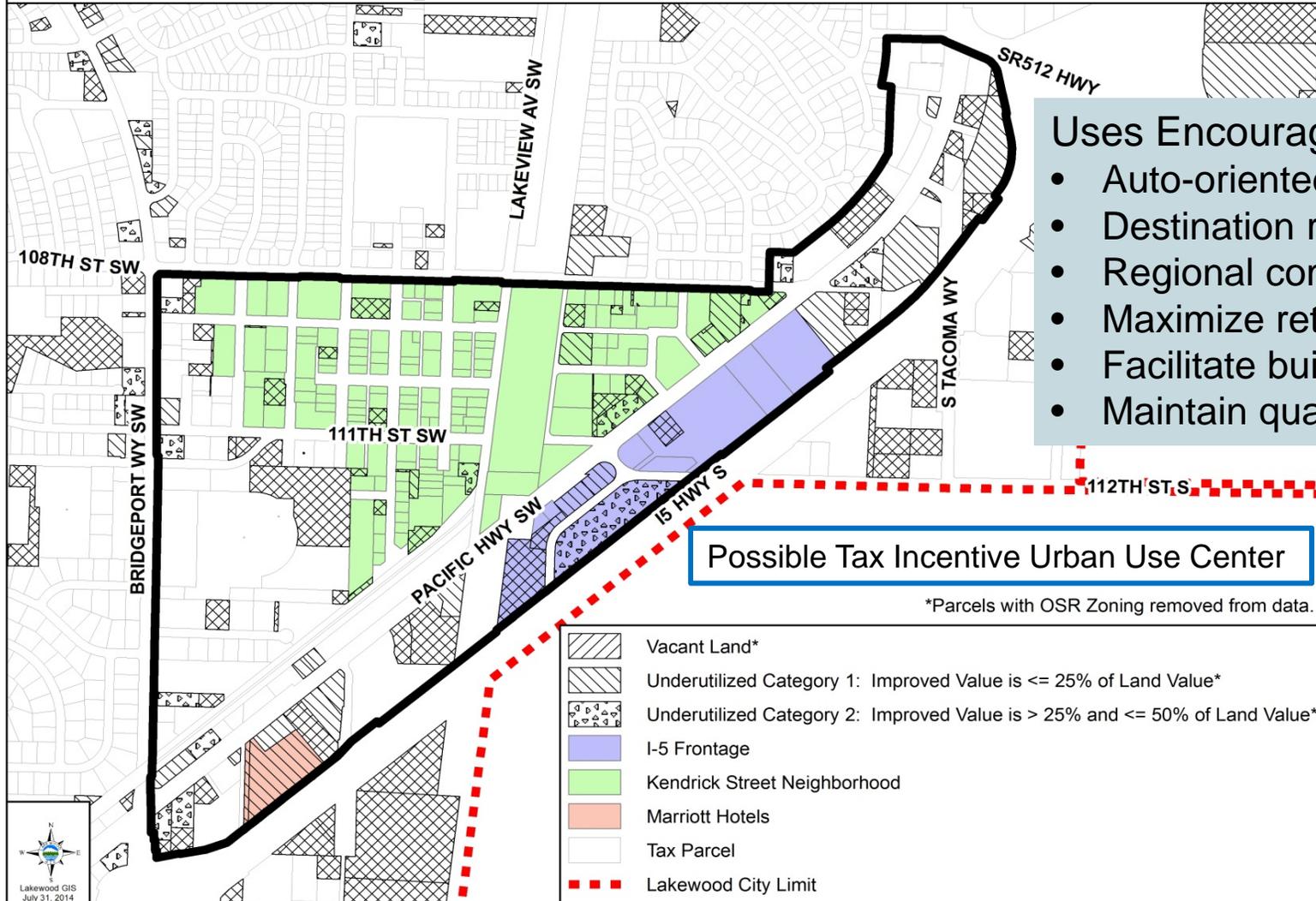
## South Tacoma Way Corridor





# Geographic Strategy – Pac Hwy/Lkwd Station

## Pacific Hwy Corridor & Lkwd Station



- Uses Encouraged:
- Auto-oriented retail
  - Destination retail
  - Regional commercial
  - Maximize retail
  - Facilitate build-out
  - Maintain quality

Possible Tax Incentive Urban Use Center

\*Parcels with OSR Zoning removed from data.





