



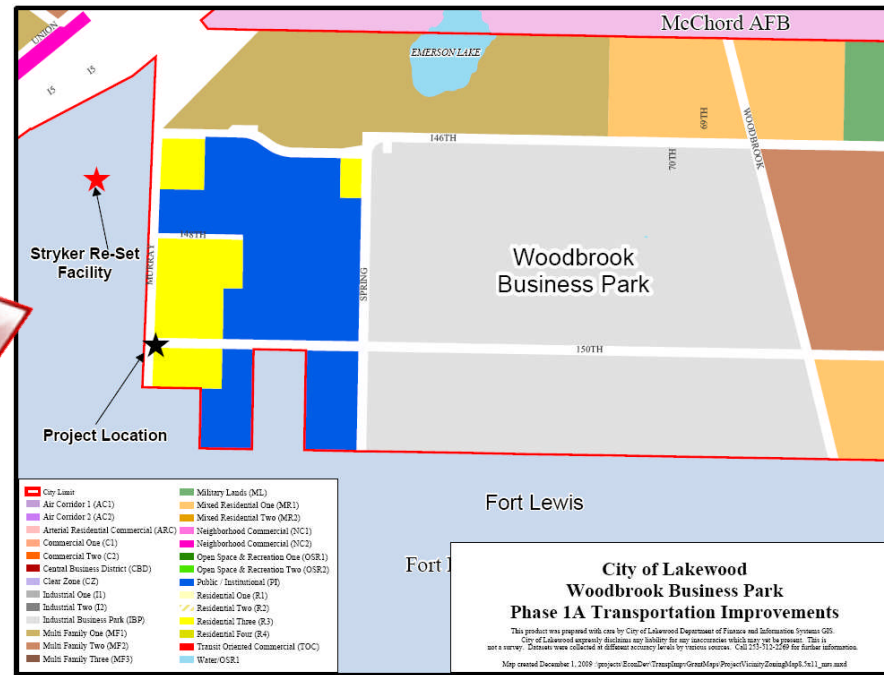
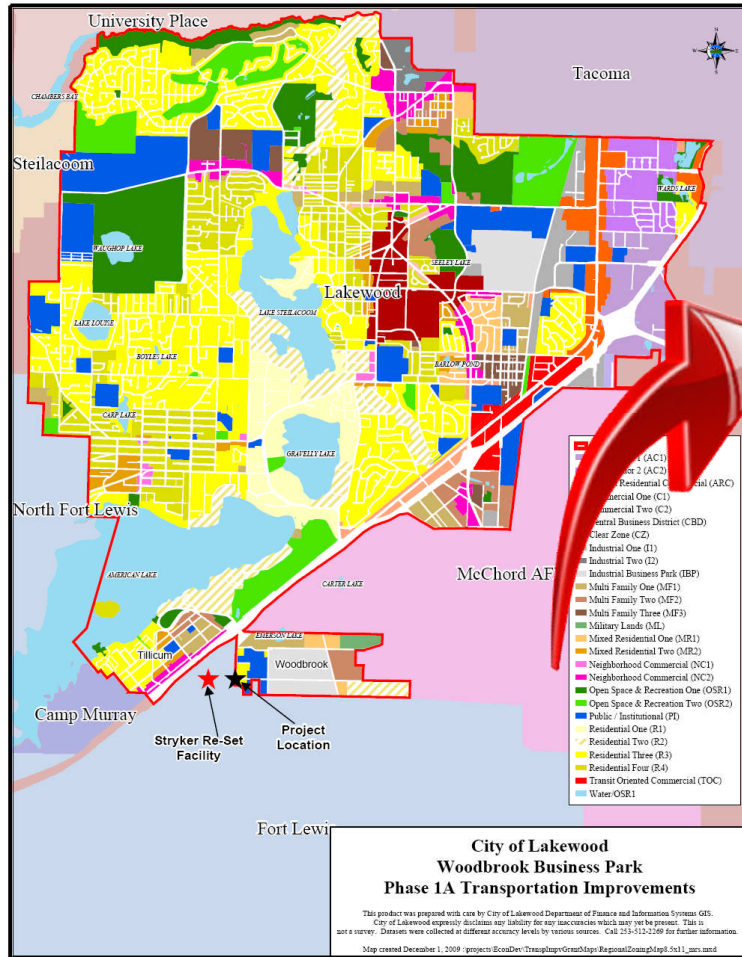
Woodbrook Business Park

Transportation Improvements Phase IA

Presentation to the Economic Development District Board

M. David Bugher
Assistant City Manager
December 2, 2009

Project: Traffic signal & intersection improvements at Murray Rd. SW & 150th St. SW



\$500,000 grant request

Building on a firm foundation

1996 - Lakewood incorporated

2000 & 2001 - City's comprehensive plan & zoning adopted, creating industrial redevelopment opportunity Woodbrook, infrastructure policies to upgrade utilities in Woodbrook, & new housing policies to seek a smooth & efficient transition from residential to industrial uses in a specific portion of Woodbrook

2005 - Federal environmental assessment prepared for the Tillicum/Woodbrook sewer project, including environmental justice considerations & concluding that with mitigation, the project would not disproportionately adversely impact minority or low-income populations.

