



Why Lakewood?

Dave Bugher, Assistant City Manager for Development/
Community Development Director

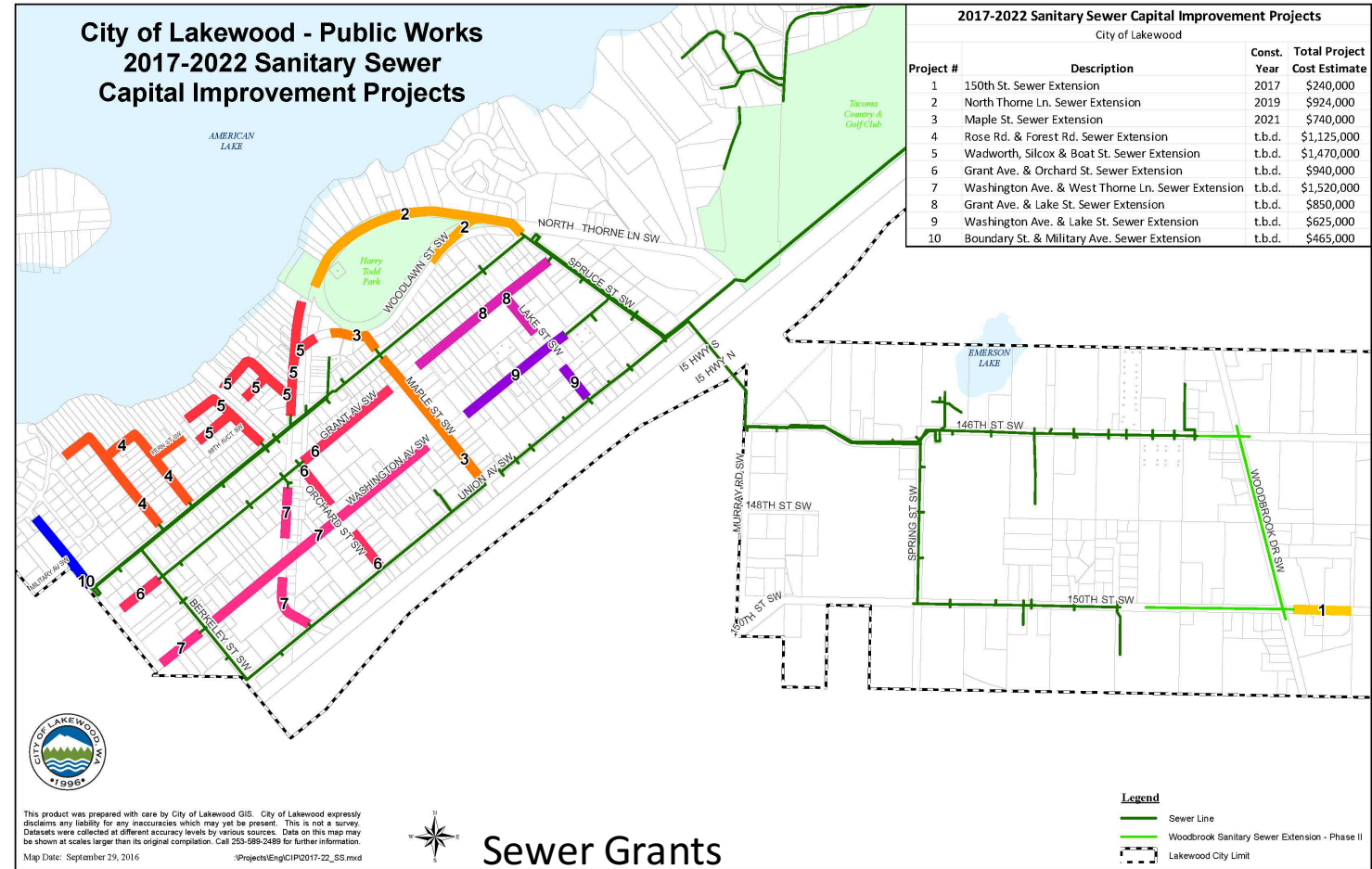
Becky Newton, Economic Development Manager

