



LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, June 9, 2025

7:00 P.M.

City of Lakewood
Council Chambers
6000 Main Street SW
Lakewood, WA 98499

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel:

<https://www.youtube.com/user/cityoflakewoodwa>

Those who do not have access to YouTube can call in to listen by telephone via Zoom: Dial +1(253) 215-8782 and enter meeting ID: 868 7263 2373

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CALL TO ORDER

ITEMS FOR DISCUSSION:

1. United Way of Pierce County Update. – *Dona Ponapinto, President and CEO*
- (4) 2. Economic Development Presentation. – *Michael Catsi, Executive Director and Maddie Merton, Vice President, Business Retention and Expansion, Economic Development Board of Tacoma Pierce County*
- (32) 3. Joint Parks and Recreation Advisory Board meeting. – (Work Plan)
- (33) 4. Fort Steilacoom Park H-Barn Update. – (Memorandum)
- (57) 5. Review of Pacific Point Defense Contract Amendment. – (Memorandum)

Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, 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>

ITEMS TENTATIVELY SCHEDULED FOR JUNE 16, 2025 CITY COUNCIL MEETING:

1. Proclamation recognizing Mary Dodsworth for her service to the City of Lakewood.
2. Proclamation recognizing June as Ride Transit month. – *Curt Kohlwes, Government Relations Administrator*
3. Authorizing an execution of an amendment to the agreement with Pacific Point Defense for public defense services. – (Motion- Consent Agenda)
4. Authorizing the execution of an agreement for the Nyanza Road improvement project. – (Motion – Consent Agenda)
5. Authorizing the execution of an agreement for the 112th Street, Idlewild Road and Interlaaken Drive sidewalk project. – (Motion – Consent Agenda)
6. Authorizing the execution of an agreement with Fence Specialists for fence replacement at the dog park. – (Motion – Consent Agenda)
7. Authorizing the execution of an interlocal agreement with the Washington State Department of Social and Health Services for the community partnership and police protection programs. – (Motion – Consent Agenda)
8. Amending Lakewood Municipal Code Section 18A.40.110 to allow the placement of previously uses manufactured homes in mobile and manufactured home parks. – (Ordinance – Regular Agenda)
9. Joint Lakewood's Promise Advisory Board Meeting. – (Item for Discussion – Regular Agenda)
10. State Legislative Update. – (Item for Discussion – Regular Agenda)
11. Review of 1st Quarter (2025) Financial Report. – (Item for Discussion – Regular Agenda)

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REPORTS BY THE CITY MANAGER**CITY COUNCIL COMMENTS****ADJOURNMENT**

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Economic Overview

Lakewood city, WA



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Demographic Profile

The population in the Lakewood city, WA was 63,034 per American Community Survey data for 2018-2022.

The region has a civilian labor force of 29,530 with a participation rate of 60.2%. Of individuals 25 to 64 in the Lakewood city, WA, 20.6% have a bachelor's degree or higher which compares with 36.5% in the nation.

The median household income in the Lakewood city, WA is \$70,524 and the median house value is \$420,500.

Summary¹

	Percent			Value		
	Lakewood city, WA	Pierce County, Washington	Washington	Lakewood city, WA	Pierce County, Washington	Washington
Demographics						
Population (ACS)	—	—	—	63,034	924,106	7,740,984
Male	48.5%	50.2%	50.4%	30,600	464,029	3,898,212
Female	51.5%	49.8%	49.6%	32,434	460,077	3,842,772
Median Age ²	—	—	—	36.3	36.8	38.2
Under 18 Years	20.6%	23.2%	21.6%	13,002	214,439	1,675,898
18 to 24 Years	9.6%	8.8%	8.5%	6,022	81,051	655,939
25 to 34 Years	17.9%	15.4%	15.2%	11,269	142,521	1,173,434
35 to 44 Years	12.3%	14.3%	14.1%	7,778	131,693	1,092,809
45 to 54 Years	10.6%	11.9%	12.1%	6,658	110,038	934,040
55 to 64 Years	12.4%	12.0%	12.3%	7,827	111,051	949,551
65 to 74 Years	10.4%	8.9%	10.0%	6,566	82,298	772,064
75 Years and Over	6.2%	5.5%	6.3%	3,912	51,015	487,249
Race: White	48.8%	65.9%	67.8%	30,760	608,874	5,251,386
Race: Black or African American	13.9%	7.2%	4.0%	8,774	66,212	306,214
Race: American Indian and Alaska Native	0.7%	1.1%	1.2%	436	10,197	90,212
Race: Asian	7.3%	6.6%	9.4%	4,609	60,818	727,603
Race: Native Hawaiian and Other Pacific Islander	3.8%	1.5%	0.7%	2,379	14,282	54,406
Race: Some Other Race	8.6%	3.7%	5.6%	5,400	33,907	430,575
Race: Two or More Races	16.9%	14.0%	11.4%	10,676	129,816	880,588
Hispanic or Latino (of any race)	20.2%	12.5%	14.1%	12,732	115,594	1,089,609
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	60.2%	65.3%	64.3%	29,530	462,886	3,979,692
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	76.4%	82.8%	83.1%	18,298	305,851	2,625,831
Work from Home	7.1%	12.3%	17.7%	2,065	55,391	664,230
Armed Forces Labor Force	4.3%	3.2%	1.0%	2,214	23,418	63,401
Veterans, Age 18-64	10.1%	9.0%	5.5%	3,753	49,932	260,876
Veterans Labor Force Participation Rate and Size, Age 18-64	74.3%	78.9%	77.8%	2,788	39,392	203,091
Median Household Income ²	—	—	—	\$70,524	\$96,632	\$94,952
Per Capita Income	—	—	—	\$40,711	\$45,885	\$51,493
Mean Commute Time (minutes)	—	—	—	28.8	31.6	27.0
Commute via Public Transportation	3.1%	2.5%	4.0%	901	11,031	149,066
Educational Attainment, Age 25-64						
No High School Diploma	12.8%	7.4%	7.9%	4,296	36,689	326,059
High School Graduate	27.2%	26.9%	21.4%	9,107	133,093	886,366
Some College, No Degree	27.2%	23.8%	20.8%	9,113	117,933	862,656
Associate's Degree	12.2%	11.8%	10.3%	4,103	58,516	425,570
Bachelor's Degree	12.5%	19.7%	24.7%	4,190	97,517	1,024,922
Postgraduate Degree	8.1%	10.4%	15.0%	2,723	51,555	624,261

Summary¹

	Percent			Value		
	Lakewood city, WA	Pierce County, Washington	Washington	Lakewood city, WA	Pierce County, Washington	Washington
Housing						
Total Housing Units	—	—	—	28,010	365,748	3,262,667
Median House Value (of owner-occupied units) ^{2,5}	—	—	—	\$420,500	\$484,400	\$519,800
Homeowner Vacancy	0.9%	0.6%	0.8%	102	1,322	14,799
Rental Vacancy	5.0%	4.0%	4.3%	774	5,110	50,052
Renter-Occupied Housing Units (% of Occupied Units)	55.2%	35.2%	36.1%	14,419	122,063	1,090,864
Owner-Occupied Housing Units (% of Occupied Units)	44.8%	64.8%	63.9%	11,706	224,645	1,929,694
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	8.0%	5.2%	6.9%	2,082	17,967	209,483
Social						
Poverty Level (of all people)	13.6%	8.9%	9.9%	8,406	80,115	753,455
Households Receiving Food Stamps/SNAP	16.1%	11.8%	11.4%	4,219	40,978	343,448
Enrolled in Grade 12 (% of total population)	1.2%	1.3%	1.2%	771	11,734	93,594
Disconnected Youth ³	2.8%	2.9%	2.4%	65	1,255	8,806
Children in Single Parent Families (% of all children)	52.7%	31.5%	28.7%	6,312	64,125	459,133
Uninsured	10.3%	6.1%	6.4%	6,183	54,192	484,677
With a Disability, Age 18-64	17.5%	11.9%	11.0%	6,412	65,349	516,922
With a Disability, Age 18-64, Labor Force Participation Rate and Size	38.6%	50.6%	50.1%	2,478	33,068	259,170
Foreign Born	15.3%	10.5%	15.1%	9,639	97,273	1,170,683
Speak English Less Than Very Well (population 5 yrs and over)	8.8%	5.9%	7.9%	5,213	50,892	573,880

Source: [JobsEQ®](#)

1. American Community Survey 2019-2023, unless noted otherwise

2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

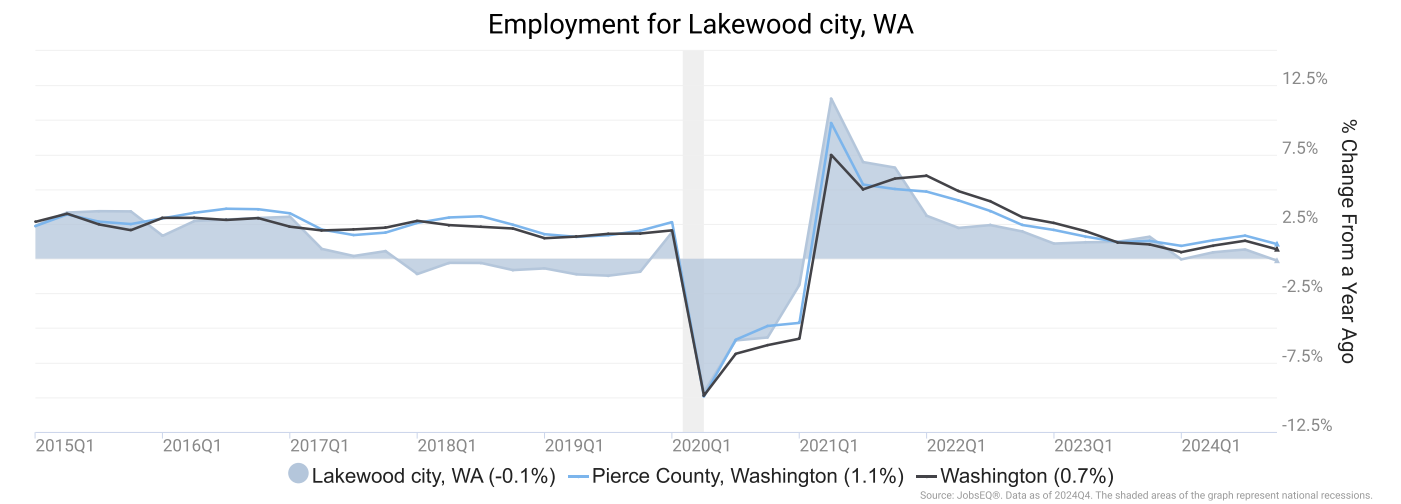
3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census Population Estimate for 2023, annual average growth rate since 2013.