## Potential Redevelopment Scenarios

### Scenarios Including an Auto Dealership

Type of Retail Space	Scenario 1: High-End Retail	Scenario 2: Mid-Level Retail	Scenario 3: Outlet w/Grocery	Scenario 4: Outlet Mall
Anchor Retail Tenant SF	47,000	126,000	30,000	-
Inline Retail SF	180,000	-	125,000	227,500
Detached Retail SF	15,000	15,000	30,000	-
Restaurant SF	-	4,000	9,800	12,700
Grocery SF	-	-	45,000	-
Discount Grocery SF	-	95,000	-	-
Auto Dealership SF	30,000	30,000	30,000	30,000
<b>Total SF</b>	<b>272,000</b>	<b>270,000</b>	<b>269,800</b>	<b>270,200</b>
<i>Floor Area Ratio (FAR)</i>	<i>0.22</i>	<i>0.22</i>	<i>0.22</i>	<i>0.22</i>

### Scenarios Not Including an Auto Dealership

Type of Retail Space	Scenario 1: High-End Retail	Scenario 2: Mid-Level Retail	Scenario 3: Outlet w/Grocery	Scenario 4: Outlet Mall
Anchor Retail Tenant SF	143,000	126,000	30,000	-
Inline Retail SF	135,000	50,000	170,000	277,500
Detached Retail SF	15,000	20,200	45,000	-
Restaurant SF	-	-	2,900	9,800
Grocery SF	-	-	45,000	-
Discount Grocery SF	-	95,000	-	-
<b>Total SF</b>	<b>293,000</b>	<b>291,200</b>	<b>292,900</b>	<b>287,300</b>
<i>Floor Area Ratio (FAR)</i>	<i>0.24</i>	<i>0.24</i>	<i>0.24</i>	<i>0.24</i>



## Estimated Revenue Impacts

### Scenarios Including an Auto Dealership

	Scenario 1: High-End Retail	Scenario 2: Mid-Level Retail	Scenario 3: Outlet w/Grocery	Scenario 4: Outlet Mall
Total Retail SF	272,000	270,000	269,800	270,200
<b>Estimated Revenue Impacts (annually, in 2014\$)</b>				
Retail Sales & Use Tax	1,109,000	902,000	1,066,000	1,181,000
Property Tax	73,000	72,000	72,000	72,000
Utility Tax	48,000	48,000	47,000	48,000
<b>Estimated Gross Annual Revenue Impact</b>	<b>1,230,000</b>	<b>1,022,000</b>	<b>1,185,000</b>	<b>1,301,000</b>
<i>Loss of current use</i>	<i>(74,000)</i>	<i>(74,000)</i>	<i>(74,000)</i>	<i>(74,000)</i>
<b>Estimated Net Annual Revenue Impact</b>	<b>1,156,000</b>	<b>948,000</b>	<b>1,111,000</b>	<b>1,227,000</b>
<b>Estimated One-time Sales Tax from Construction</b>	<b>370,000</b>	<b>367,000</b>	<b>367,000</b>	<b>367,000</b>