Lakewood Developer's Forum - June 15, 2017

Public Sector Partnership & Investment



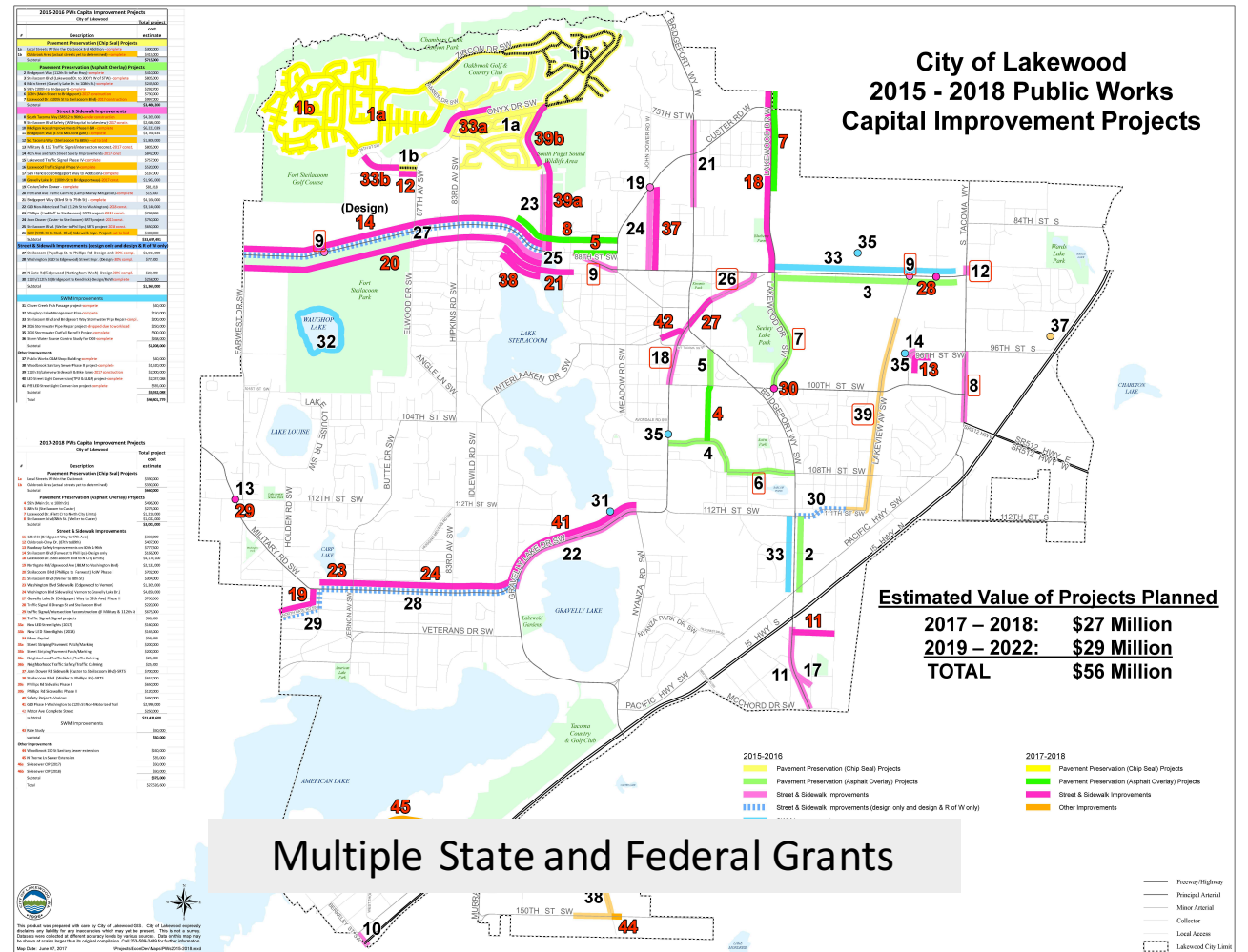
Lakewood Station



Public Sector Partnership & Investment



Lakeview Sidewalk Improvements



Public Sector Partnership & Investment

I-5 JBLM Congestion Relief Project



Public Sector Partnership & Investment



North Clear Zone Project

PRELIMINARY PROPERTY PURCHASE PRIORITIES

PHASE 1..... \$ 16.1 M
Near-term..... 0-5 years

1. Windmill Warehouse Park
2. Sherman Brothers
3. Puget Paving Yard
4. Tactical Taylor
5. Storage Condos
6. Mercedes Auto & Image Auto

PHASE 2..... \$ 12.3 M
Mid-term..... 5-10 years

7. CDS Truck School
8. Evergreen Industrial Block
9. Golden Moving
10. Puget Paving
11. NW Cascade & Granite
12. Dirk's Truck Repair

PHASE 3..... \$ 31.6 M
Long-term..... 10-20 years

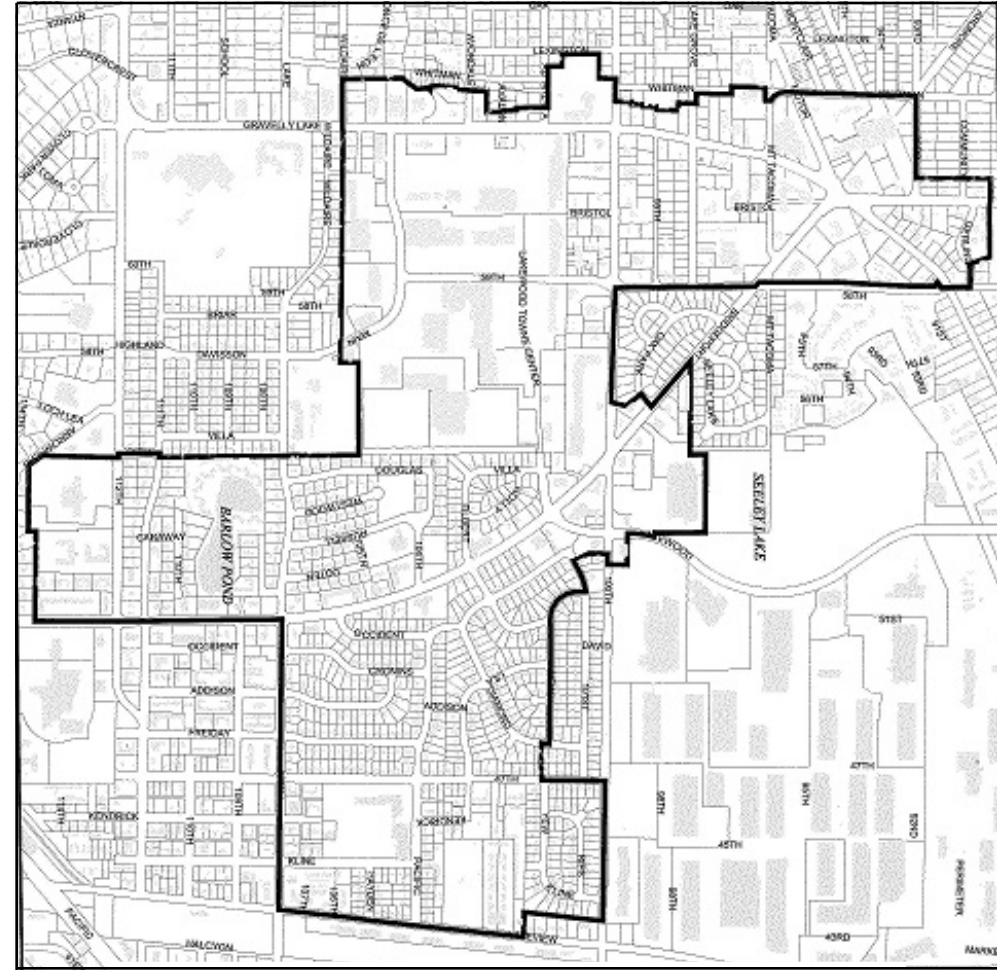
13. Lakewood Corporate A
14. Lakewood Corporate B
15. Lakewood Corporate C
16. Carrig & Dancer