5. The Census's method for calculating median house values changed with the 2022 data set, so pre-2022 values are not directly comparable with later data.

Employment Trends

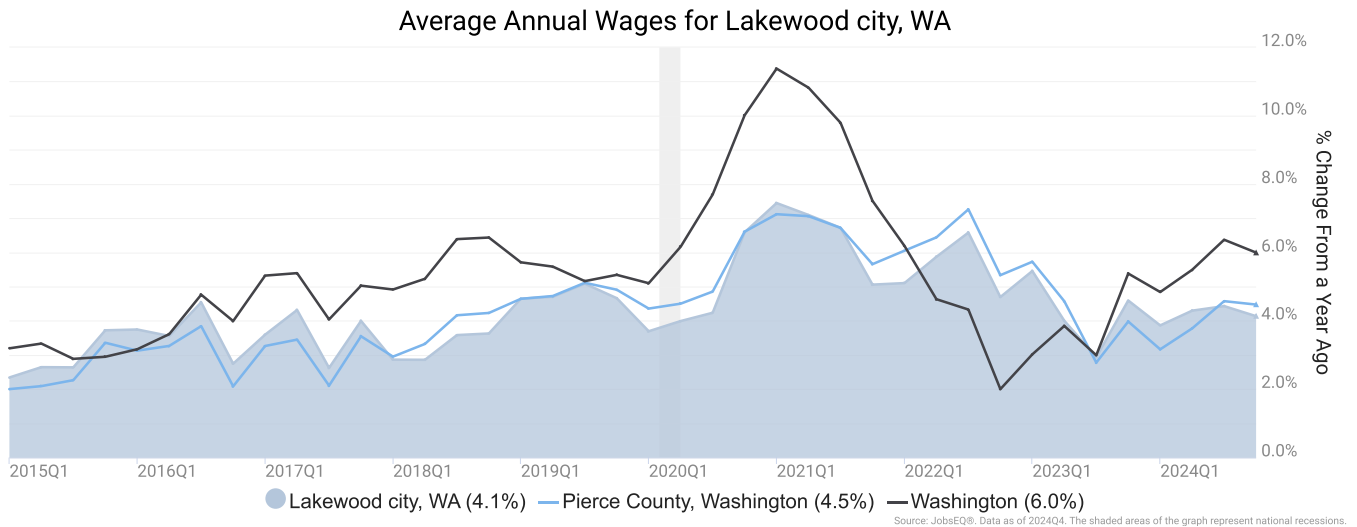
As of 2024Q4, total employment for the Lakewood city, WA was 33,091 (based on a four-quarter moving average). Over the year ending 2024Q4, employment declined 0.1% in the region.



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2024Q3 with preliminary estimates updated to 2024Q4.

Wage Trends

The average worker in the Lakewood city, WA earned annual wages of \$72,177 as of 2024Q4. Average annual wages per worker increased 4.1% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$73,145 in the nation as of 2024Q4.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2024Q3 with preliminary estimates updated to 2024Q4.

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 26.9% higher in Lakewood city, WA than the U.S. average.

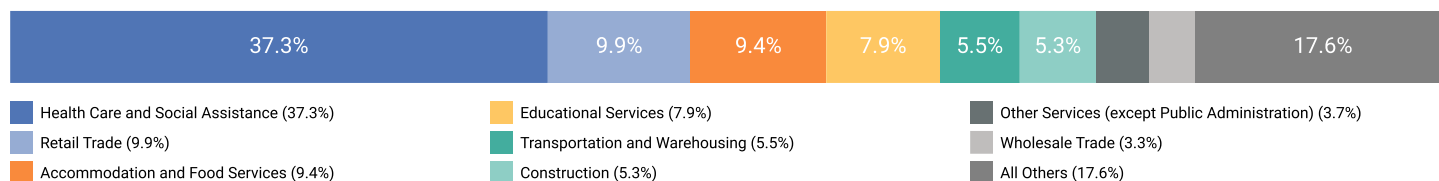
Cost of Living Information			
	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Lakewood city, WA	\$72,177	126.9	\$56,877
Pierce County, Washington	\$68,653	126.9	\$54,100
Washington	\$91,738	119.1	\$77,033
USA	\$73,145	100.0	\$73,145

Source: [JobsEQ®](#)
Data as of 2024Q4
Cost of Living per [COLI](#), data as of 2024Q4, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the Lakewood city, WA is Health Care and Social Assistance, employing 12,349 workers. The next-largest sectors in the region are Retail Trade (3,292 workers) and Accommodation and Food Services (3,096). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Health Care and Social Assistance (LQ = 2.47), Real Estate and Rental and Leasing (1.41), and Arts, Entertainment, and Recreation (1.28).

Total Workers for Lakewood city, WA by Industry



Source: JobsEQ®
Data as of 2024Q4

Note: Figures may not sum due to rounding.

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2024Q3 with preliminary estimates updated to 2024Q4.

Sectors in the Lakewood city, WA with the highest average wages per worker are Finance and Insurance (\$103,384), Real Estate and Rental and Leasing (\$102,872), and Public Administration (\$100,345). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Health Care and Social Assistance (+1,819 jobs), Retail Trade (+126), and Real Estate and Rental and Leasing (+114).

Over the next 1 year, employment in the Lakewood city, WA is projected to expand by 196 jobs. The fastest growing sector in the region is expected to be Professional, Scientific, and Technical Services with a +1.0% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+110 jobs), Accommodation and Food Services (+20), and Transportation and Warehousing (+13).

Lakewood city, WA, 2024Q4¹

NAICS	Industry	Current			5-Year History		1-Year Forecast				
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
62	Health Care and Social Assistance	12,349	\$88,724	2.47	1,819	3.2%	1,315	550	656	110	0.9%
44	Retail Trade	3,292	\$47,583	1.02	126	0.8%	448	189	261	-2	0.0%
72	Accommodation and Food Services	3,096	\$31,083	1.08	23	0.2%	570	234	316	20	0.6%
61	Educational Services	2,630	\$64,123	0.98	77	0.6%	245	111	135	-1	0.0%
48	Transportation and Warehousing	1,824	\$79,295	1.10	-420	-4.1%	211	80	118	13	0.7%
23	Construction	1,755	\$78,690	0.89	3	0.0%	162	55	95	11	0.7%
81	Other Services (except Public Administration)	1,216	\$46,550	0.86	-51	-0.8%	146	57	82	8	0.7%
42	Wholesale Trade	1,092	\$84,175	0.88	38	0.7%	114	41	68	5	0.4%
31	Manufacturing	1,021	\$75,956	0.39	-101	-1.9%	103	38	65	1	0.1%
54	Professional, Scientific, and Technical Services	993	\$86,110	0.41	23	0.5%	90	30	50	10	1.0%
71	Arts, Entertainment, and Recreation	886	\$32,359	1.28	-101	-2.1%	133	52	78	3	0.4%
53	Real Estate and Rental and Leasing	824	\$102,872	1.41	114	3.0%	83	35	44	4	0.5%
56	Administrative and Support and Waste Management and Remediation Services	705	\$61,249	0.35	-134	-3.4%	85	32	48	5	0.7%
92	Public Administration	514	\$100,345	0.33	97	4.3%	49	19	28	2	0.4%
52	Finance and Insurance	509	\$103,384	0.39	-65	-2.4%	44	16	26	2	0.4%
51	Information	234	\$94,801	0.37	-15	-1.3%	22	7	13	2	0.8%
22	Utilities	103	\$97,503	0.60	24	5.5%	9	3	6	0	0.5%
11	Agriculture, Forestry, Fishing and Hunting	41	\$44,515	0.10	-14	-5.5%	5	2	3	0	0.2%
55	Management of Companies and Enterprises	5	\$92,034	0.01	-14	-22.3%	1	0	0	0	0.9%
Total - All Industries		33,091	\$72,177	1.00	1,428	0.9%	3,790	1,480	2,114	196	0.6%

Source: [JobsEQ®](#)

Data as of 2024Q4

Note: Figures may not sum due to rounding.

1. All data based upon a four-quarter moving average

Exits and transfers are approximate estimates based upon occupation separation rates.

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2024Q3 with preliminary estimates updated to 2024Q4. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the Lakewood city, WA is Healthcare Practitioners and Technical Occupations, employing 4,662 workers. The next-largest occupation groups in the region are Healthcare Support Occupations (3,422 workers) and Food Preparation and Serving Related Occupations (3,401). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Healthcare Practitioners and Technical Occupations (LQ = 2.35), Healthcare Support Occupations (2.20), and Community and Social Service Occupations (1.56).

Occupation groups in the Lakewood city, WA with the highest average wages per worker are Legal Occupations (\$158,000), Management Occupations (\$155,600), and Computer and Mathematical Occupations (\$128,100). The unemployment rate in the region varied among the major groups from 1.3% among Legal Occupations to 9.6% among Farming, Fishing, and Forestry Occupations.

Over the next 1 year, the fastest growing occupation group in the Lakewood city, WA is expected to be Healthcare Support Occupations with a +1.4% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+49 jobs) and Healthcare Practitioners and Technical Occupations (+37). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (680 jobs) and Healthcare Support Occupations (481).

