

# Thinking about Sustainability

Ali Modarres

Director of Urban Studies

University of Washington Tacoma

# Environment, Economy, and Equity

Jobs

Transportation

Housing

Equity

# Overview of Lakewood<sub>1</sub>

- 2017 Estimated Population = 70,543
- Grew by 4,484 over the last five years (6.8% growth...about the same rate as the County)
- Projected to grow by 4,575 over the next five years (6.5% growth...higher than the County)
  
- 33,931 jobs in 2017
- Jobs grew by 1,889 over the last five years (5.9% increase...lower than the County)
- Projected to grow by 2,344 over the next five years.
  
- 2016 Median Household Income = \$57.2K, which was below the county level and the national median income.

# National Comparison (to an area this size)

- At 18,585, City of Lakewood has slightly larger millennial population (20-34).
- At 9,778, City of Lakewood has slightly less retiring age population.
- Racial diversity is higher.

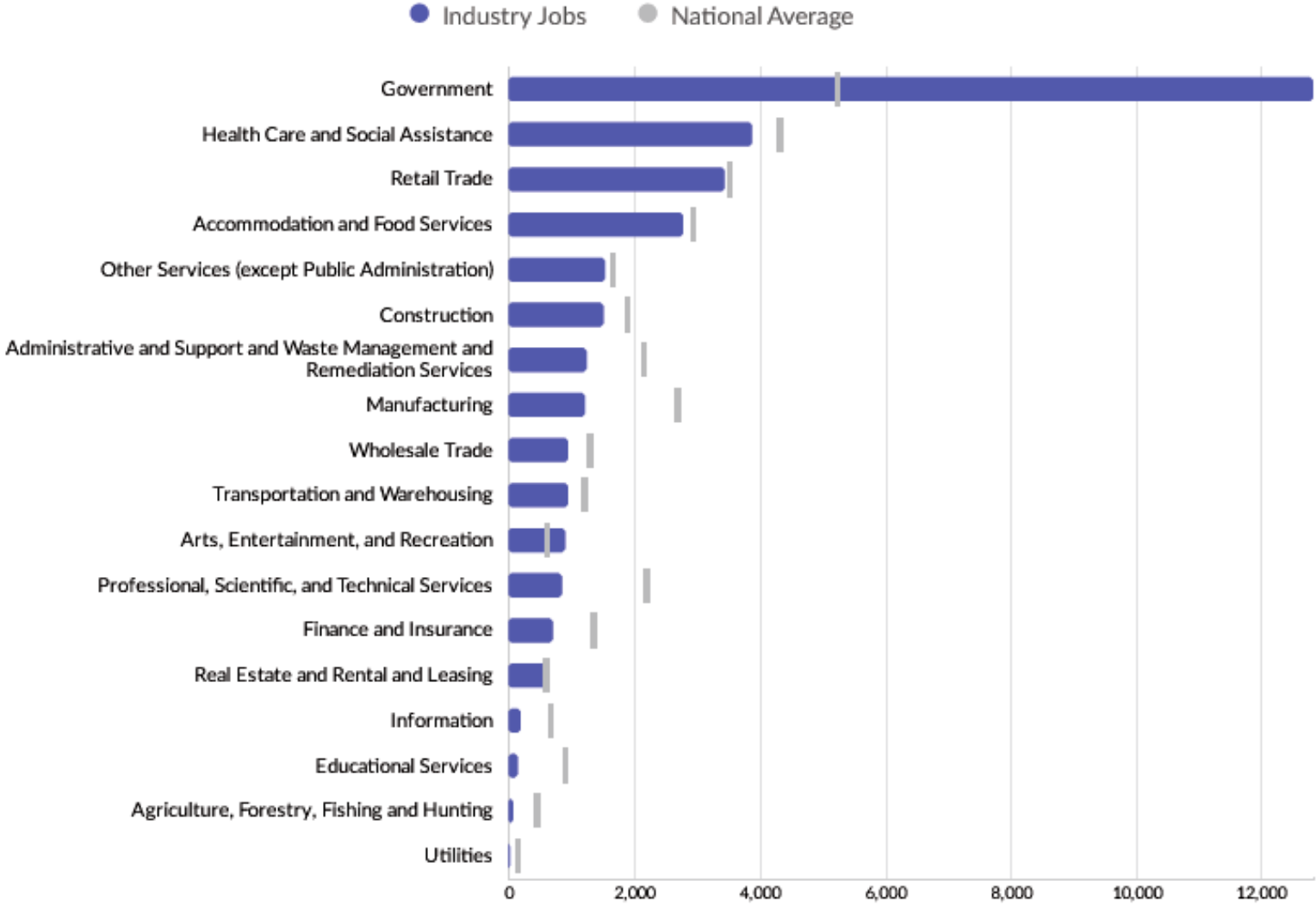
# Overview of City of Lakewood

|                                    | <b>Population<br/>(2017)</b> | <b>Jobs<br/>(2017)</b> | <b>Cost of<br/>Living</b> | <b>GRP (B)</b> | <b>Imports<br/>(B)</b> | <b>Exports<br/>(B)</b> |
|------------------------------------|------------------------------|------------------------|---------------------------|----------------|------------------------|------------------------|
| <b>City of<br/>Lakewood</b>        | 70,543                       | 33,931                 | 116.0                     | \$3.71         | \$6.86                 | \$8.34                 |
| <b>Pierce County</b>               | 869,918                      | 369,155                | 116.0                     | \$41.92        | \$51.55                | \$55.02                |
| <b>State</b>                       | 7,366,582                    | 3,702,707              | 112.1                     | \$478.31       | \$345.76               | \$471.19               |
| <b>Share of the<br/>County (%)</b> | 8.1%                         | 9.2%                   |                           | 8.9%           | 13.3%                  | 15.2%                  |