Remaining Properties..... \$ 20.1 M

- | | |
|----------------------|-------------------------|
| 17. NW Propeller | 20. Tucci & Sons |
| 18. FS Solutions | 21. Miles Asphalt Plant |
| 19. Pick-n-Pull Yard | |

Addressing Mixed Income Positively through Increased Density

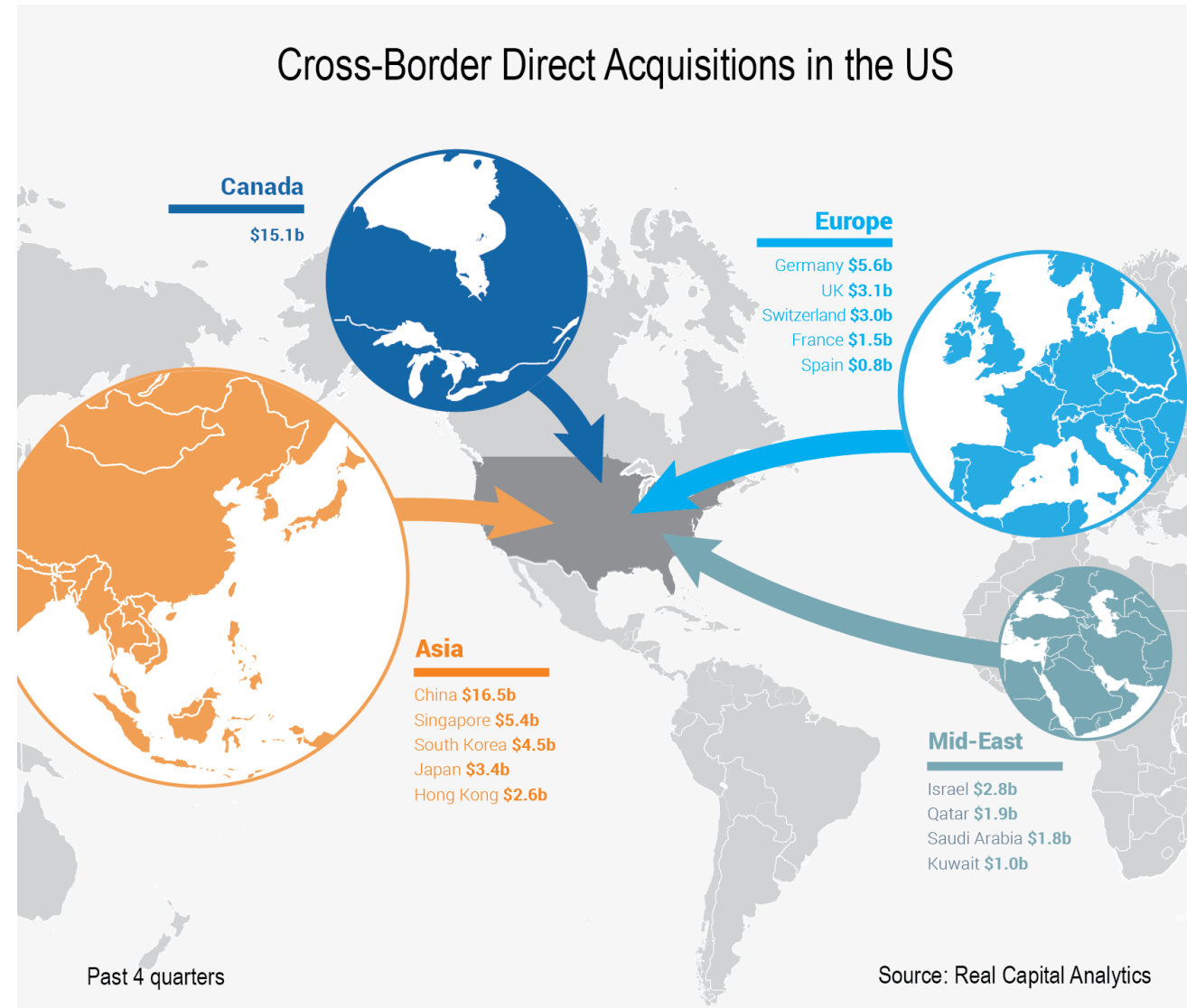
- MFTE Program
- Senior Housing
- Rental Housing Safety