Lakewood city, WA, 2024Q4¹

SOC	Occupation	Current				5-Year History				1-Year Forecast				
		Empl	Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
29-0000	Healthcare Practitioners and Technical	4,662	\$122,100	2.35	33	1.7%	n/a	542	2.5%	289	134	118	37	0.8%
31-0000	Healthcare Support	3,422	\$47,600	2.20	101	4.3%	n/a	1,018	7.3%	530	222	259	49	1.4%
35-0000	Food Preparation and Serving Related	3,401	\$46,100	1.25	250	7.8%	n/a	-28	-0.2%	702	296	384	22	0.6%
43-0000	Office and Administrative Support	3,199	\$56,200	0.83	131	4.0%	n/a	-119	-0.7%	342	153	196	-7	-0.2%
53-0000	Transportation and Material Moving	2,672	\$53,100	0.93	219	7.2%	n/a	-92	-0.7%	360	147	195	19	0.7%
41-0000	Sales and Related	2,653	\$57,500	0.92	135	6.5%	n/a	-31	-0.2%	351	153	199	-1	0.0%
25-0000	Educational Instruction and Library	1,942	\$74,900	1.08	42	3.4%	n/a	-41	-0.4%	183	83	97	3	0.2%
11-0000	Management	1,560	\$155,600	0.61	19	2.1%	n/a	159	2.2%	138	41	82	15	1.0%
13-0000	Business and Financial Operations	1,493	\$99,300	0.70	31	3.6%	n/a	112	1.6%	133	43	80	10	0.7%
47-0000	Construction and Extraction	1,303	\$79,600	0.88	186	7.9%	n/a	-42	-0.6%	118	40	69	10	0.7%
49-0000	Installation, Maintenance, and Repair	1,210	\$68,900	0.94	64	4.0%	n/a	-55	-0.9%	116	45	64	8	0.7%
37-0000	Building and Grounds Cleaning and Maintenance	1,007	\$46,600	0.93	94	6.7%	n/a	-4	-0.1%	143	62	77	5	0.5%
21-0000	Community and Social Service	962	\$64,800	1.56	18	4.0%	n/a	6	0.1%	94	36	49	9	0.9%
51-0000	Production	849	\$56,600	0.47	95	6.3%	n/a	-63	-1.4%	96	37	59	0	0.0%
39-0000	Personal Care and Service	768	\$52,100	0.89	37	5.3%	n/a	-8	-0.2%	141	51	85	6	0.7%
15-0000	Computer and Mathematical	543	\$128,100	0.52	12	3.5%	n/a	16	0.6%	38	12	20	6	1.0%
33-0000	Protective Service	408	\$70,400	0.57	33	5.1%	n/a	46	2.4%	55	25	30	0	0.1%

Lakewood city, WA, 2024Q4¹

SOC	Occupation	Current					5-Year History			1-Year Forecast				
		Empl	Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
27-0000	Arts, Design, Entertainment, Sports, and Media	406	\$79,900	0.67	5	4.2%	n/a	-4	-0.2%	43	17	24	3	0.6%
19-0000	Life, Physical, and Social Science	302	\$92,300	1.00	4	2.6%	n/a	25	1.7%	24	5	17	2	0.7%
17-0000	Architecture and Engineering	169	\$103,600	0.32	8	3.5%	n/a	-8	-1.0%	13	4	7	2	0.9%
23-0000	Legal	137	\$158,000	0.50	2	1.3%	n/a	7	1.1%	9	3	5	1	0.6%
45-0000	Farming, Fishing, and Forestry	23	\$49,500	0.12	21	9.6%	n/a	-9	-6.1%	4	1	2	0	0.2%
Total - All Occupations		33,091	\$73,300	1.00	n/a	n/a	n/a	1,428	0.9%	3,926	1,608	2,118	200	0.6%

Source: [JobsEQ®](#)

Data as of 2024Q4 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

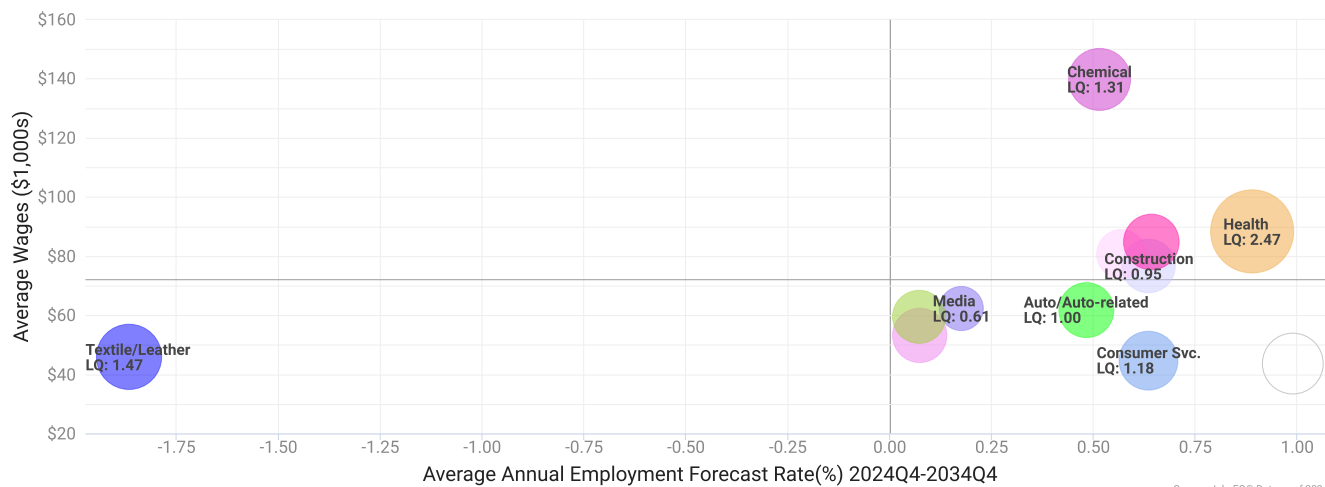
2. Wage data represent the average for all Covered Employment

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2024Q3, imputed where necessary with preliminary estimates updated to 2024Q4. Wages by occupation are as of 2024 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the Lakewood city, WA with the highest relative concentration is Health with a location quotient of 2.47. This cluster employs 12,349 workers in the region with an average wage of \$88,346. Employment in the Health cluster is projected to expand in the region about 0.9% per year over the next ten years.

Industry Clusters for Lakewood city, WA as of 2024Q4

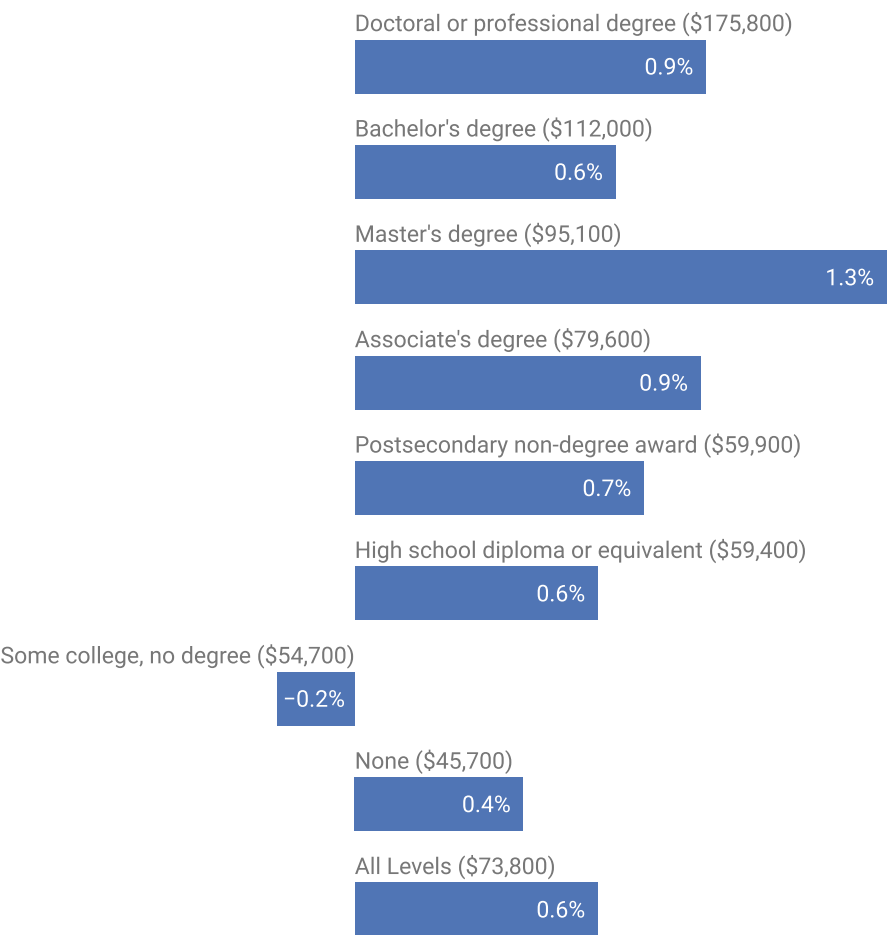


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2024Q3 with preliminary estimates updated to 2024Q4. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the Lakewood city, WA is projected to grow 0.6% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 0.9% per year, those requiring a bachelor’s degree are forecast to grow 0.6% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.9% per year.

Annual Average Projected Job Growth by Education Levels



Source: JobsEQ®
Data as of 2024Q4

Employment by occupation data are estimates are as of 2024Q4. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Lakewood city, WA Regional Map



FAQ

What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 804 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 22 major groups, 95 minor groups, and 452 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

About This Report

This report and all data herein were produced by JobsEQ®, a product of Chmura Economics & Analytics. The information contained herein was obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and completeness.