### Scenarios Not Including an Auto Dealership

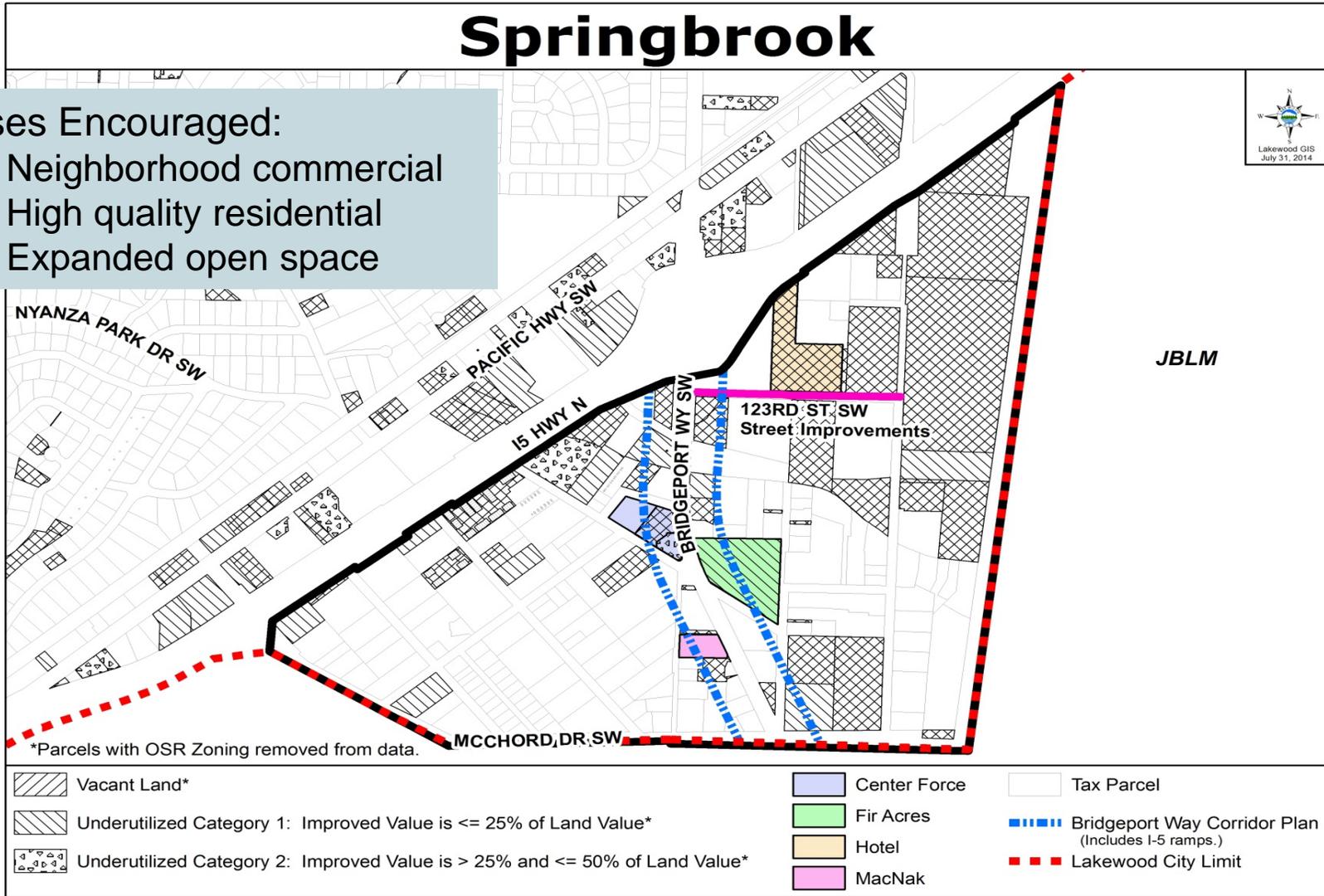
	Scenario 1: High-End Retail	Scenario 2 - Mid- Level Retail	Scenario 3: Outlet w/Grocery	Scenario 4: Outlet Mall
Total Retail SF	293,000	291,200	292,900	287,300
<b>Estimated Revenue Impacts (annually, in 2014\$)</b>				
Retail Sales & Use Tax	646,000	543,000	703,000	815,000
Property Tax	78,000	78,000	78,000	77,000
Utility Tax	55,000	55,000	55,000	54,000
<b>Gross Annual Estimated Annual Revenue Impact</b>	<b>779,000</b>	<b>676,000</b>	<b>836,000</b>	<b>946,000</b>
<i>Loss of current use</i>	<i>(74,000)</i>	<i>(74,000)</i>	<i>(74,000)</i>	<i>(74,000)</i>
<b>Net Annual Estimated Annual Revenue Impact</b>	<b>705,000</b>	<b>602,000</b>	<b>762,000</b>	<b>872,000</b>
<b>Estimated One-time Sales Tax from Construction</b>	<b>398,000</b>	<b>396,000</b>	<b>398,000</b>	<b>391,000</b>