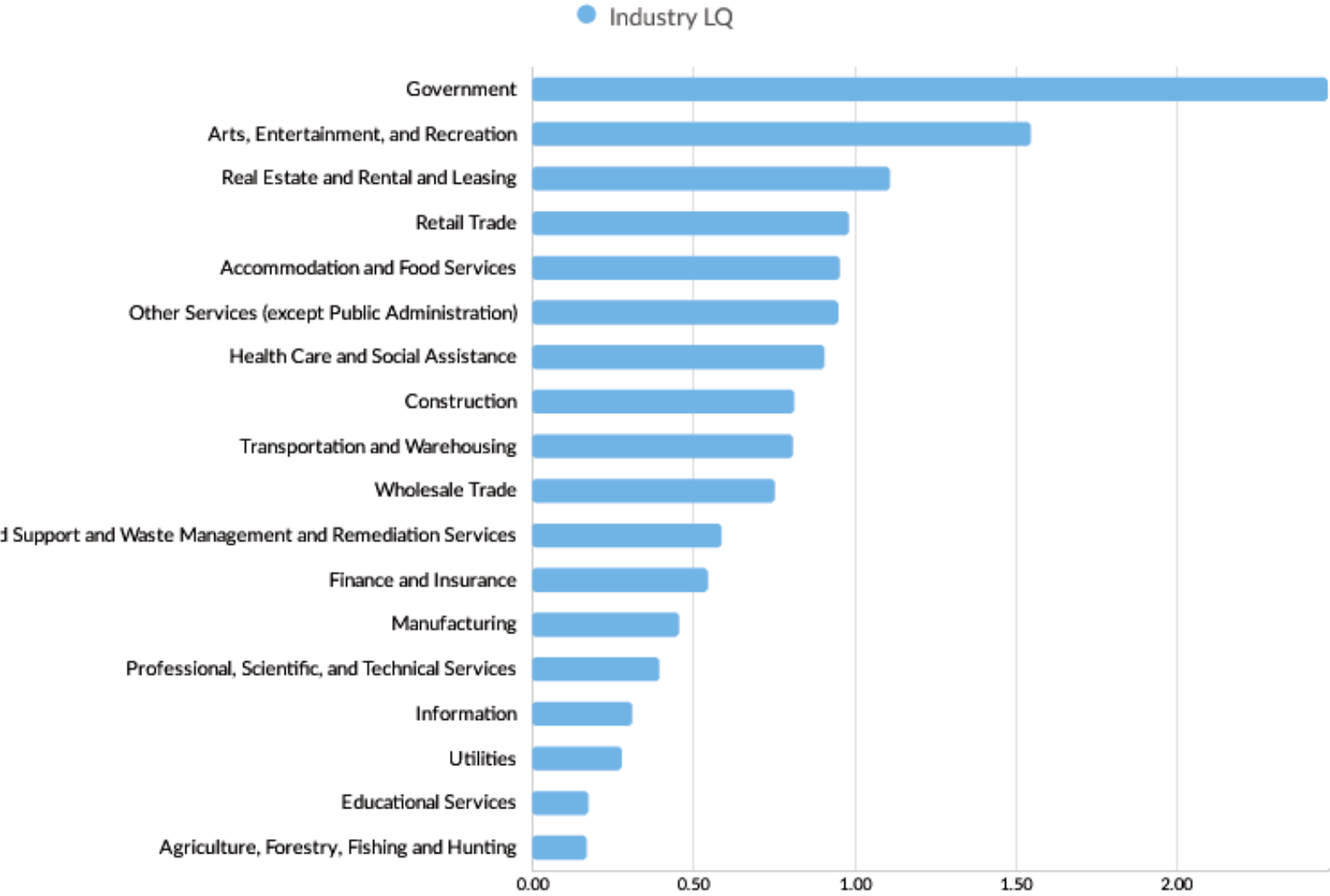
Source: EMSI, Q2, 2018 Data Set

Jobs

# Largest Industries

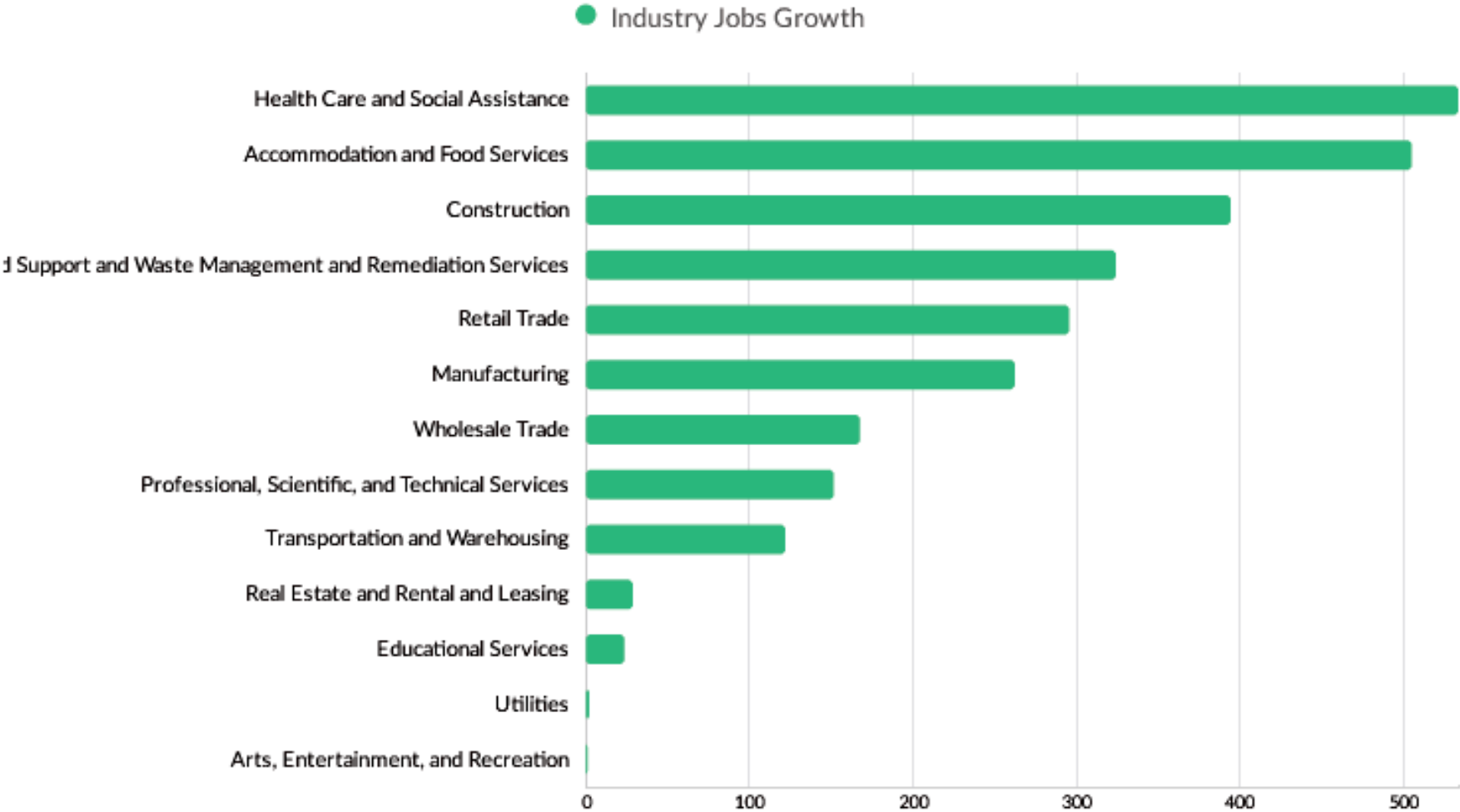


# Top Industry LQ

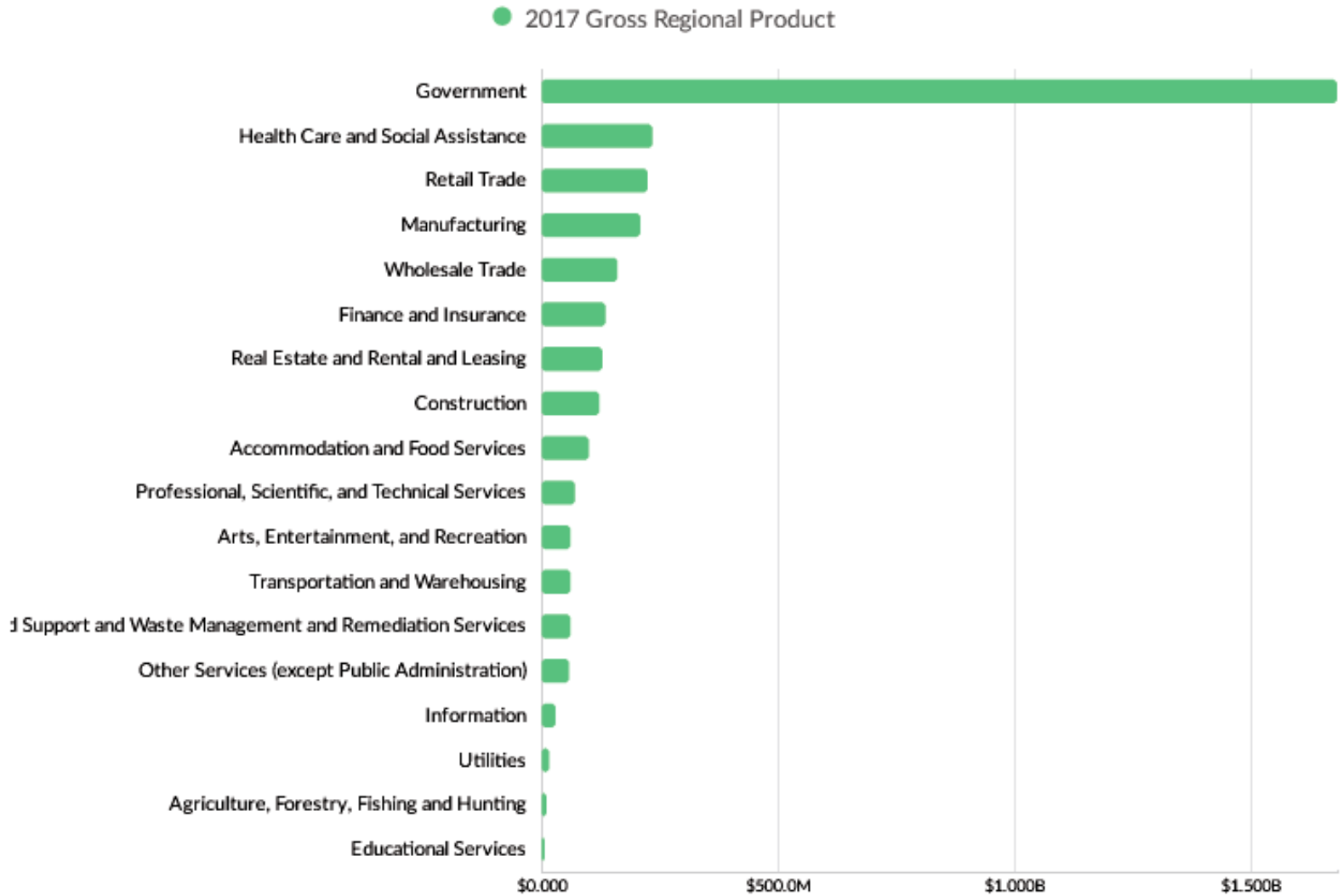




# Top Growing Industries



# Top Industry GRP