**TACOMA
–PIERCE
COUNTY | WA**



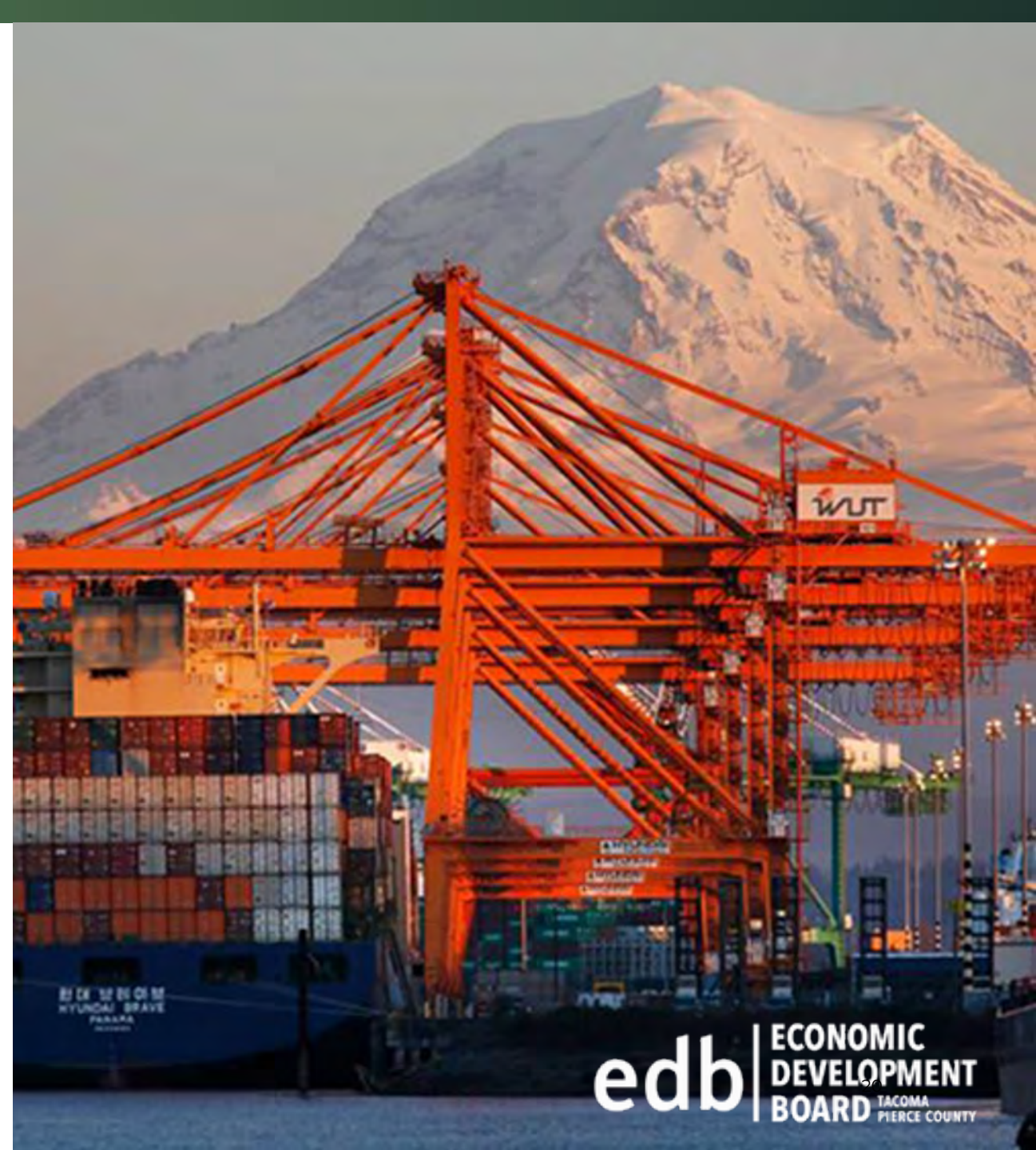
Economic Development Board Update

Lakewood City Council – Study Session
June 9, 2025



About the EDB

- Private nonprofit **501(c)(6)** organization
- Created in 1977 to foster economic development in the Tacoma-Pierce County area
- **State-designated Associate Development Organization (ADO)** for Pierce County
- Funded by **public and private investors**
- Led by a **40+ member board of directors** comprised of business, government and community leaders
- Generated **\$1.6B+ in capital investment** and helped create **25,000+ jobs** over the past 20 years



Three key focus areas

Business Recruitment

Attracting high-impact companies and fostering industry clusters in key sectors like aerospace, clean energy, technology, and manufacturing to drive economic prosperity.

Business Retention & Expansion

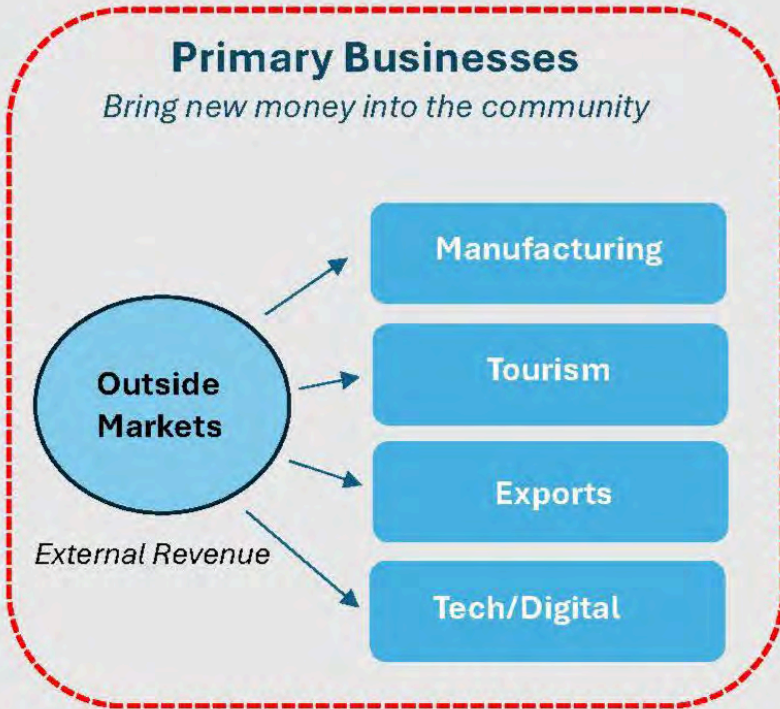
Strengthening existing businesses through strategic support, workforce development, and infrastructure investments to ensure long-term growth.

Marketing & Investment Promotion

Showcase Pierce County's competitive advantages through targeted campaigns, data-driven insights, and global outreach to position the region as a prime destination for businesses.



Community Economic Flow: Primary vs Local Businesses



Local Businesses
Circulate money within the community



Key Economic Impacts

Primary Businesses

Create Economic Base
Increase Total Wealth

Local Businesses

Create Local Jobs
Build Community Character

Combined Effect

Economic Multipliers
Sustainable Community Growth

Target Industries

These are the primary industries in which Pierce County has a competitive advantage:

- Aerospace
- Healthcare
- Advanced Manufacturing
- Maritime
- Transportation & Logistics
- Technology
- Green Economy
- Military and Defense runs through each of the above



Resources for Businesses

Strategic Business Support

- Site selection assistance
- Incentive navigation
- Permit coordination
- Expansion planning
- Tariff Resiliency

Workforce Development

- Connection to training providers (CPTC, WorkForce Central, JBLM, etc.)
- Customized hiring programs
- Upskilling and incumbent worker training grants

Access to Capital

- Industrial Development Revenue Bond financing (EDCPC)
- Grant assistance (Commerce, Evergreen, etc.)
- Federal, state, and local loan programs

Global & Trade Support

- Foreign Direct Investment (FDI) strategy
- Export readiness services
- International trade mission coordination



City of Lakewood Economic Overview

Demographics & Workforce

Population: 63,034

Labor Force Participation: 60.2%

Median Household Income: \$70,524

Per Capita Income: \$40,711

Bachelor's Degree or Higher: 20.6%

Veterans (18–64): 10.1%

Employment & Wages

Total Jobs: 33,091 (2024 Q4)

Avg. Annual Wages: \$72,177

Top Sectors: Healthcare (12,349), Retail (3,292)

Food Services (3,096)

Fastest-Growing: Professional Services (+1.0%) Real Estate (\$102K), Public Admin (\$100K)

Highest Avg. Wages: Finance (\$103K)

Housing

Median Home Value: \$420,500

Homeownership Rate: 44.8%

Commute Time: 28.8 minutes

Cost of Living

COL Index: 126.9 (26.9% above U.S. avg.)

Adjusted Purchasing Power: \$56,877

Top Industry Clusters excluding JBLM

Healthcare (LQ = 2.47; 12,349 jobs)

Source: JobsEQ, WorkForce Central, City of Lakewood Report Q1-2025

VMFH Allied Healthcare Academy Launch

January 2025



Client Need: Expand entry-level nursing program in Pierce County

Certified Nursing Assistant (CNA) Program Offers Participants:

- 6-week accelerated training program
- Fully-funded education
- Hands-on clinical experience at Virginia Mason Franciscan Health (VMFH)
- Accommodations tailored to neurodivergent needs
- Paid compensation during training

2025 Cohort Plan:

- 4 total cohorts
- Capacity to train 80 CNA professionals across the year



Virginia Mason
Franciscan Health™



CORPORATE EDUCATION
Clover Park Technical College



Pierce County Manufacturing Day



MFG DAY

PIERCE COUNTY MANUFACTURING DAY EXPO

**THURSDAY
OCTOBER 5, 2023
1:00-5:00 PM**

AUDIENCE

- Pierce County Manufacturers
- Students, Parents, Educators
- Community Members

ACTIVITIES

- Industry and Student Panel
- Student Demonstrations
- Industry Showcase

REGISTRATION INFO

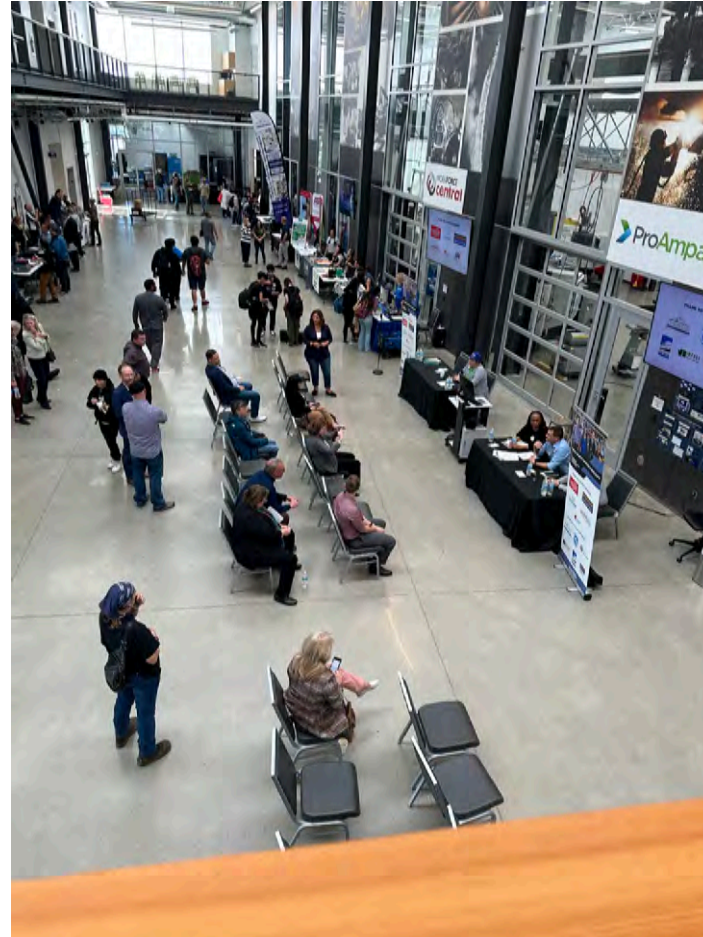
- Registration required for industry showcase tables
- Attendees are welcome to walk-in or pre-register

LOCATION

Clover Park Technical College
Center for Advanced Manufacturing, Building 24
4500 Stellacoom Blvd. SW
Lakewood, WA 98499-4004

REGISTER HERE!