# Geographic Strategy - Springbrook

## Uses Encouraged:

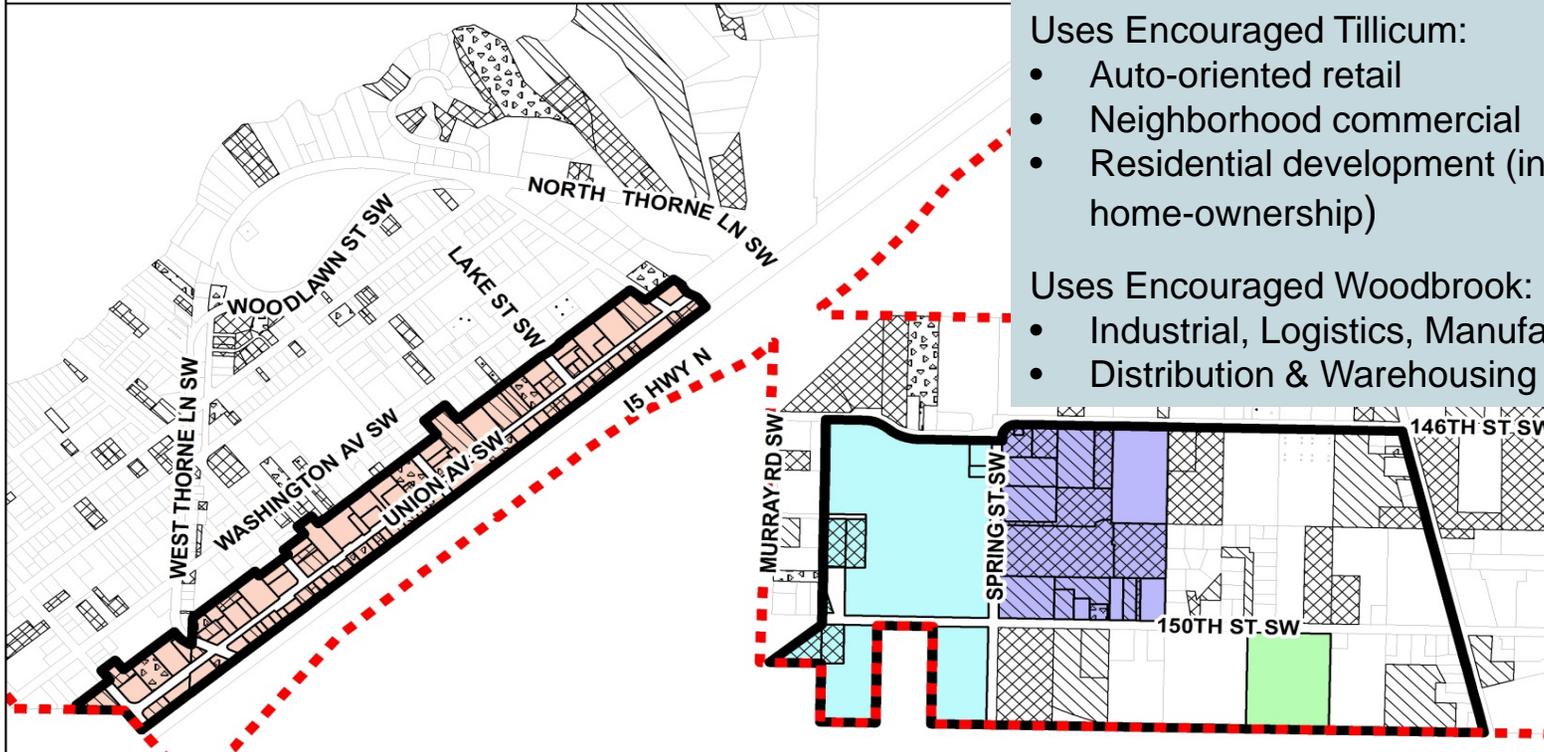
- Neighborhood commercial
- High quality residential
- Expanded open space





# Geographic Strategy – Tillicum/Woodbrook

## Tillicum/Woodbrook



- Uses Encouraged Tillicum:
- Auto-oriented retail
  - Neighborhood commercial
  - Residential development (increased home-ownership)
- Uses Encouraged Woodbrook:
- Industrial, Logistics, Manufacturing
  - Distribution & Warehousing