Senior Housing Overlay

Anticipating Global Capital Flows into Future Developments

- Foreign Investment in Lakewood
- Global Capital Flows Growing Much Faster than GDP and Trade
- EB5 Investment Moving Beyond Major Metropolitan Areas



New City Building Techniques & Code Update

- Adapting Land Use and Development Regulations to Demographic Shifts
- Title 18A Revamp to Address Predictability and Certainty
- Technology Advancements
- Sustainability Concerns



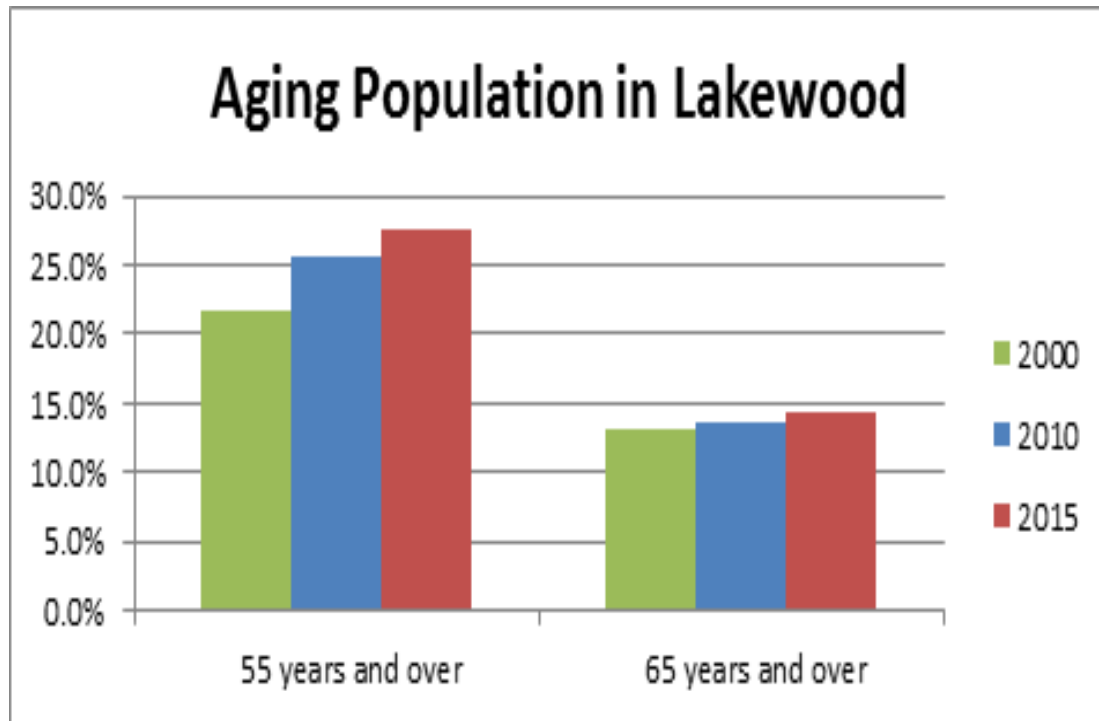
Tax Structure – Incentives – Location

- No Local B&O Tax
- No Local Minimum Wage Requirement
- No Development Impact Fees
- Free Construction Watch Program
- Free Business Watch for Retail
- Within Foreign Trade Zone 86
- HUD Section 108 Lending Program
- HUB Zone, EB5, New Market Tax Credit Areas