# Top Industry Earnings



# Largest Employment Gains between 2012 and 2017

- Healthcare and Social Assistance
- Accommodation and Food Services
- Construction
- Administrative and Support...
- Retail Trade
- Manufacturing
- Wholesale Trade
- Transportation and Warehousing
- 4% decline in the government sector

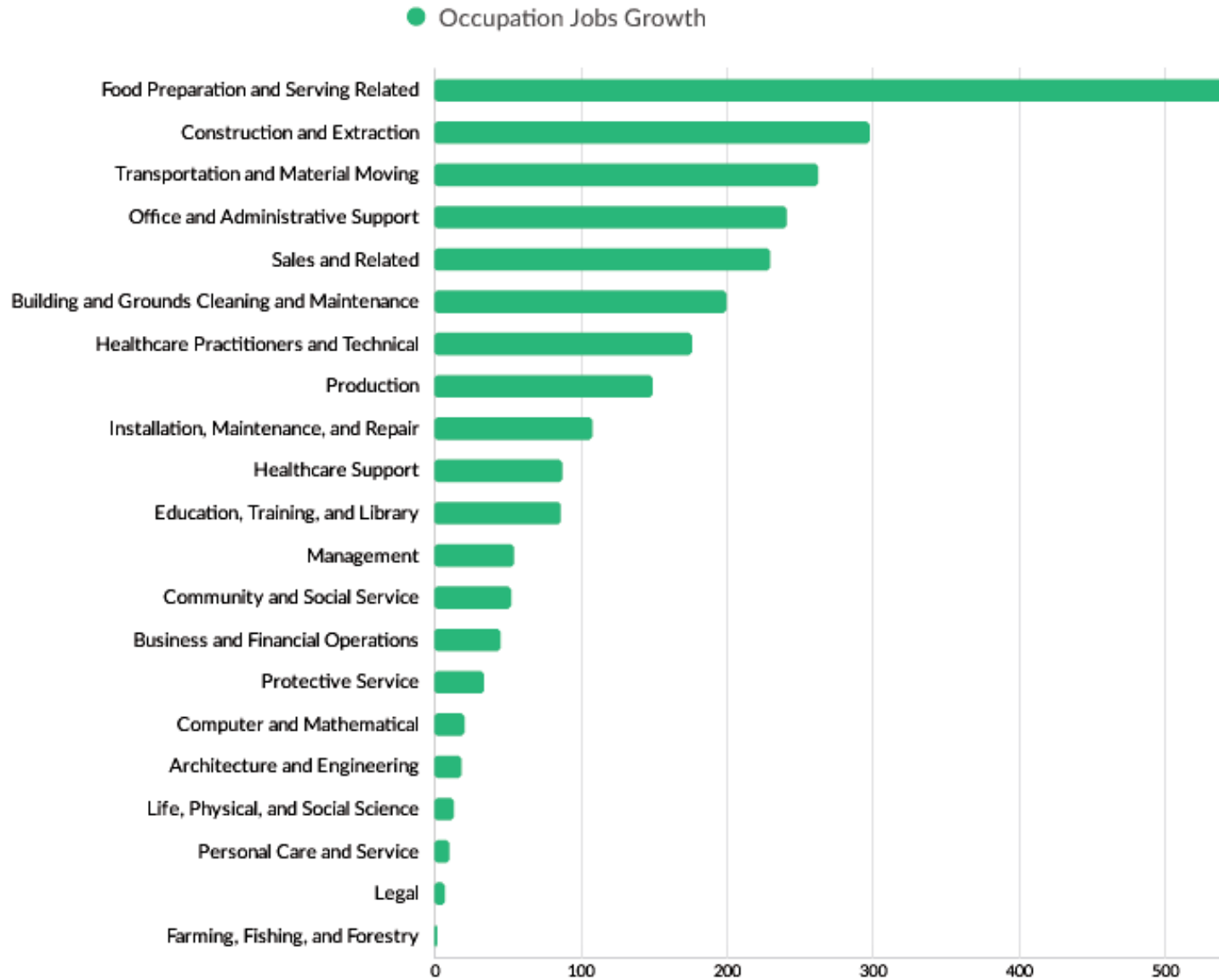
# Business Size

- 53.1% of the businesses have 1 to 4 employees
- 20.5% of the businesses have 5 to 9 employees
- Only 1% of businesses have more than 100 employees