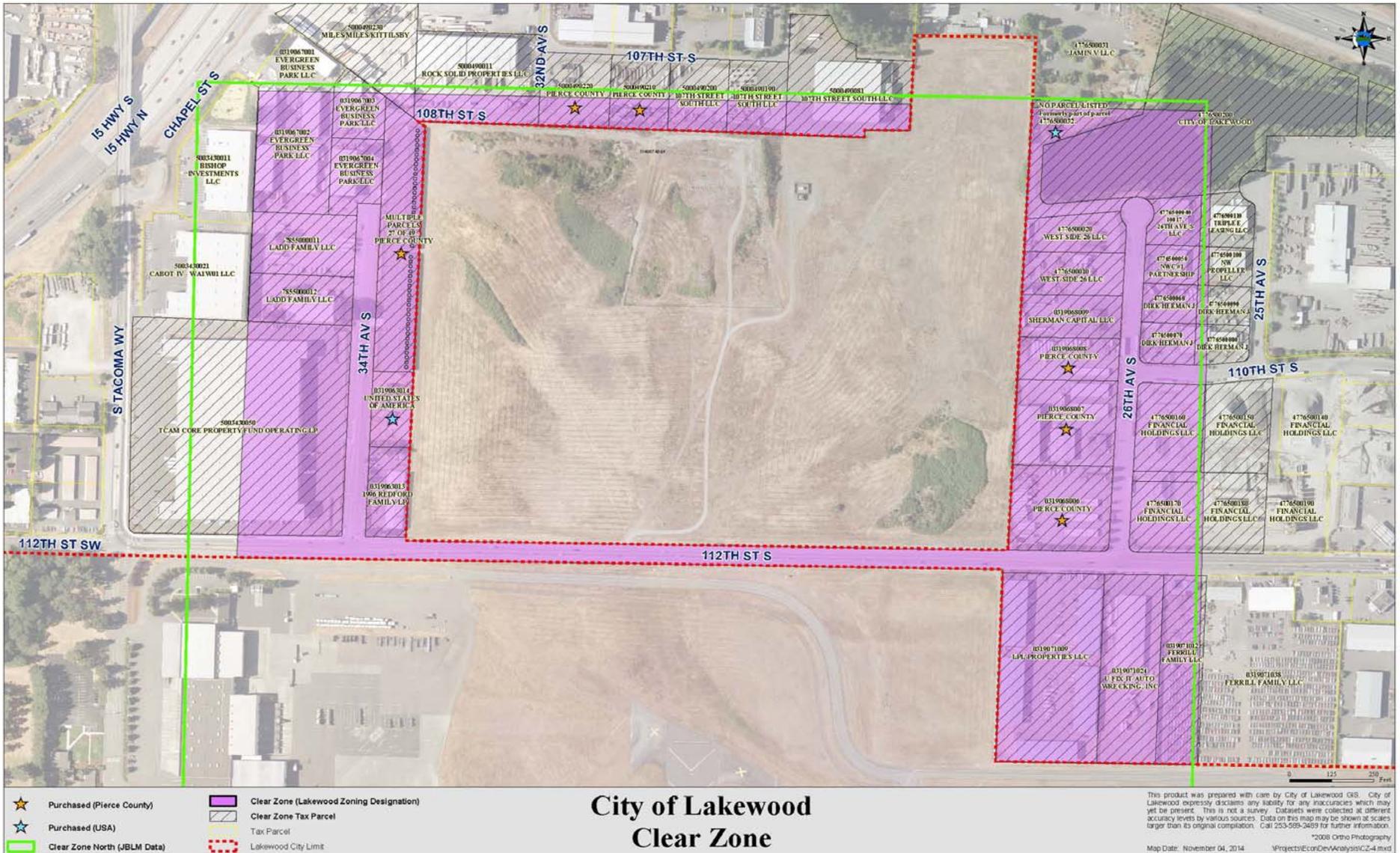
	Vacant Land*		I-5 Commerce Center
	Underutilized Category 1: Improved Value is <= 25% of Land Value*		Industrial Reserve
	Underutilized Category 2: Improved Value is > 25% and <= 50% of Land Value*		Olympic Moving & Storage
			Union Ave Urban Renewal Area
			Tax Parcel
			Lakewood City Limit



\*Parcels with OSR Zoning removed from data.



# Protect JBLM





# Land Swap Area





## Increase Housing Stock, Quality and Choices

- Housing Forum (May 2014)
- Residential Broker Forum (November 2014)
- Developers Forum (Spring 2015)
- Identify Prime Properties for re-use
- Lakewood Towne Center
- Types of Development
- Redevelopment Strategy



## Next Steps (3-6 Months)

- Visioning
- Permitting Cost Recovery Modeling
- Title 12A Traffic Mitigation
- Identify Single Family to Re-Zone (R1/R2)
- Conduct Developers Forum
- Possible Urban Use Area Expansion
- Motor Avenue “Complete Streets” Concept
- Clarify Lakewood Towne Center Uses
- Contact Property Owners on Pacific Highway
- JLUS Draft (complete September 2015)
- Continue BRE, Recruitment, and Attraction