Late 2000s – Compiled >\$9M in financing for new sewer & water lines, a storm drain system, & the reconstruction of roads in Tillicum/Woodbrook

2009 – Broke ground on Tillicum/Woodbrook infrastructure improvements, to be completed in summer 2010

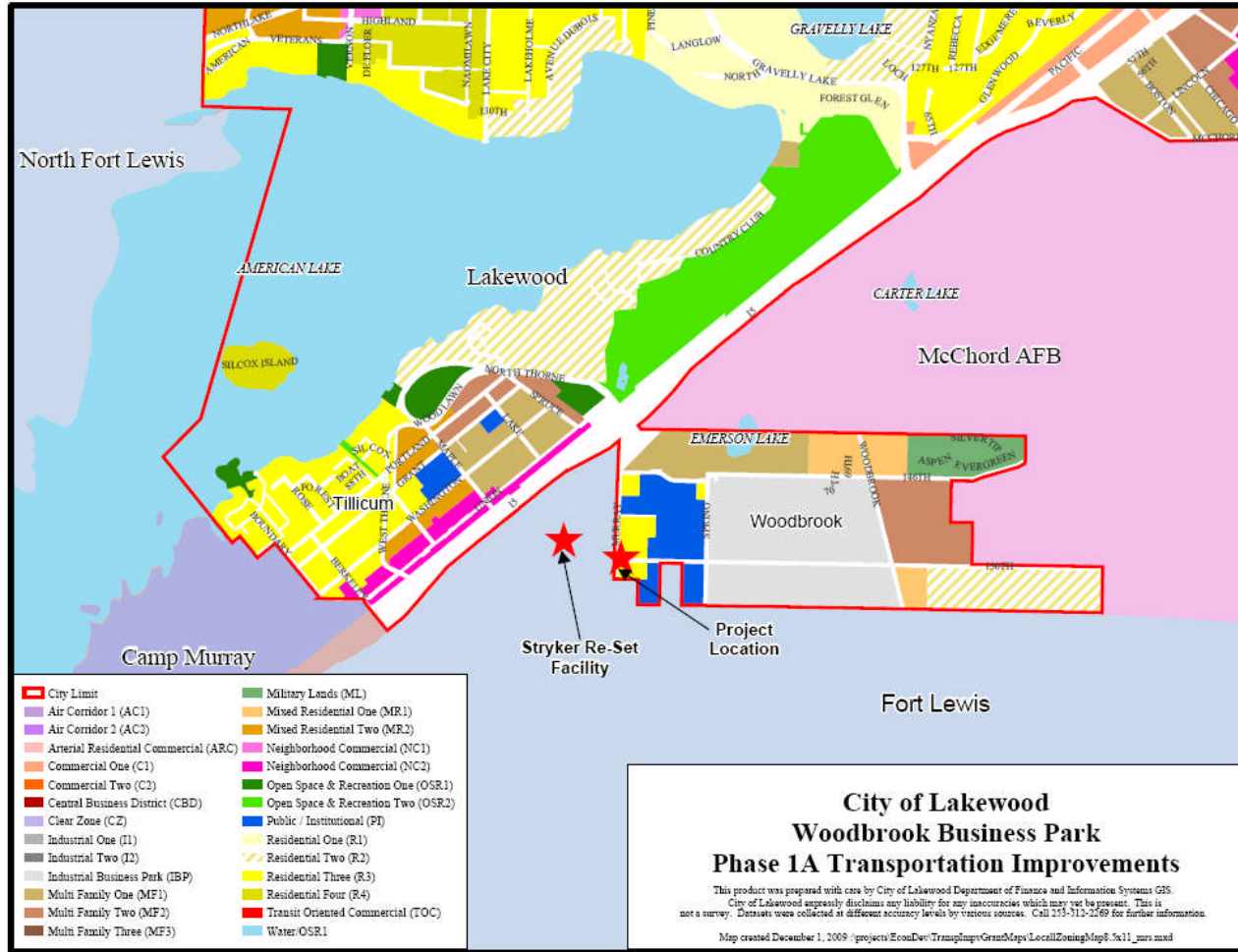
2009 – *Woodbrook Business Park Development Report* performed supply & demand analysis, developed market strategy, evaluated road & utility improvements, performed cost & value estimation, & developed broad best-use alternatives

Current City Council priorities include economic development & completion of capital/ infrastructure improvements, including Woodbrook

How would this project create, expand, or retain jobs?

- Facilitates industrial redevelopment within Lakewood - an estimated 555 within a two-year investment period, totalling 1,020 jobs over eight years
 - Supports nearby placement of new Stryker reset facility on Fort Lewis, retaining 300+ civilian jobs (expected to expand substantially post-construction) & enhancing functionality of Fort Lewis Logistics Center gate
 - Balances skilled labor job opportunities for surrounding residents with probability of professional jobs (likely military contractors)
 - Directly, strongly relates to Prosperity Partnership's military cluster
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Ft. Lewis Stryker Reset Facility & Lakewood Industrial Lands Job Proximity



How would this project support the regional growth & transportation strategy?

