

LAKEWOOD PAVES WAY FOR GROWTH AND DEVELOPMENT

There's a whole lot going on in Pierce County's second-largest city. From booming industrial development, to a revitalized iconic gathering spot and a vision for a multi-use destination complex that will serve the community and beyond, the **City of Lakewood** is primed for some serious economic growth and development.

Industrial aplenty, and more to come

Lakewood is home to 700 acres of industrial zoned land. With increasingly high demand for more — the city has a scant .7 percent industrial vacancy rate — additional development is in the works:

- **Woodbrook Business Park** welcomed its first tenants in 2013 and has since extended its footprint from 150 to 170 acres. Around 1.3 million square feet of industrial space in the complex is currently in permitting. In summer 2020, construction will begin on a new development that will include at least 762,000 square feet of industrial space. Woodbrook's **Emerson Lake Business Park** is moving forward with plans to develop 403,000 square feet of industrial space following State Environmental Policy Act (SEPA) review.
- Redevelopment of a former drive-in theatre turned swap meet is in progress. When construction of the **Starlite Distribution Center** is completed, more than 332,500 square feet will be available for manufacturing, distribution and logistics. The site could be home to as many as four companies.
- SEPA review is complete for development on vacant land in the Springbrook area. More than 600,000 square feet of industrial space will be developed on the former **Lakewood Gravel Pit** property at I-5 and 47th Ave. SW.

Big plan taking shape

In October 2018, *Teamwork* spotlighted Lakewood's multi-year project to spur downtown development. The goal of the **Lakewood Downtown Plan**, a subarea plan under the Growth Management Act, is to create a rich urban area with civic amenities, walkable streets, a park, and a mix of housing, entertainment, restaurants and retail. Since the plan went into effect in November of last year, 19 plan projects have been completed or are in progress, including the much-awaited revival of historic **Lakewood Colonial Center**. Once considered the premier hot spot to see and be seen, the center has been reborn as a destination gathering spot for residents and visitors. Sept. 14 marked the official grand opening of **Colonial Plaza**. The \$2.2 million pedestrian-friendly, mixed-use development was partially funded by grants from the Washington State Department of Commerce and Transportation Improvement Board.

Lakewood's awesome downtown reboot hasn't gone unnoticed. In June, Governor Jay Inslee awarded the Lakewood Downtown Subarea Plan with the 2019 Smart Communities Award in the category of Smart Vision Award.

Learn more about the Lakewood Downtown Plan at bit.ly/LakewoodDowntownPlan.

Up and coming commercial development

Projects underway in Lakewood are expected to draw more visitors from within the city and beyond its borders.

- The city is working with the Washington State Department of Transportation to relocate a WSDOT maintenance facility, opening up more economic development growth in the city and providing WSDOT with a more suitable site. With its prime Pacific Highway location, I-5 frontage and proximity to the Lakewood Sounder Station, the 30-acre proposed **Lakewood Landing** is a top-notch site for high-density retail and mixed-use development that will attract visitors from around the state and beyond.
- More development means the need for more beds for heads in Lakewood along Pacific Highway. **Comfort Inn** is under construction, and **Marriott Springhill Suites** and **Woodspring Suites** are in permitting.

JBLM host community

The **Joint Base Lewis McChord Economic Impact Study** completed last year revealed that JBLM pumps \$9 billion into the South Sound economy. For all the benefits that flow into Lakewood via the base, the city is dedicated to supporting its more than 52,000 active-duty military and Department of Defense civilians, 45,000 military dependents and 32,000 retirees. The latest example is the March 2019 opening of the **Cohen Veterans Network**. The new mental health clinic was recruited to Lakewood to serve military service members, veterans and their families. It's the first Cohen Veterans Network clinic in the state and the 11th to open nationwide.

“Lakewood is a great place to live, work and do business,” said Becky Newton, City of Lakewood Economic Development manager. “We’re on the front end of some exciting downtown development and transformational sustainable redevelopment on Pacific Highway. And we’re creating meaningful partnerships and keeping taxes low to ensure an environment where residents have good jobs, businesses thrive and expand, and we have a future the community will be proud of.”

If you'd like to know more about Lakewood and its projects, check out the Choose Lakewood brochure at bit.ly/ChooseLakewood and the city's economic development brochure at bit.ly/LakewoodEconomicDevelopment.



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GIVE US YOUR NUMBERS: MAJOR EMPLOYERS LIST 2019

Each year, the EDB compiles and publishes its **Major Employers List** of companies with 100 or more full-time employees working in Pierce County. The list also includes “companies to watch” — organizations with 50 to 99 employees that are on the verge of crossing over the 100-employee threshold.

Submitting your information for the 2019 Major Employers List is easier than ever. You may:

1. Submit your FTE information by responding to a two-minute survey at bit.ly/MajorEmployers2019.
2. Reply to the email you received requesting your FTE count.
3. Forward the email you received to the right person in your organization who can provide the current FTE count.

New this year, employers with 100+ FTEs who provide their employment numbers will receive a digital Major Employers badge and marketing kit.

You can find more information at edbtacomapierce.org/majoremployers. If you have questions, contact Jacqueline Bellwoar, EDB economic development manager, at 253.284.5889 or Jacqueline@edbtacomapierce.org.

Teamwork is a service of the EDB, a non-profit corporation focused on recruitment and retention of primary businesses in Tacoma and Pierce County, Washington, USA.

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