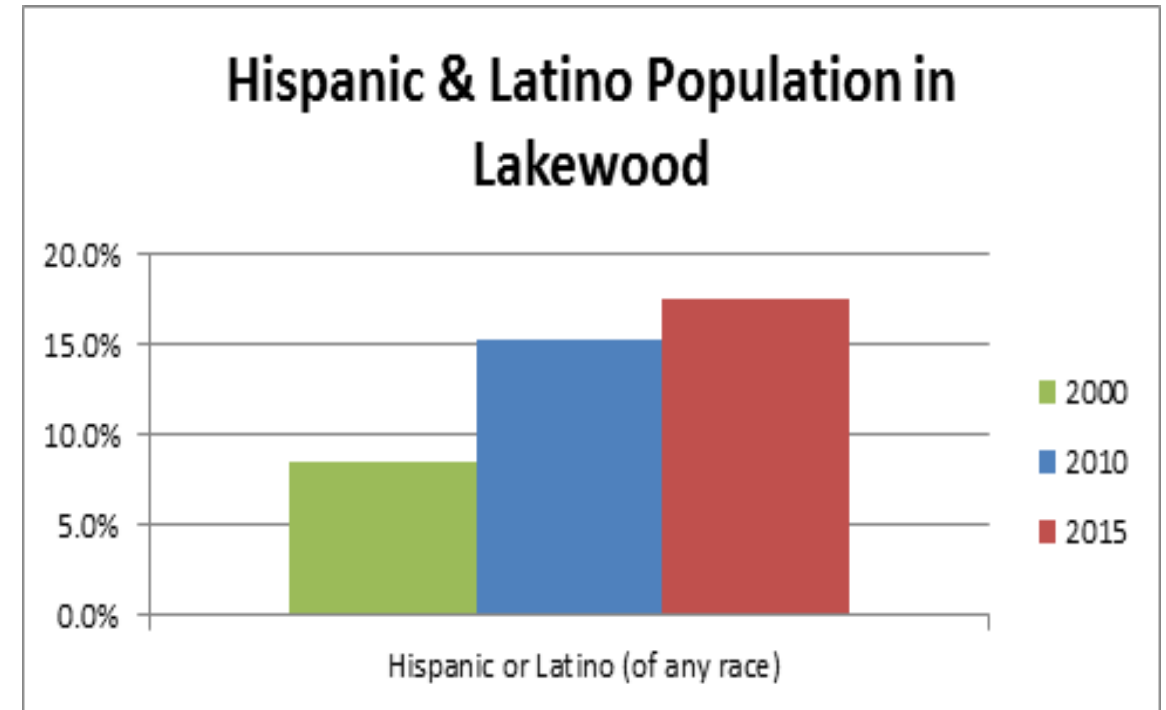


Emerging Demographic Trends

Aging Population

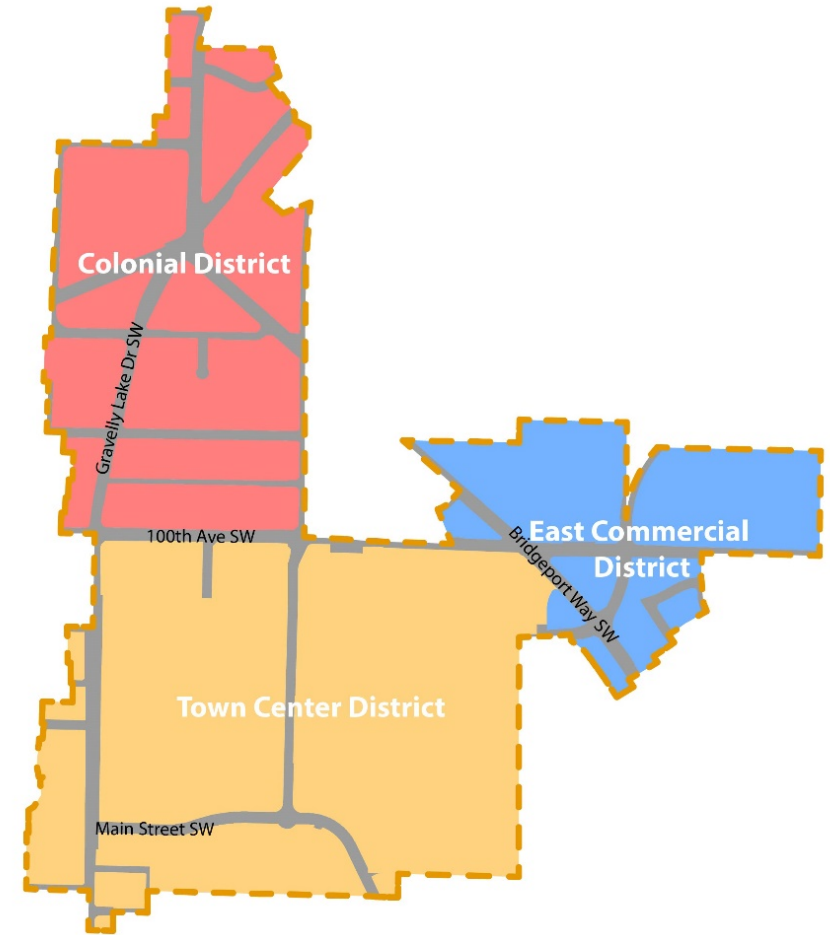


Rapid Minority Population Growth



Incorporating Public Spaces and Amenities in Private Development Projects

- CBD Subarea Plan
- Increased Walkability
- Developing a Downtown
- New Lakewood Library