Celebrating Manufacturing Across Pierce County

Our Goals:

- Inspire and support the future of manufacturing in Pierce County
- Expose youth and parents to rewarding careers in manufacturing
- Expose employers to CTPC Center for Advanced Manufacturing
- Unite employers to showcase opportunities under one roof

Event Highlights:

- City of Lakewood proclaimed October as Manufacturing Month
- 26 Employers participated as exhibitors
- Speaker Panels featuring students and industry professionals
- Facility Tours of CPTC's Center for Advanced Manufacturing
- Free Food and family-friendly activities

How We Made It Happen:

- **All-volunteer planning committee from local organizations**
- **Zero budget**
- **Generous facility donation** from Clover Park Technical College
- Event **sponsored by participating employers**

Looking Ahead: Manufacturing Day needs a local champion/organizations to sustain it.

Why Communities Invest in Economic Development



Fostering a range of business types that diversify the local tax base, keep our local economy strong, and celebrate our unique community fabric.

Economic Impact 2021 -2024

12 successful recruitment, retention and expansion projects

3,845 total new jobs (2,874 direct | 486 indirect | 435 induced)

\$840 million in new annual business output

\$267 million in new personal income

\$52 million in new annual tax revenues

\$177 million+ in new annual consumer spending

Projects span key sectors: manufacturing, logistics, aerospace, clean tech, and services

Return on Investment (4-Year):

- Private Sector: **\$1 → \$24.22** (corporate profits)
- Pierce County Municipalities: **\$1 → \$7.05** (new annual tax revenue)
- State of Washington: **\$1 → \$23.86** (new annual tax revenue)

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Engage with us

Subscribe:

- www.ChooseTacomaPierce.org
- Onward Newsletter
- BRE Brief Newsletter

Connect With the EDB:

- EDB Annual Meeting
- Nominate Excellent 10
- Nominate Golden Shovel
- EDB Investor Briefings





PARKS AND RECREATION ADVISORY BOARD WORK PLAN AND SIGNIFICANT ACCOMPLISHMENTS

Members:

Jason Gerwen, Chair	Kate Read
Vito Iacobazzi, Vice-Chair	Janet Spingath
Alan Billingsley	Shelly Thiel
Annessa McClendon	

Council Liaison:

Ryan Pearson, Councilmember

Youth Council Liaison:

Zoe Clifford	Irie Hinkle
Alexandra Corona-Hernandez	Nevaeh Tutt

City Staff Support:

Mary Dodsworth, Director	Nikki York, Office Assistant
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Meeting Schedule:

4th Tuesday of each month, 5:30 p.m., American Lake Room,
Lakewood City Hall, 6000 Main St SW, Lakewood, WA 98499

Accomplishments:

Date:	Topic(s):
07.23.24	Street End Priority Matrix and Pilot Project Recommendation
09.24.24	Street End Prioritization Update, Park code update
10.22.24	Playground Design and Planning for 2025
11.26.24	Climate Change initiatives and Urban Forestry Program Update, 2025 PRAB Work Plan
01.28.25	Elected Chair/Vice Chair, Review Council approved 2025 PRAB Work Plan, Special Event Update
03.08.25	Street End Community Meeting
03.25.25	Street End Community Meeting Recap, Legacy Plan Implementation Plan, Prepare for Parks Appreciation Day
05.27.25	Prepare for Joint Meeting with Council, "Adopt-a- " Program Update, Youth Council Recap

2025 Work Plan:

1.	Nisqually Partnership Project Update
2.	Parks Capital Improvement Plan (CIP) Update
3.	Special Event Update
4.	Street End Project community outreach and design recommendation
5.	Climate Change initiatives and Urban Forestry Program Update
6.	Legacy Plan Update
7.	Senior Services Update
8.	Historic Preservation (H-barn, cemeteries, cottages, cultural resources)
9.	Code Changes as requested by Council
10.	Youth Council Update



TO: Mayor and City Councilmembers

FROM: Mary Dodsworth, Parks, Recreation & Community Services Director

THROUGH: Tho Kraus, Interim City Manager 

DATE: June 9, 2025

SUBJECT: Fort Steilacoom Park Historic Barn Renovation Update

ATTACHMENT: PowerPoint showing layout and designs

Summary: The City of Lakewood worked with the community to determine the benefits and feasibility of renovating the 120 year-old H-barn at Fort Steilacoom Park into a multi-use, multi-generational regional facility for public and private use. An update on the design process is provided to Council prior to a community open house on June 10, 2025.

Background: Fort Steilacoom Park provides over 350 acres of open space for year-round active, passive, public and private programs and events. Because the park land was previously used by Western State Hospital for farming operations there are several historic barns still located in the park. The community has asked to use the barns for public and private events since incorporation. Currently the barns are only used for storage since they don't meet international building codes for general occupancy.

In 2008, the City did a feasibility study to determine which barn would be selected if a barn was to be restored. The H-barn was selected for various reasons (size, capacity, ability for concurrent multiple activities, location near parking and adjacent to utilities so it could support public and private use. The silos were a major aesthetic feature.

In 2018, Partners for Parks (PFP) did a feasibility study to see how the H-barn could be designed for public use and what it might cost. A schematic design and cost estimate were completed. This study triggered a 2021 survey to determine if the community would support the renovation of the barn and a public/private partnership. Results were overwhelmingly supportive of the project but for different reasons: 1/3 of respondents supported historic preservation, 1/3 supported creating a regional facility and the other 1/3 appreciated the economic impact that a facility of this type in this location would bring to Lakewood. This information prompted PFP, a local 501 (c) 3, to enter into a MOU with the City to raise funds for the development of this site.

Based on the cost estimate at the time, they had a goal of raising \$3.5 million. They have raised over \$2.7 million to date.

In 2024, a new MOU between the City and PFP was created to clarify roles and manage expectations. The role of PFP is to raise funds, provide project awareness and pay for design services. The City's role is to own and operate the facility and manage the project. The City hired the firm Graham Baba to provide professional architecture and engineering (A&E) services to move the project forward and create construction documents that can be used for permitting. There is a reference in the contract that at 30% design a detailed cost estimate will be provided for Council consideration and determination of next steps.

Current Status: Graham Baba created a comprehensive team to research and address building design, structural stability and land use issues. An internal stakeholder team is supporting the process and includes representatives from parks, recreation, economic development, planning and public works. The teams are focused on addressing current building codes, ensuring safety, security and ADA access and providing modern programming spaces in a historic structure while being aware of operational impacts (staffing and maintenance). The intent is to create multi-use spaces and places for all ages and abilities.

Attached is a power point showing designs and drawings that will be used to prepare 30% documents and a detailed cost estimate. The attachments demonstrate a strong attention to detail including a grand entry into a new facility, ensuring connections between the interior, exterior, outdoor spaces and nearby structures to serve and expand future programming opportunities. Emphasis on creating rental opportunities to support revenue streams can offset the cost of building operations. The cost estimate is due in early July and will be shared with Council for discussion and direction regarding next steps.

Next Steps:

- June 10, 2025 (3-6 p.m.) H-barn Open House at the Pavilion
- July, 2025 30% design package and cost estimate
- Summer, 2025 – Council briefing with