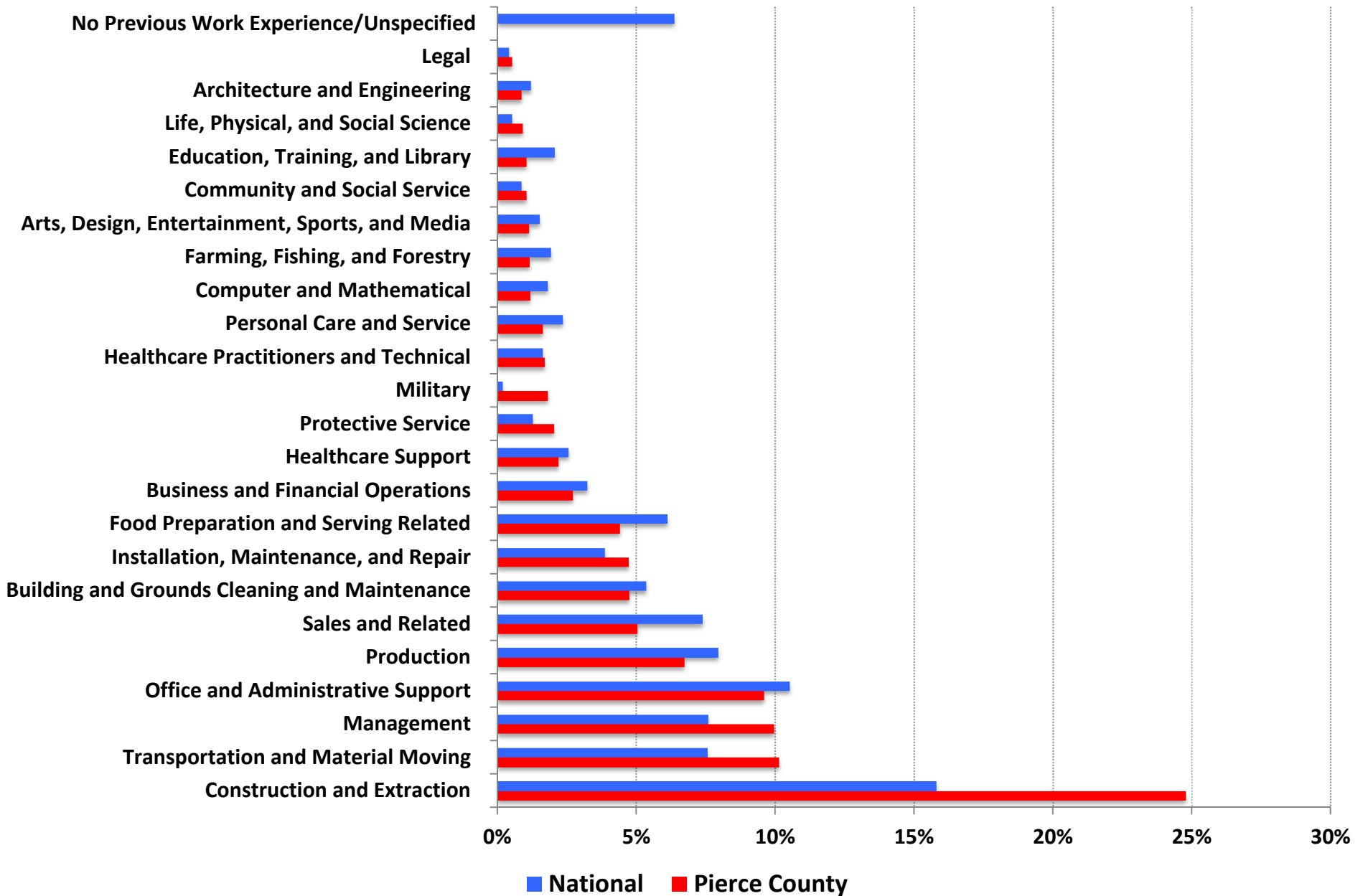
# Largest Occupations



# Top Growing Occupations



# Unemployment by Occupation Pierce