Incorporating Public Spaces and Amenities in Private Development Projects



Future of Retail / Addressing E-Commerce

Three Retail Trade Areas



+

International District

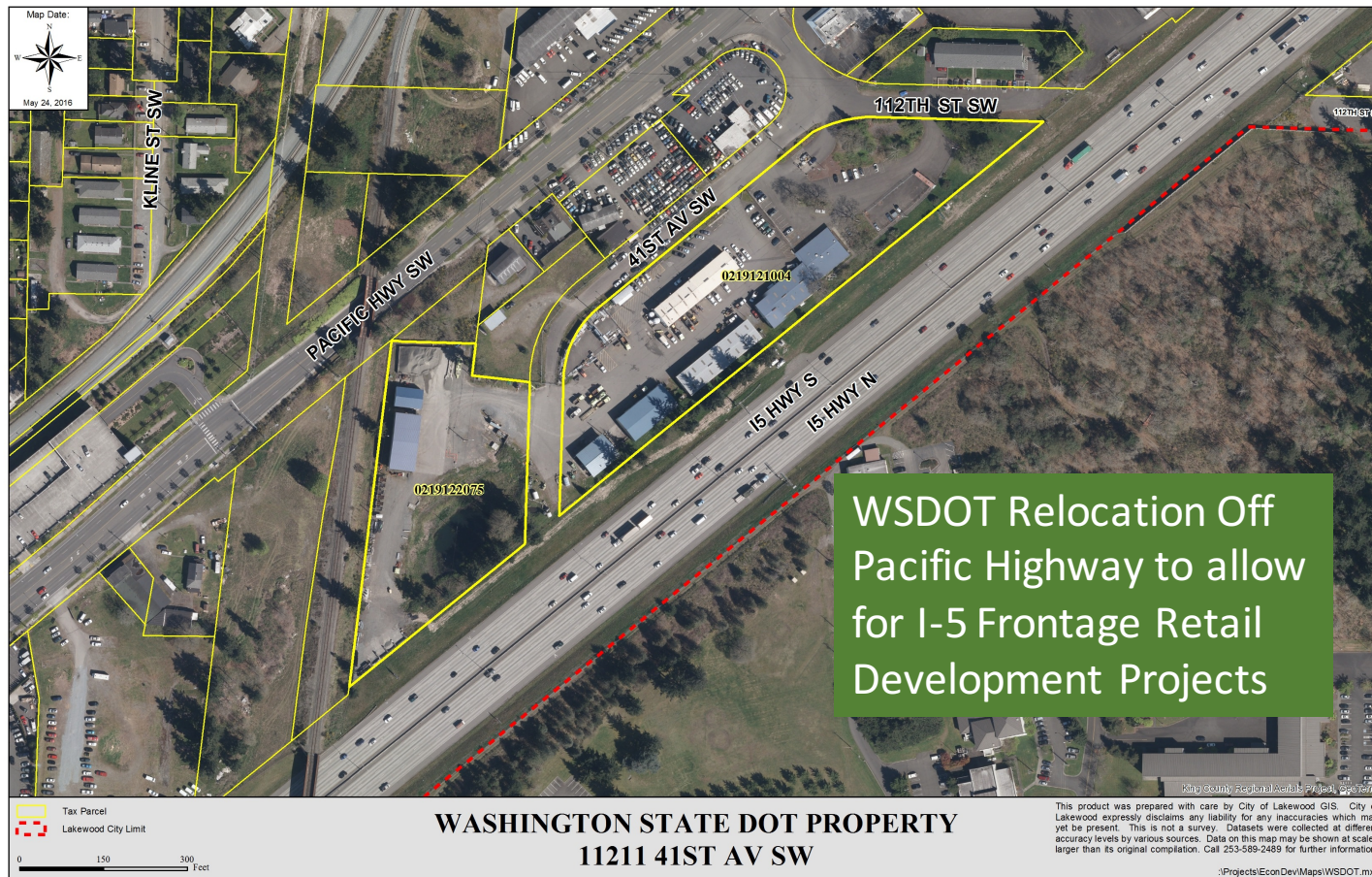
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Pacific Highway on I-5
Between Bridgeport and SR-512

