

Neighborhoods Ripe for Redevelopment

Site Location Checklist
City of Lakewood, WA - 2015

	SPRINGBROOK	KENDRICK	LAKEVIEW	LAKE CITY
<p>Location / Description Lakewood's City Council has prioritized the largely residential neighborhoods of Springbrook, Kendrick, Lakeview and Lake City as economic development target priorities. These older neighborhoods have a high percentage of rentals and are ripe for redevelopment. The city hopes to attract developers interested in building new housing stock that visually improves the area and results in a greater percentage of home ownership.</p> <p>https://www.cityoflakewood.us/community/community-vision-plan</p>	<p>The Springbrook neighborhood is located between Interstate 5 and JBLM. The neighborhood is accessed by the Bridgeport Way interchange (I-5 Exits 125/126). Springbrook is a mixed-use neighborhood combining single- and multi-family and commercial firms that front on Bridgeport Way approaching JBLM's McChord gate.</p>	<p>The Kendrick neighborhood is bordered by 108th on the north, Pac Hwy on the south, St. Clare Hospital and Occident Street SW on the west and Lakeview Avenue on the east.</p> <p>The Kendrick area is conveniently located close to several job centers such as St. Clare Hospital, Tye Park Elementary School, Lakewood Industrial Park, and Clover Park Vocational College.</p> <p>The Kendrick neighborhood is predominantly single-family residential. The Sound Transit commuter rail station, regional express bus service and 600-stall parking garage are located on the east boundary of the neighborhood.</p>	<p>The Lakeview neighborhood is bordered by 100th St. SW on the north, Lakeview Ave. on the east, 108th on the south, Occident Street SW on the west.</p> <p>The Lakeview neighborhood is predominantly single-family residential. The Sound Transit Lakewood Station that provides commuter rail station, regional express bus service and 600-stall parking garage is located just east of the neighborhood.</p>	<p>The Lake City neighborhood is located in the SW quadrant of Lakewood on the northern edge of American Lake, the largest lake and water recreation area in the city. The neighborhood is bordered roughly by 116th St. SW/ Washington Blvd. on the north, Veterans Drive SW/Frances Folsom St. SW on the south, 83rd Ave SW / Lake City Blvd. on the east, and Nottingham Road SW on the west.</p> <p>Lake City has easy access to the employment centers of Joint Base Lewis McChord, the Veteran's Hospital on American Lake, and Pierce College.</p>
<p>Utilities / Services</p> <ul style="list-style-type: none"> Power Natural Gas Water Sewer Refuse Cable, Internet, phone Fire Police 	<p>Lakeview Power & Light PSE Lakewood Water District Pierce Co. Sewer Lakewood Refuse Comcast, Click!, Century Link West Pierce Fire & Rescue Lakewood Police</p>	<p>Lakeview Power & Light PSE Lakewood Water District Pierce Co. Sewer Lakewood Refuse Comcast, Click!, Century Link West Pierce Fire & Rescue Lakewood Police</p>	<p>Lakeview Power & Light / PSE PSE Lakewood Water District Pierce Co. Sewer Lakewood Refuse Comcast, Click!, Century Link West Pierce Fire & Rescue Lakewood Police</p>	<p>PSE PSE Lakewood Water District Pierce Co. Sewer Lakewood Refuse Comcast, Click!, Century Link West Pierce Fire & Rescue Lakewood Police</p>
<p>Development Incentives</p>	<p>Multi-Family Tax Credit</p>	<p>Multi-Family Tax Credit</p>		

For more information contact: Becky Newton, Economic Development Manager, City of Lakewood, 6000 Main Street, Lakewood, WA 98499
Email: BNewton@cityoflakewood.us Telephone: 253-983-7738

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Site Location Checklist - Common Attributes

Zoning, Building Permits / Entitlements	City of Lakewood https://www.cityoflakewood.us/government/departments/planning/current-planning																				
Lakewood's Major Employers / Employment Centers	Joint Base Lewis McChord, Western State Hospital, Clover Park School District, Pierce Transit, St. Clare Hospital, Pierce College, Clover Park Technical College, McLane Northwest, Accres WA LLC, Lakewood Towne Center, Lakewood Colonial Center, International District merchants, Columbia Bank, Lowe's Wal-Mart, Safeway, Target, Lakewood Industrial Park, 512 Business Park, Jensen Industrial Park																				
Public K-12: Higher Education	Clover Park School District 400 Clover Park Technical College, Pierce College, University of Washington Tacoma, The Evergreen State College, Pacific Lutheran University, University of Puget Sound, St. Martin's University																				
Transit	Lakewood Sound Transit Center: Sound Transit Regional Commuter Rail and Express Bus Service Lakewood Mall Transit Center – Pierce Transit Local and Regional Bus Service																				
Shopping, Recreation, & Culture	<ul style="list-style-type: none"> • Gateway to: Chambers Bay Golf Course, home of the 2015 U.S. Open Mount Rainier National Park • Puget Sound waterways and islands and five lakes offering water skiing, rowing, and fishing • Four golf courses • Fort Steilacoom Park • Historic Lakewold Gardens • Thornewood Castle • Grand Prix Raceway • Lakewood Playhouse 																				
Lakewood Demographics	<table border="0"> <tr> <td>Population</td> <td>58,360**</td> </tr> <tr> <td>Median Age</td> <td>37.2 years*</td> </tr> <tr> <td>Median H/H Income</td> <td>\$43,362*</td> </tr> <tr> <td>Average H/H Income</td> <td>\$60,497*</td> </tr> <tr> <td>Average Family Income</td> <td>\$77,749*</td> </tr> <tr> <td>Average Income-Married Couples</td> <td>\$94,398*</td> </tr> <tr> <td>Total Housing Units</td> <td>27,023*</td> </tr> </table> <p>* Census ACS 2013 ** Office of Financial Management – OFM April 2014 Estimates</p> <p>School Enrollment: 2013-2014</p> <table border="0"> <tr> <td>Clover Park School District</td> <td>12,254</td> </tr> <tr> <td>Clover Park Technical College</td> <td>6,468</td> </tr> <tr> <td>Pierce College, Fort Steilacoom Campus</td> <td>3,887</td> </tr> </table> <p>JBLM's Presence in the Community: 2010</p> <ul style="list-style-type: none"> • 39,590 Service Members • 52,973 Family Members • 13,377 Civilian Employees • 31,550 Military Retirees 	Population	58,360**	Median Age	37.2 years*	Median H/H Income	\$43,362*	Average H/H Income	\$60,497*	Average Family Income	\$77,749*	Average Income-Married Couples	\$94,398*	Total Housing Units	27,023*	Clover Park School District	12,254	Clover Park Technical College	6,468	Pierce College, Fort Steilacoom Campus	3,887
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