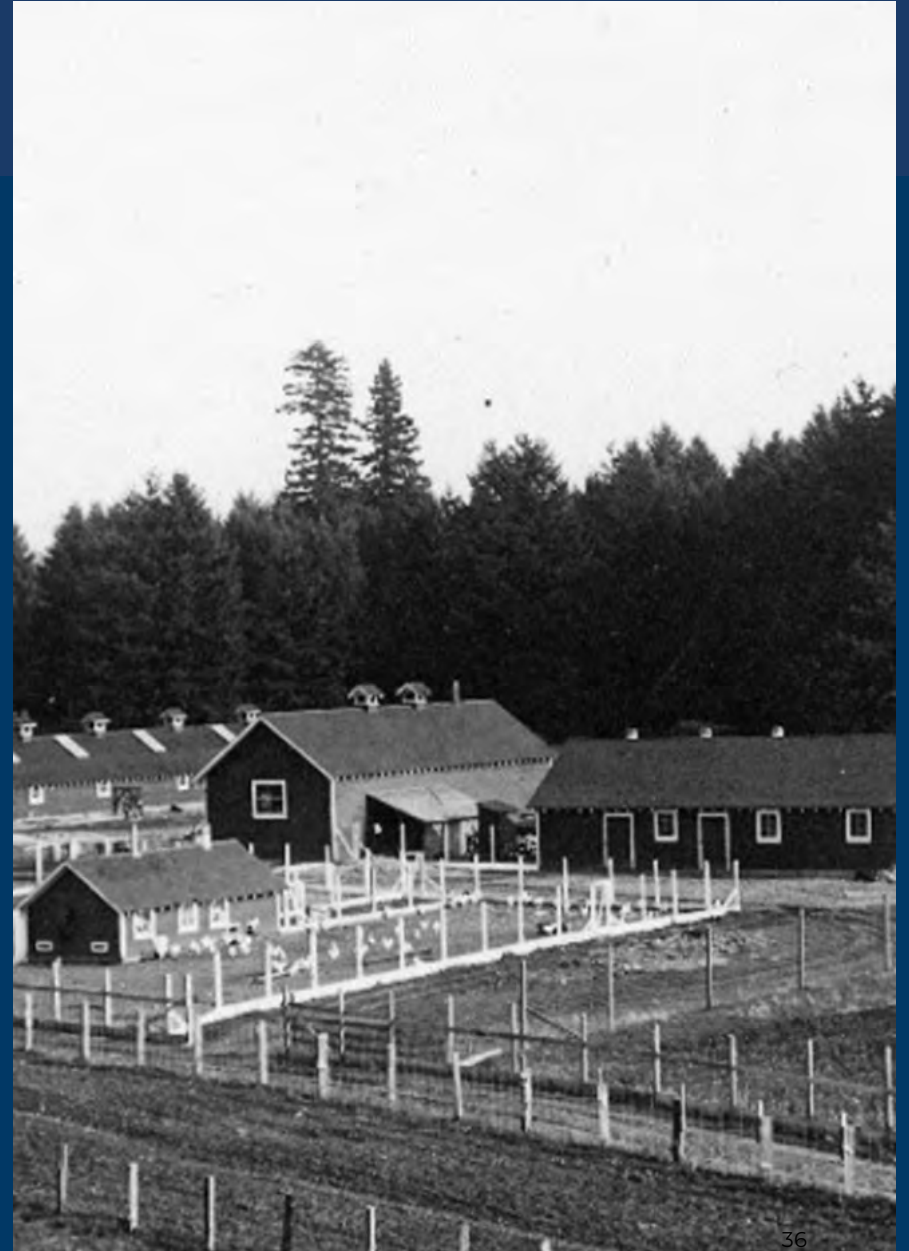
FSP H-Barn Update

RICH HISTORY
THRIVING PRESENT
PROMISING FUTURE



THE H-BARN PROJECT

History



History







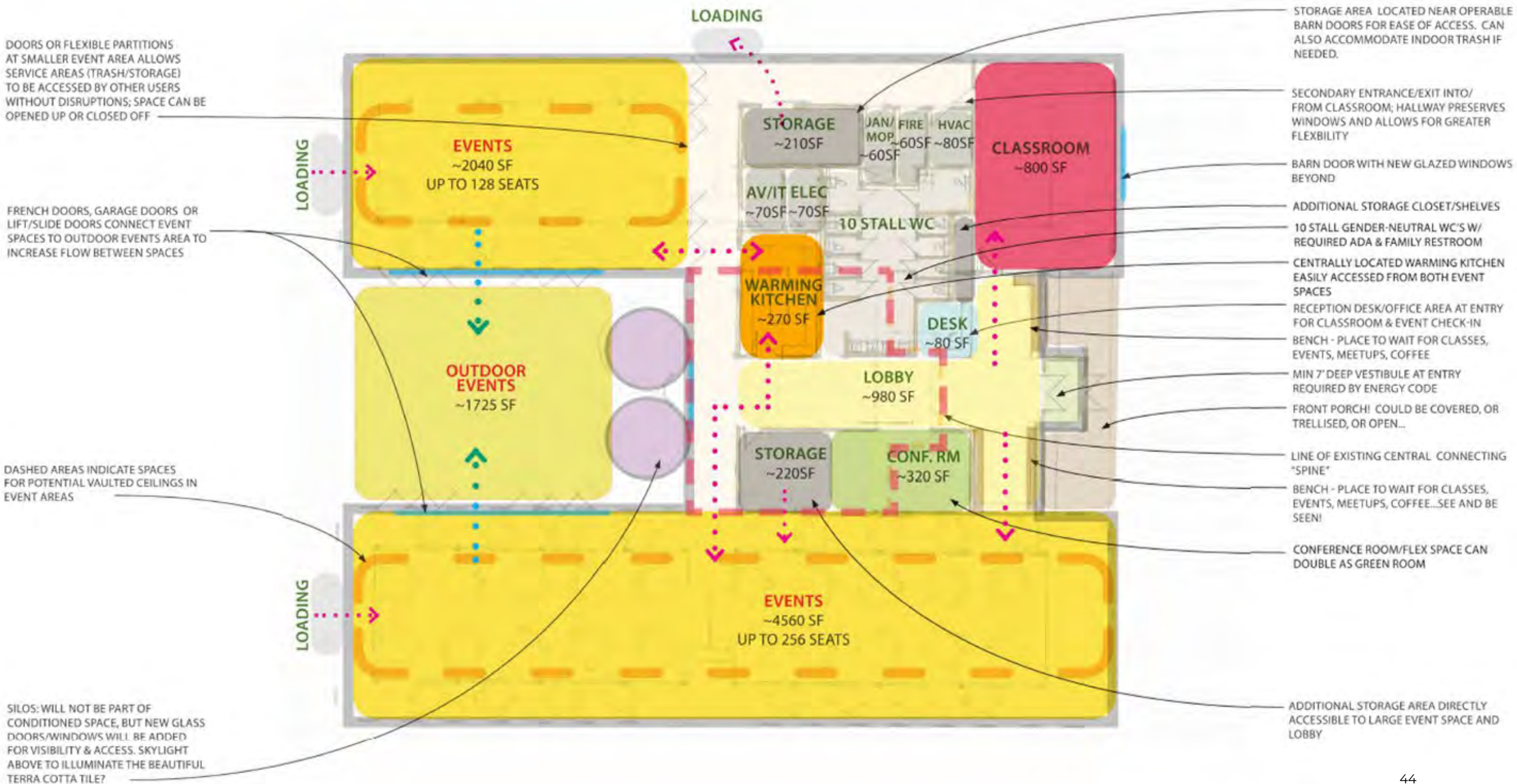


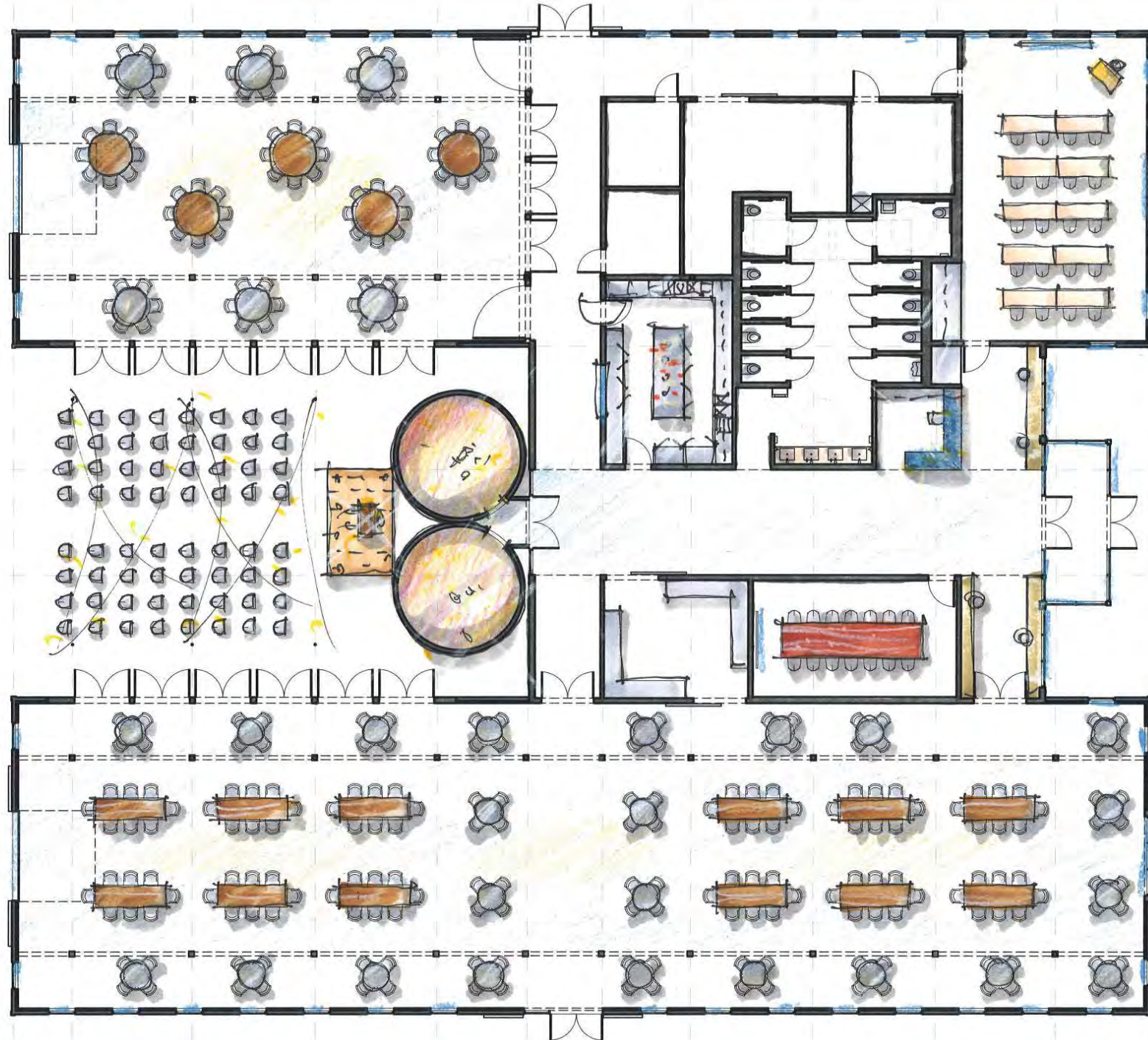


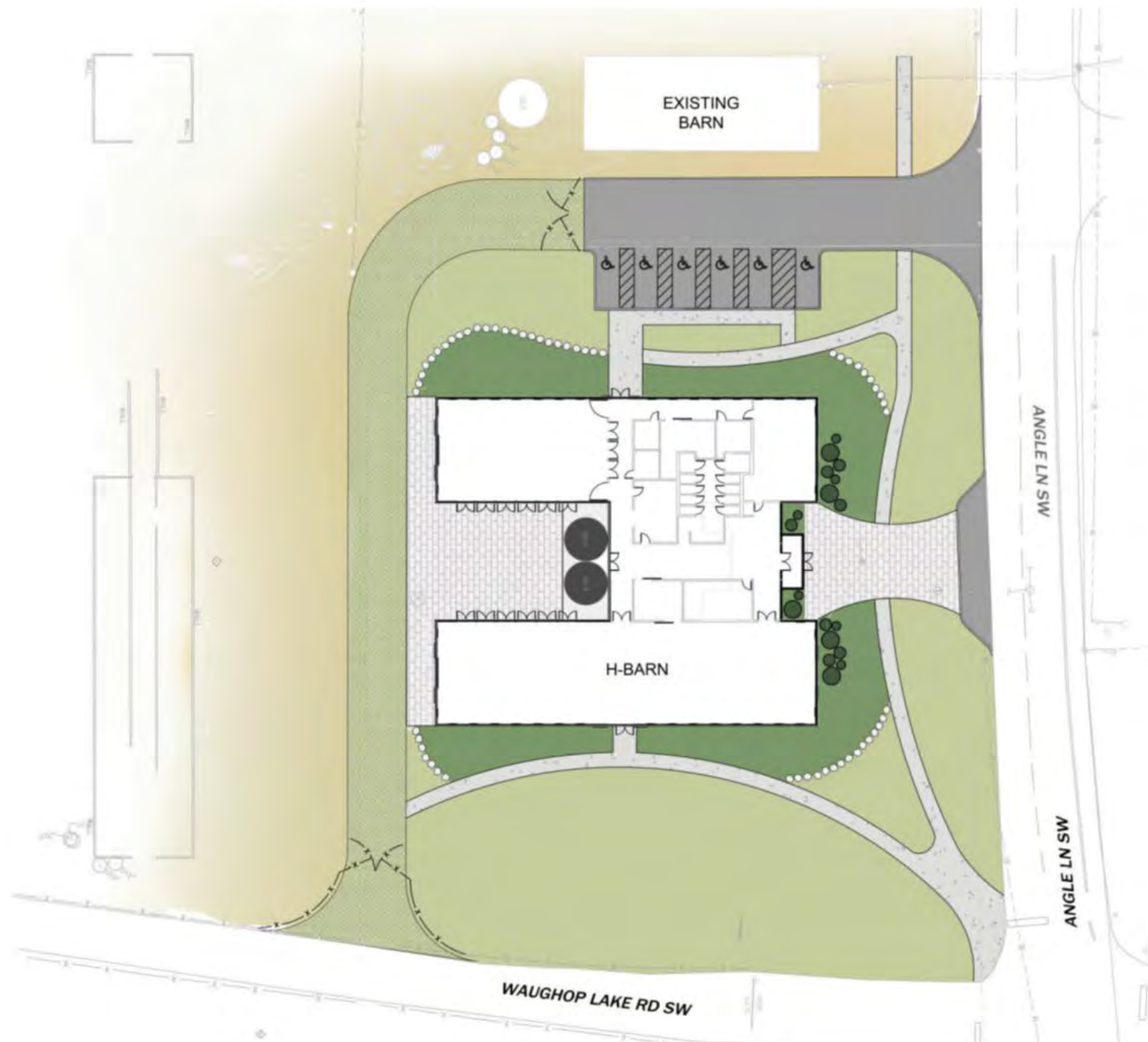




Internal Existing Conditions











FORT STEILACOOM H-BARN



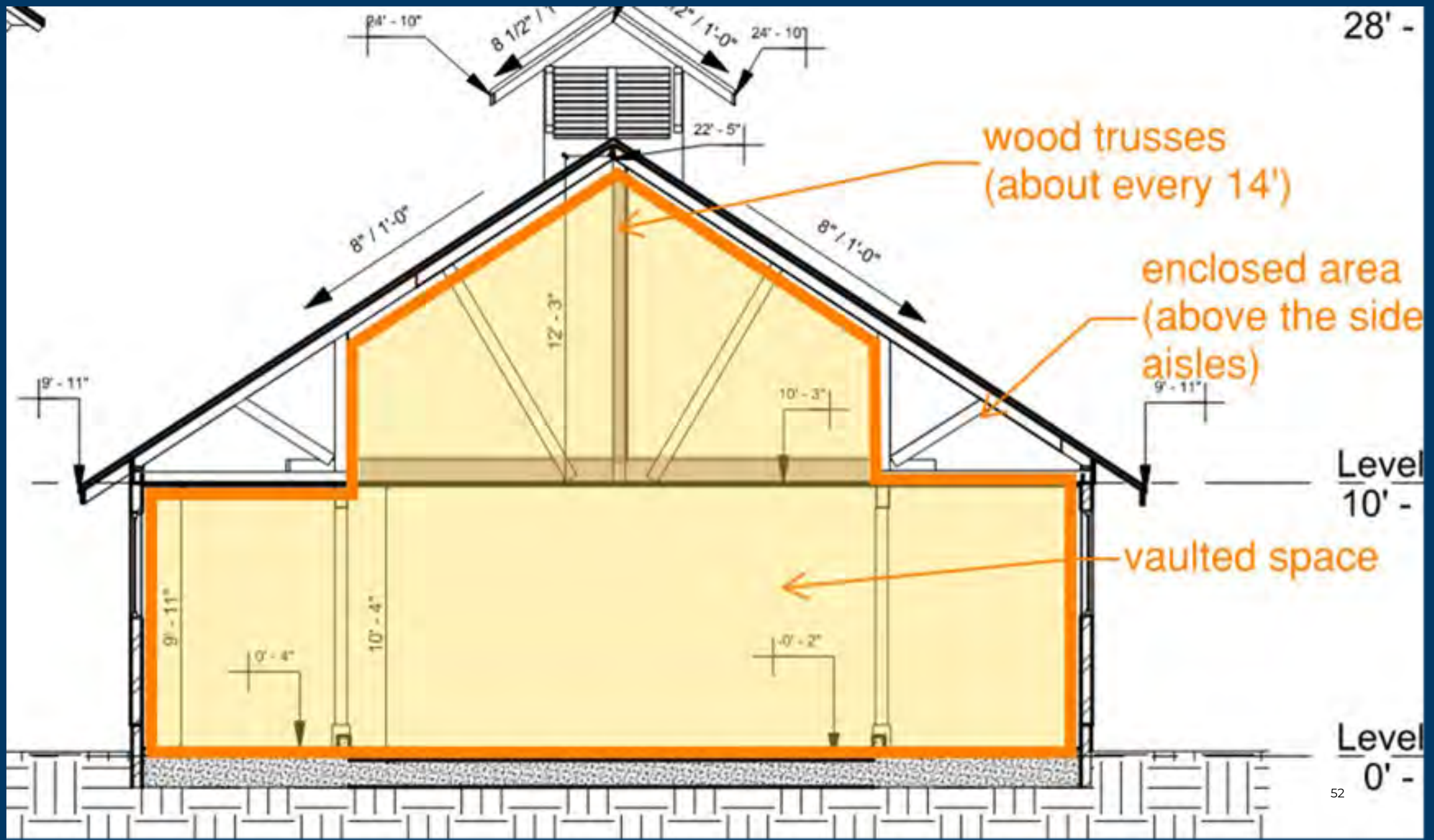




LOBBY VIEW TO SILOS AT ENTRY

FORT STEILACOOM H-BARN

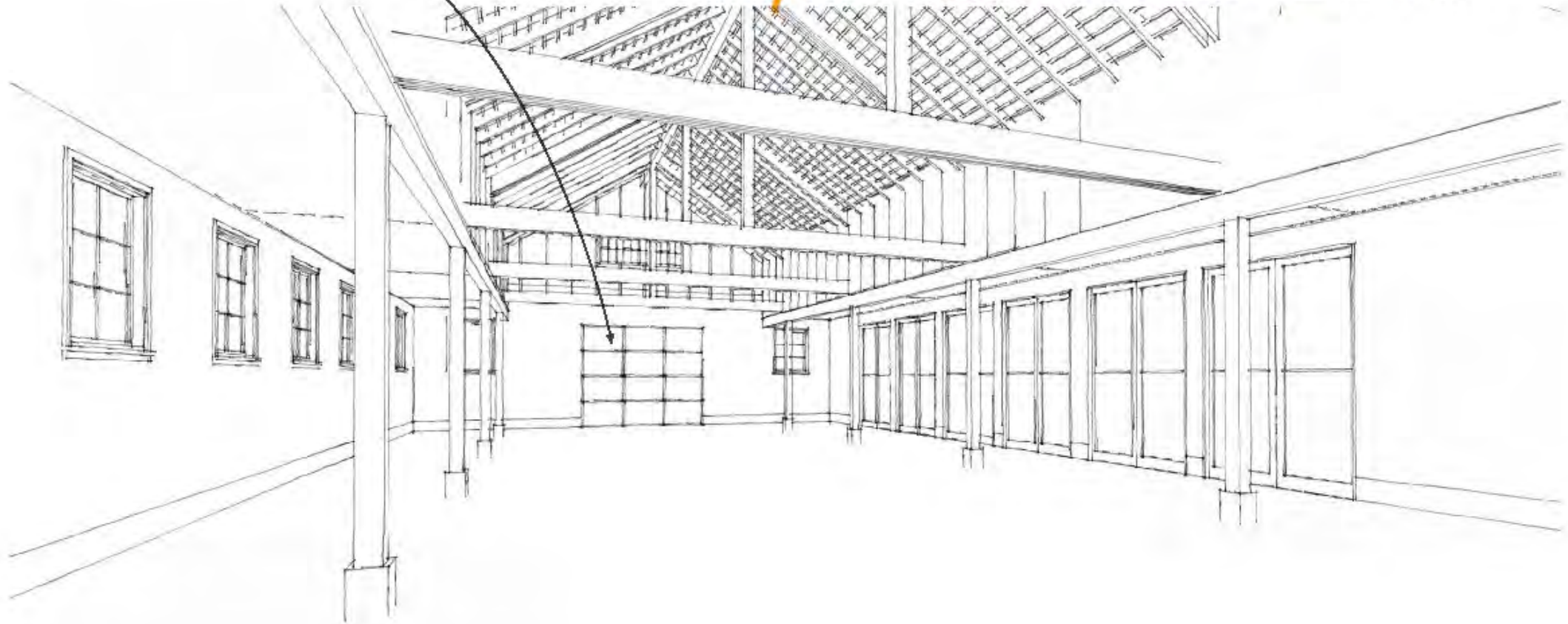
28' -



GLASS GARAGE DOORS AT REAR OF EVENT SPACE FOR LOADING AND PROVIDE MORE NATURAL LIGHT WITH VIEWS/CONNECTION TO THE OUTDOORS



VAULTED ROOFS IN EVENT SPACES PROVIDES MORE SPACIOUS FEELING; HISTORIC SKIP SHEATHING ON UNDERSIDE OF ROOF IS EXPOSED AND ALLOWS EXISTING CUPOLAS TO BE USED FOR VENTING AND NEW CLERESTORY WINDOWS



INTERIOR EVENT SPACE, LOOKING AT DOORS OUT TO SILO COURTYARD

FORT STEILACOOM H-BARN

GRAHAM BABA ARCHITECTS



Diverse Community Use





Questions?



TO: Mayor, Deputy Mayor, and City Councilmembers

FROM: MICHAEL VARGAS, ASSISTANT TO THE CITY MANAGER/POLICY ANALYST

THROUGH: THO KRAUS, INTERIM CITY MANAGER

DATE: JUNE 9, 2025

SUBJECT: PACIFIC POINT DEFENSE – PUBLIC DEFENSE CONTRACT AMENDMENT

ATTACHMENTS: 2025 AMENDMENT

Pacific Point Defense Background: The City has a contract with Pacific Point Defense (formerly known as Horwath Law) for public defense services, with a contract term that began in 2021 and terminates on December 31st, 2025. Throughout the current contract term, two amendments have been made to the contract: A 2022 amendment to increase attorney compensation to address historic cost-of-living inflation and attorney labor market pressures, and a 2024 amendment to align the definition of case equivalents with that of the Washington State Bar Association's Indigent Defense Standards, further increasing attorney compensation. The proposed 2025 amendment examined in this memo amends the current 2021-2025 contract compensation schedule to increase compensation to cover the increased number of attorneys needed to address the new lower misdemeanor caseload limits that go into effect July 2025.