Home Occupations

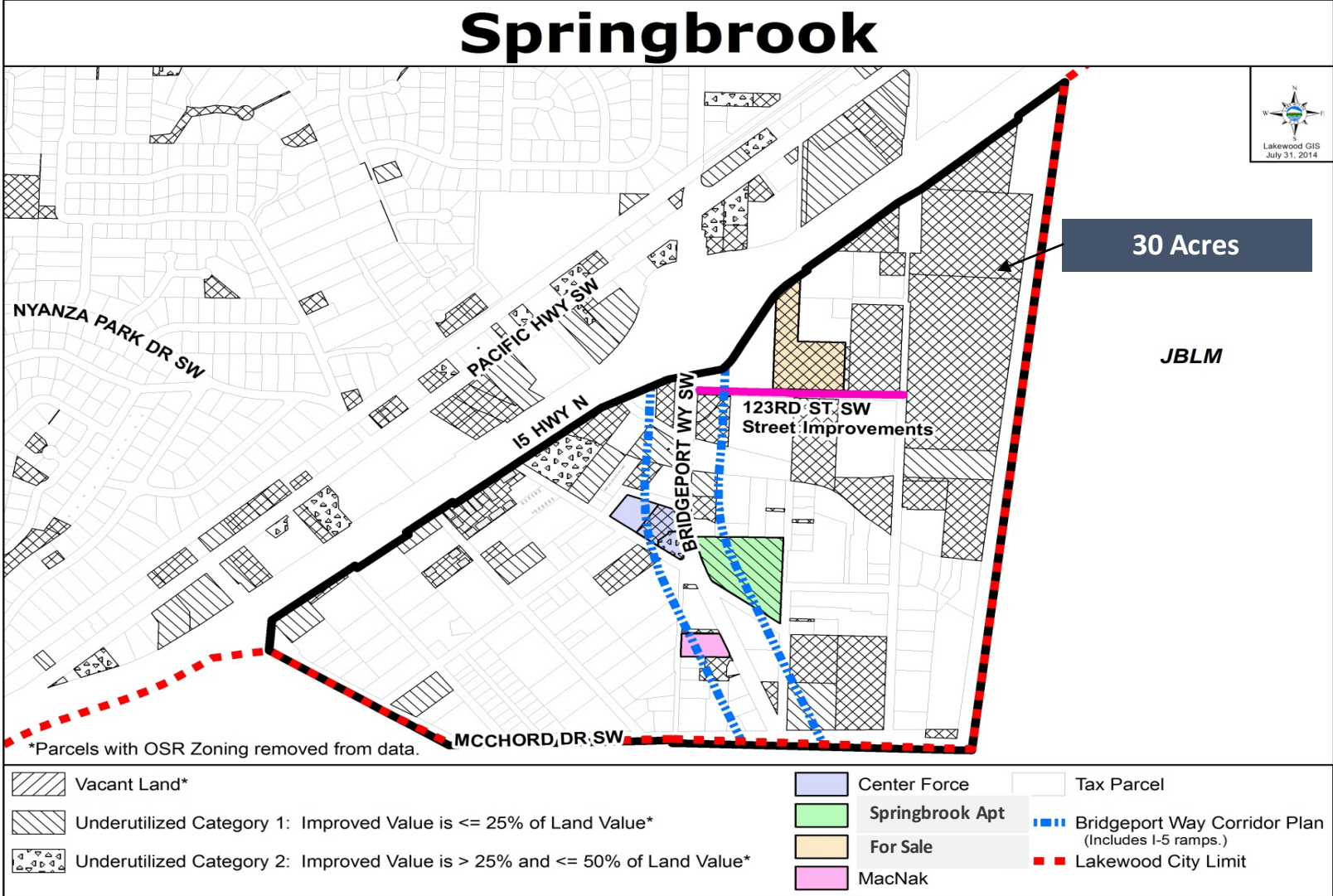


Future of Retail / Addressing E-Commerce



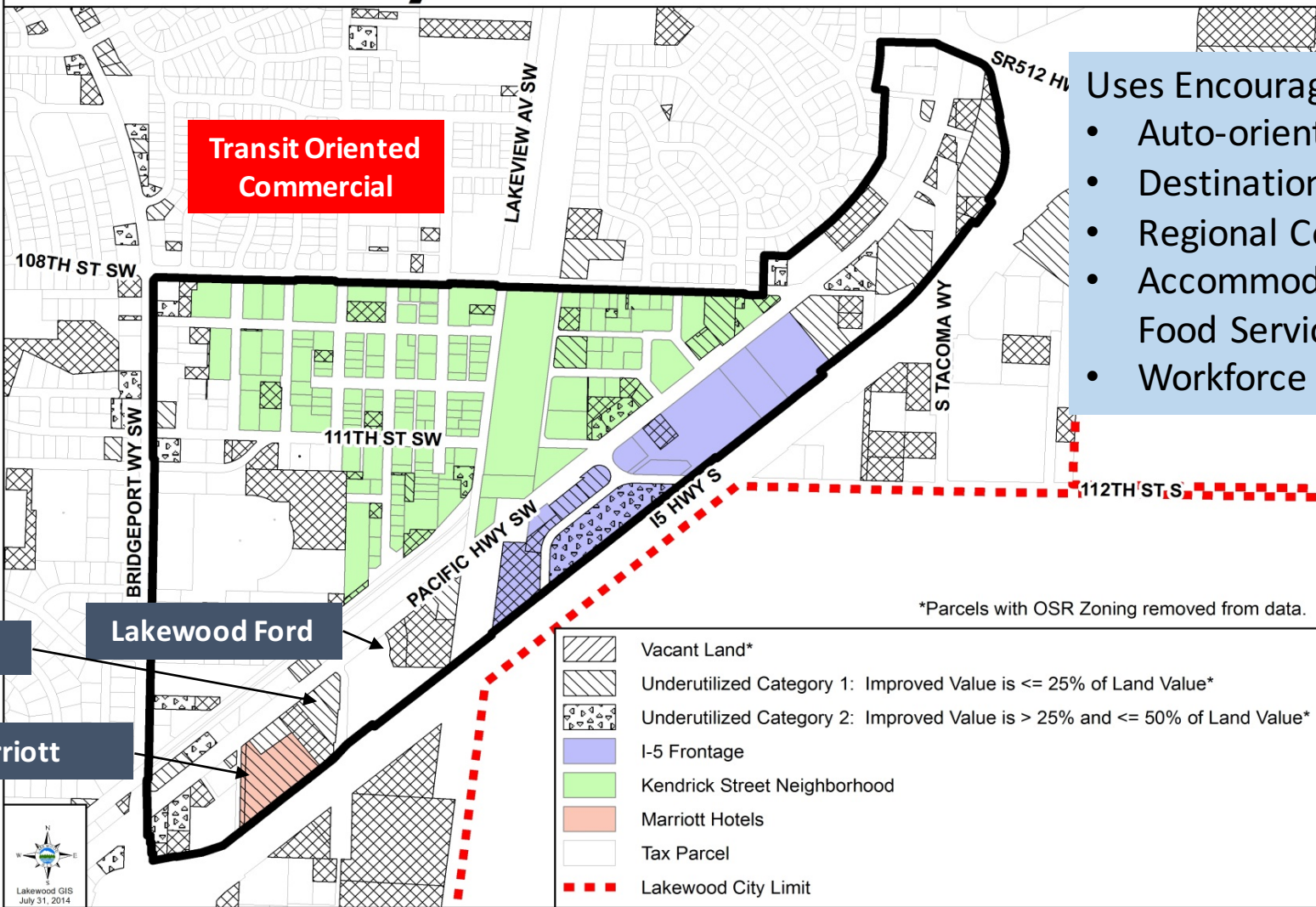
- Win-Win Benefits for WSDOT, State and other Jurisdictions
- Compliments Existing Retail
- Jobs! Reduces Unemployment
- Increases Retail Sales and Property Taxes