- Raises performance of a key, currently underperforming intersection in an isolated “island” community without construction of Cross-Base Highway
 - Eliminates a major impediment to envisioned industrial redevelopment by raising LOS capability
 - Improves traffic flow impacts by post 9-11 military gate realignment
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How would this project maximize private investment?

- Enables private redevelopment of Woodbrook industrial area to proceed
 - Heightens potential for immediacy of development application for currently compiled 20-acre site
 - Stimulates additional development interest in area by improving site readiness & reducing required developer improvements
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How would this project benefit the residents of a distressed community?

- Addition of jobs to the immediate area will support residents' options for skilled labor & blue-collar jobs
 - Works in concert with implementation of affordable housing incentives in the adjoining Tillicum neighborhood
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Who supports this project?

- Letters of support provided from Port of Tacoma, Fort Lewis, & YKC Investment, a primary landholder in the industrial redevelopment area
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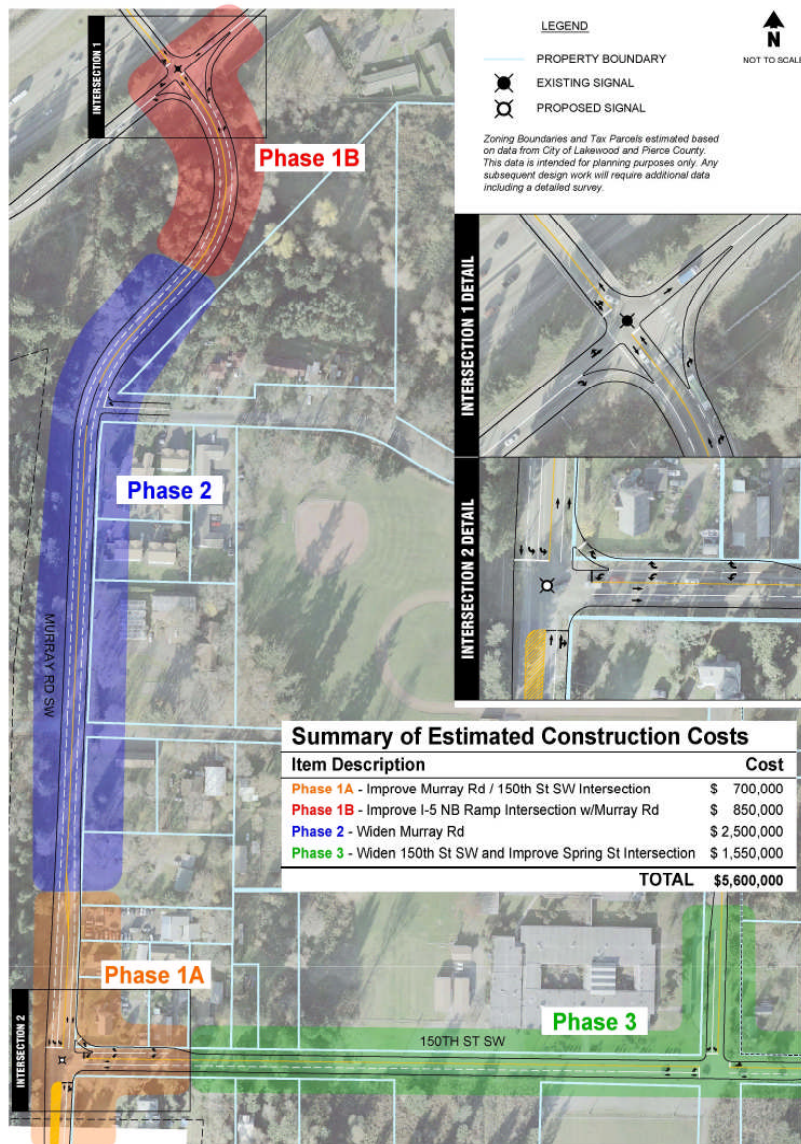
Is this project ready to proceed?

- Preliminary design work is already underway
 - Project is already identified in the City's six-year Transportation Improvement Program
 - Limited right-of-way acquisition required
 - No critical areas or environmental concerns have been identified or are expected to emerge
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How urgent & proactive is this project?

- Current intersection is at LOS F; project would improve to LOS B
 - Despite the economy, a development group has compiled & been holding about 20 acres in the area & desires to proceed with development, which would be substantially frustrated by LOS issues at this intersection lacking improvements.
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Woodbrook Multi-Phase Road Improvements



PHASE 1A SCHEDULE

Design Complete: June 2010

Environmental Review: October 2010

R-O-W Acquired: May 2011

Construction: June 2011 through Dec 2011

End of Presentation

- Questions?
 - For more information, contact Desiree Winkler, Transportation Division Manager, <dwinkler@cityoflakewood.us>
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