Indigent Standards Background:

- Last year, the Washington State Bar Association (WSBA) approved and released its updated Indigent Defense Standards.
- By July 2025, caseloads are set to significantly decrease for public defenders, necessitating hiring more attorneys to address the same number of cases.
- In 2025 alone, due to the new standards, public defense contract costs will increase by 77%, from \$690,000 to \$890,000. By 2027, public defense costs are expected to increase to \$1,760,000, or a 250% increase in just two years.

2025 Proposal:

2025 Pacific Point Defense Amendment Analysis						
1740 cases for all scenarios	Annual Compensation			FTEs		
	Current	PPD Offer	City Offer	Current	PPD Offer	City Offer
Attorneys	\$ 525,000	\$ 596,000	\$ 596,000	4	4.5	4.5
Supervising Attorney	\$ -	\$ 82,500	\$ 74,250	0	0.5	0.45
Legal Assistants	\$ 132,000	\$ 139,200	\$ 139,200	2	1.5	1.5
Business Manager/Receptionist	\$ 32,000	\$ 59,000	\$ 29,500	1	1	0.5
Offense Expenses	\$ 7,000	\$ 90,000	\$51,578	n/a	n/a	n/a
Total Annual 2025 Cost	\$ 696,000	\$ 966,700	\$ 890,528	7	7.5	6.95

Recommendation: The City Council should approve the new compensation schedule for Pacific Point Defense (PPD) of \$890,528 for 2025.

What can the Lakewood Municipal Court control?

- **Calendars:** Through efficient calendaring, the Courts may be able to reduce the number of times PPD attorneys are physically present in Court. By reducing the time PPD attorneys physically spend in court, case credits will be reduced, and the chance of exceeding the contractual case limit is reduced.
- **Indigent Screening:** Indigent screening is controlled by RCW 10.101.020. The Lakewood Municipal Court can assign the indigent screening function to one of three parties: a public defense firm (current method), city staff, or court staff. More diligent indigent defense screening may result in fewer public defense case assignments.

What can the City control?

- **Annual Case Limit:** PPD staffs LMC attorneys based on annual case limits. The current case limit of 1740 was based on an estimate of 4 LMC attorneys, at 400 cases per attorney, with about 140 case credits as a buffer to cover attorney time spent in court. The City can set a lower annual case limit, and thus decrease contract compensation, if public defense cases decrease over time.
- **Compensation Schedule:** The City can adopt a compensation schedule similar to Lacey's PPD contract, specifically outlining FTEs for attorneys and support staff ratios as outlined in the indigent defense standards. This approach controls costs through right-size staffing.
- **Legislative Advocacy:** The City may continue to advocate for additional public defense funding at the state level, via programs such as OPD's 10.101 grant, well as advocate for changes in the indigent standards via the Washington State Supreme Court, as was pursued in 2024. The City supports keeping the current WSBA caseload and compensation schedule standards, along with adequate levels of state funding for indigent defense that is standardized and non-competitive to ensure more equitable funding and uniform application of justice. It is recommended that the City pursue public defense funding as a top priority in the 2026 legislative session.

Future Pacific Point Defense Proposals:

Pacific Point Defense Annual Contract Cost, Caseload Limits, & FTE Lakewood Attorneys				
Proposed Schedule	2026	2027	2028	2029
Annual Compensation, up to 1740 cases	\$1,258,000	\$1,740,000	\$1,792,200	\$1,845,966
WSBA Standards Caseload per attorney (average)	252	172	172	172
FTE LMC Attorneys	6	9	9	9

Funding Options

HB 2015: The City supports HB 2015, improving public safety funding by providing resources to local governments and state and local criminal justice agencies, and authorizing a local option tax.

The legislation sets up two processes for cities and counties to obtain funds for co-response, new officer hires, and other public safety purposes:

- **Grant program:** One is a state-funded grant administered by the Criminal Justice Training Commission (CJTC). To be eligible, cities must meet a series of requirements.
- **Councilmanic sales tax:** The second is a new 0.1% sales and use tax that cities or counties can levy without going to voters to fund broadly defined criminal justice purposes, provided they meet eligibility criteria.
- **It is recommended that the City Council authorize the 0.1% sales tax to fund public defense starting January 2026.**
 - This sales tax revenue also frees up the current public defense budget that can be allocated to other general government programs, and if the sales tax is implemented in 2026, then the 2025 PPD contract compensation (\$890,528) will be available from the General Fund.

Pacific Point Defense Estimated (Net) Contract Costs, 2025-2029					
	2025	2026	2027	2028	2029
Revenues					
<i>Sales Tax Revenue</i>	\$ -	\$ 1,400,000	\$ 1,442,000	\$ 1,485,260	\$ 1,529,818
<i>DuPont/Steilacoom Contracts</i>	\$ 37,000	\$ 38,110	\$ 39,253	\$ 40,431	\$ 41,644
<i>OPD Grant - 10.101</i>	\$ 34,000	\$ 35,000	\$ 36,050	\$ 37,132	\$ 38,245
<i>OPD Grant - SPAR</i>	\$ 55,000	\$ 60,000	\$ 61,800	\$ 63,654	\$ 65,564
Revenue Sub-Total	\$ 126,000	\$ 1,533,110	\$ 1,579,103	\$ 1,626,476	\$ 1,675,271
Expenditures					
<i>Annual Contract Cost</i>	\$ 890,528	\$ 1,258,000	\$ 1,740,000	\$ 1,792,200	\$ 1,845,966
Net	\$ (764,528)	\$ 275,110	\$ (160,897)	\$ (165,724)	\$ (170,695)

Appendix:

Excerpt from WSBA Indigent Defense Standards, Revised March 8th 2024:

Phase 1:

Beginning July 2, 2025, within the twelve months following, each full-time felony attorney shall be assigned cases constituting no more than 110 felony case credits and each full-time misdemeanor attorney shall be assigned cases constituting no more than 280 misdemeanor case credits.

Phase 2:

Beginning July 2, 2026, within the twelve months following, each full-time felony attorney shall be assigned cases constituting no more than 90 felony case credits and each full-time misdemeanor attorney shall be assigned cases constituting no more than 225 misdemeanor case credits.

Phase 3:

Beginning July 2, 2027, and for any twelve-month period following, each full-time felony attorney shall be assigned cases constituting no more than 47 felony case credits and each full-time misdemeanor attorney shall be assigned cases constituting no more than 120 misdemeanor case credits.

**ADDENDUM TO CONTRACT FOR PROFESSIONAL SERVICES
PUBLIC DEFENSE SERVICES – PRIMARY**

WHEREAS, the City of Lakewood ("City") and Pacific Point Defense (formally known as Horwath Law) PLLC ("Contractor") are parties to a Professional Services Agreement for Public Defense Services (the "Contract");

WHEREAS, the term of the Contract is January 1, 2021 through December 31, 2025;

WHEREAS, Section 12.1 of the underlying Agreement provides that the Contract may be modified or amended in a writing signed by the authorized representative of each Party,

NOW THEREFORE, in consideration of the promises set forth herein and the mutual benefits to be derived, the Contractor and the City agree to increase compensation for services for the remaining term of the contract. The underlying Contract between the Parties is amended, but only in the following respects:

1. Exhibit B amended. The Parties agree that the attached Exhibit B, incorporated by this reference as fully as if herein set forth, shall be substituted into the underlying Contract between the Parties, and shall control compensation until the expiration of the term of the Contract or as amended in the future. This amendment shall be effective when executed by the duly authorized representatives of the Parties.

2. Underlying Agreement. In all other respects, the underlying Agreement between the Parties shall remain in full force and effect.

IN WITNESS, the Parties hereto have caused this Addendum to be executed the day and year first above written.

CITY OF LAKEWOOD

CONTRACTOR

John J. Caulfield, City Manager

Angela Horwath
Pacific Point Defense PLLC

ATTEST:

Briana Schumacher, City Clerk

APPROVED AS TO FORM:

Drew T. Pollom, Attorney

Exhibit B

1. Base Compensation. Effective January 1, 2025, the City shall pay to the Contractor for services rendered under this Contract the annual sum of eight hundred ninety thousand five hundred fifty two dollars (\$890,528), paid at a rate of seventy-four thousand two hundred eleven dollars (\$74,211) per month, or at an agreed upon pro-rated monthly rate, for the first one thousand and seven hundred forty (1,740) cases assigned in a twelve-month period. If over 1,740 cases are assigned to the Contractor in a twelve-month period, the contractor will charge the amount of three hundred ninety-five dollars (\$395) per case for every case over 1,740.

Up to 1740 cases or case credits:

Base Compensation		
Year	Annual Cost	Cost Per Case over 1740
2024	\$687,300	\$395
2025	\$890,528	\$400

1.2 Case Counts. Based upon case counts maintained by the Contractor and reviewed by the City, current estimates for annual case counts for all indigent cases filed by the City is approximately one thousand eight hundred (1,740) cases per year. The terms "case" and "credit" shall be defined in accordance with the Washington State Supreme Court rule and Washington Office of Public Defense guidelines. The City's compliance is measured by an unweighted case count. Accordingly, each attorney providing services under the contract will be expected to provide representation on a maximum of four hundred cases (400) in a twelve-month time period.

Cases shall be counted at .22 of a case/hour for time dedicated as the attorney of the day. Per the agreement of the parties, public defender agrees to count cases as follows:

- Each in-custody first appearance calendar as well as the out of custody arraignment calendar shall count as 1 case credit
- Representation of indigent defendants directly assigned and placed on mainstream calendars shall count per the indigent standards by assignment; and
- Each therapeutic court calendar shall count as 1 case credit.
- Additional time spent in meetings, trainings, and any other events connected to Lakewood's Veterans court or Community Court may be counted at .22 of a case/hour.
- Additionally, probation violations are counted as one case credit. However, when the probation violation is only the alleged commission of a new criminal offense, and that violation is tracked with the corresponding new offense and the probation violation does not per se trigger additional work, then both the probation violation and the criminal case

may be counted as one case. As provided in the Standards, case counts may be revised upwards based upon a variety of factors.

Upon the Contractor's request, the City shall review any particular case with the Contractor to determine whether greater weighting should be assigned, and upward revisions shall not be unreasonably refused. The annual caseload shall be reviewed on a quarterly basis. The compensation amount represents the resources necessary to provide public defense services