Opportunity Sites



Opportunity Sites

Pacific Hwy Corridor & Lkwd Station



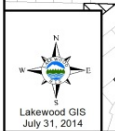
- Uses Encouraged:
- Auto-oriented Retail
 - Destination Retail
 - Regional Commercial
 - Accommodations & Food Services
 - Workforce Housing

Welcher's

Lakewood Ford

Marriott

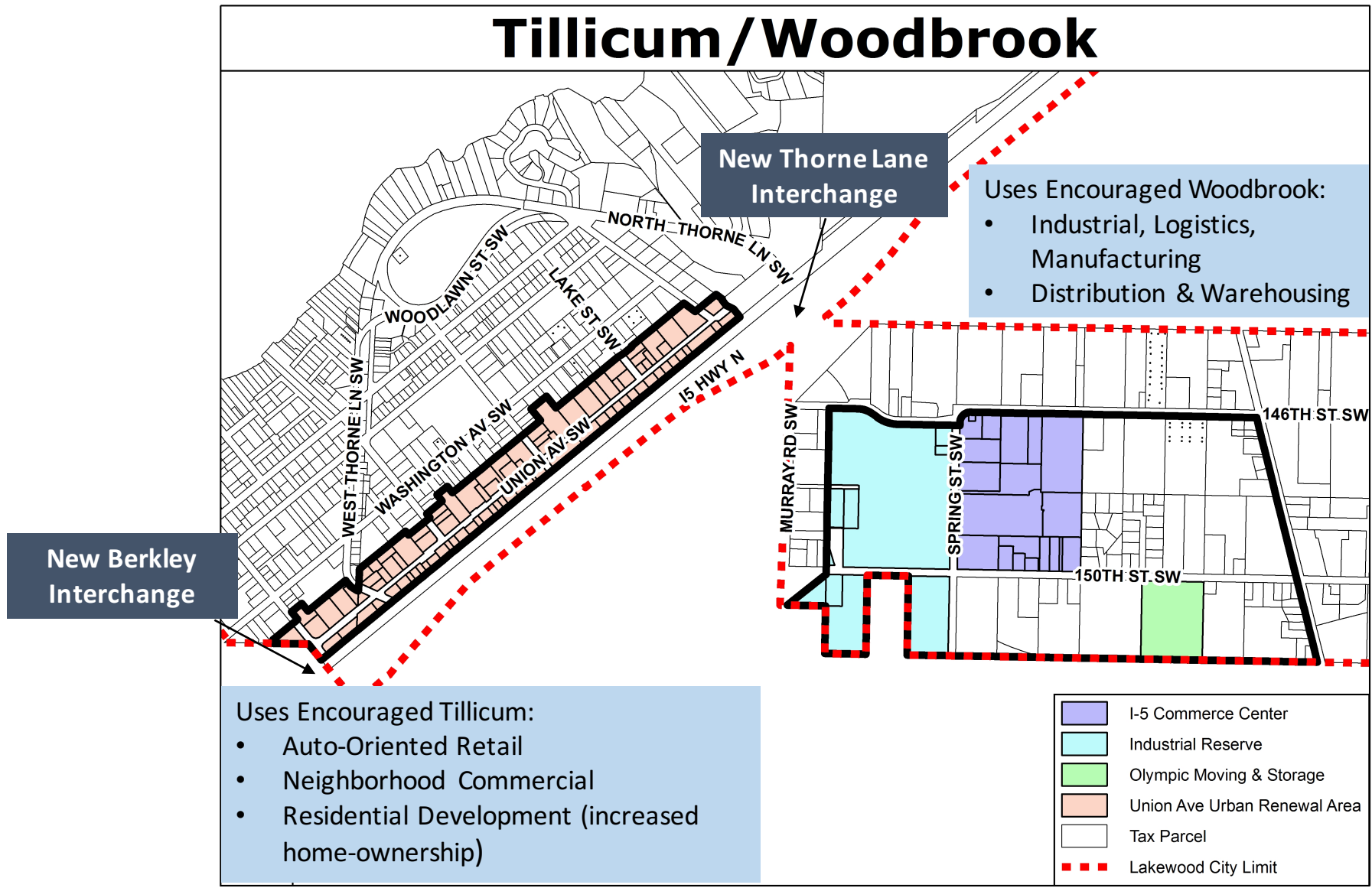
*Parcels with OSR Zoning removed from data.



	Vacant Land*
	Underutilized Category 1: Improved Value is <= 25% of Land Value*
	Underutilized Category 2: Improved Value is > 25% and <= 50% of Land Value*
	I-5 Frontage
	Kendrick Street Neighborhood
	Marriott Hotels
	Tax Parcel
	Lakewood City Limit

Opportunity Sites

Tillicum/Woodbrook



Questions?

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