County (1/2018)



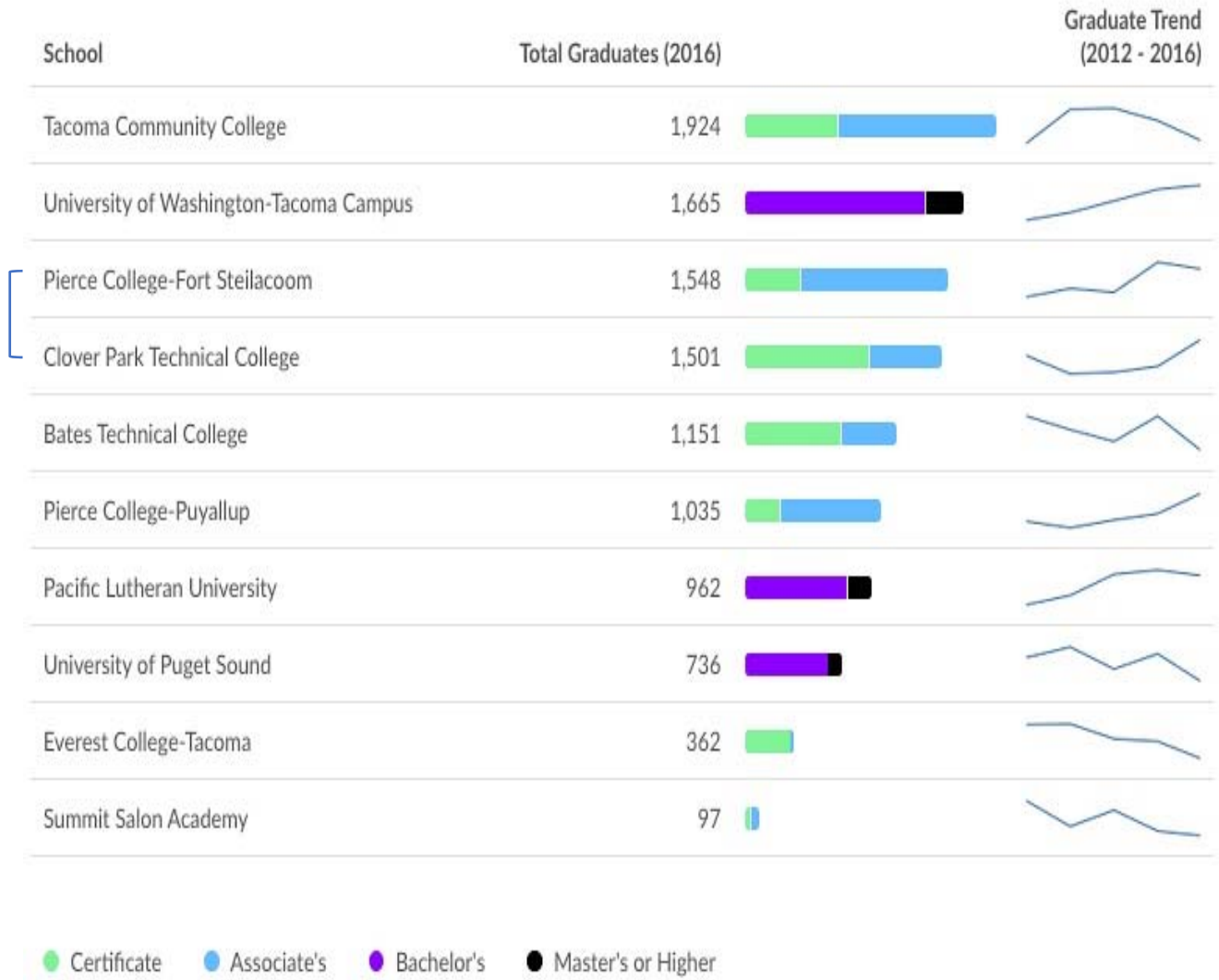


# Top Occupation Earnings

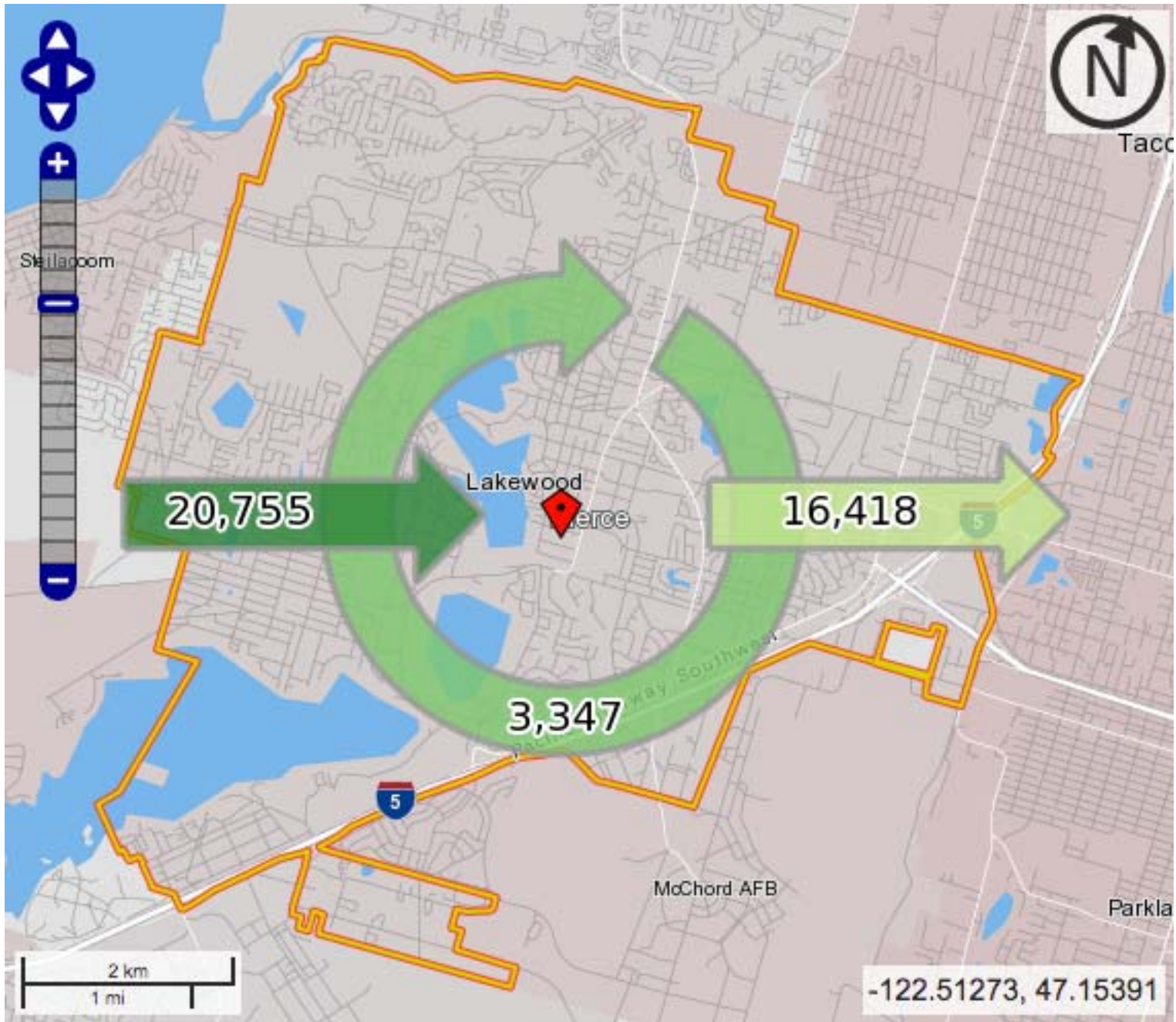
● 2016 Avg. Hourly Earnings



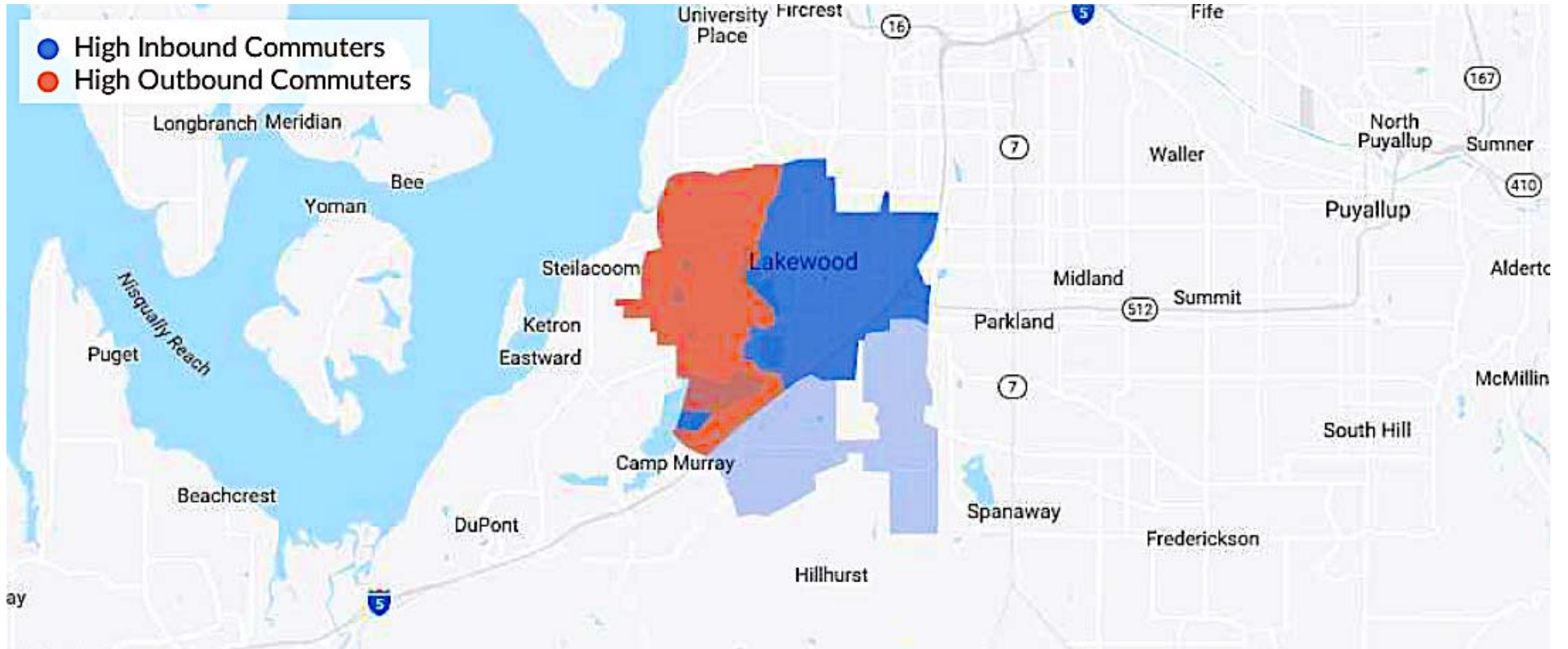
# EDUCATIONAL PIPELINE PIERCE COUNTY



Work, Home, Commute!



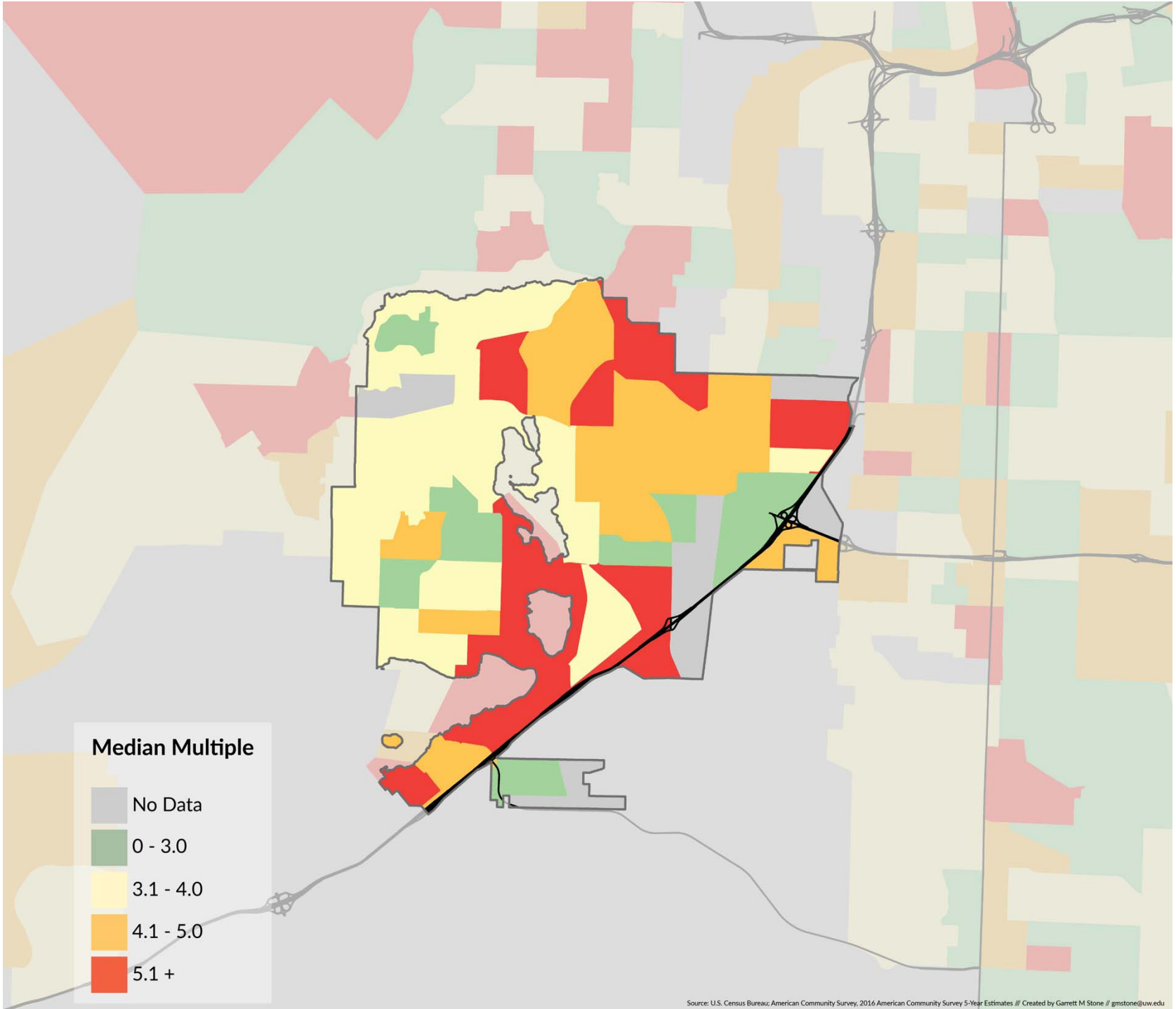
Source: Census Bureau



# Who are the outflow commuters?

- About one quarter are 29 or younger.
- More than half are 30 to 54.
- Service workers are the largest group of commuters.
- Have higher incomes.
- About 17% commute more than 25 miles.





Source: U.S. Census Bureau: American Community Survey, 2016 American Community Survey 5-Year Estimates // Created by Garrett M Stone // gmstone@uw.edu

Moving Forward



# Moving forward

- If anything, commuting and housing show that we live in a region and not a single city.
- Millennials are coming! Act accordingly.
  - Family orientation
  - Child/youth focused planning
  - Walkable, integrated neighborhoods
  - Parks and entertainment
  - Educational facilities
  - Diversity of Housing types (Condos, small townhouses,...)
  - Smaller housing
  - Etc.
- While we do need to learn the art of placemaking, we also need to think regionally. After all, most of us live our lives in regions and not in a single city.

# Moving forward

- To make this region thrive, we need to move beyond a single city solution.
- For example, we need to start thinking about creating additional growth centers in the South Puget Sound.
- This requires a regional/multi-sector involvement.
- University of Washington Tacoma can be a partner in this process.
- We can bring our collective expertise to help imagine what the future might hold for a region that does not abandon its productive character...a region that improves quality of life for everyone and expands the economic base of the South Sound, by increasing production, improving wages, and building an environment that is family friendly, protective of labor and attractive to investors.