



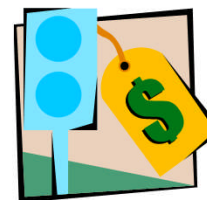
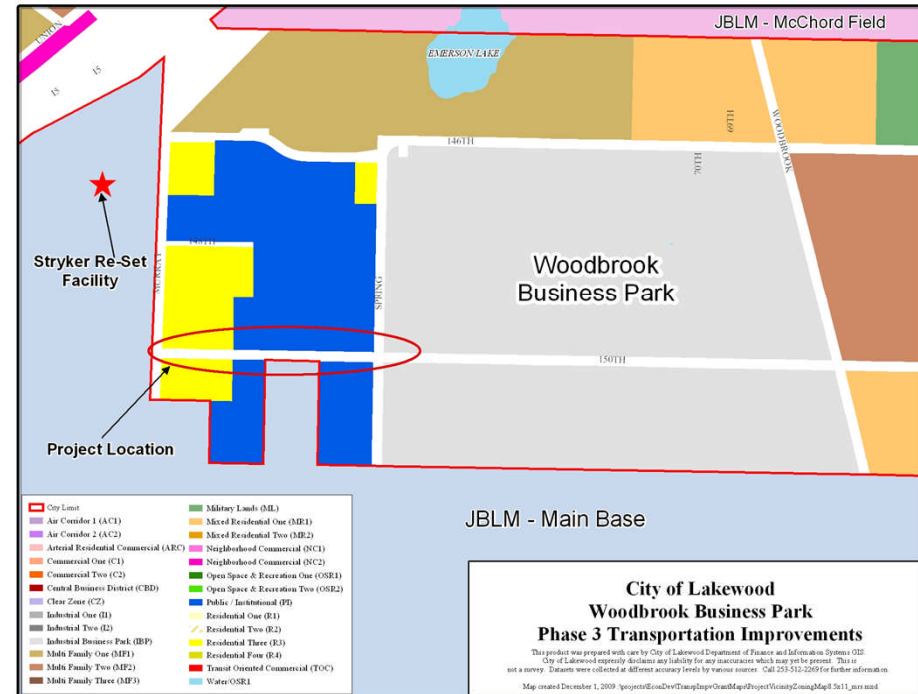
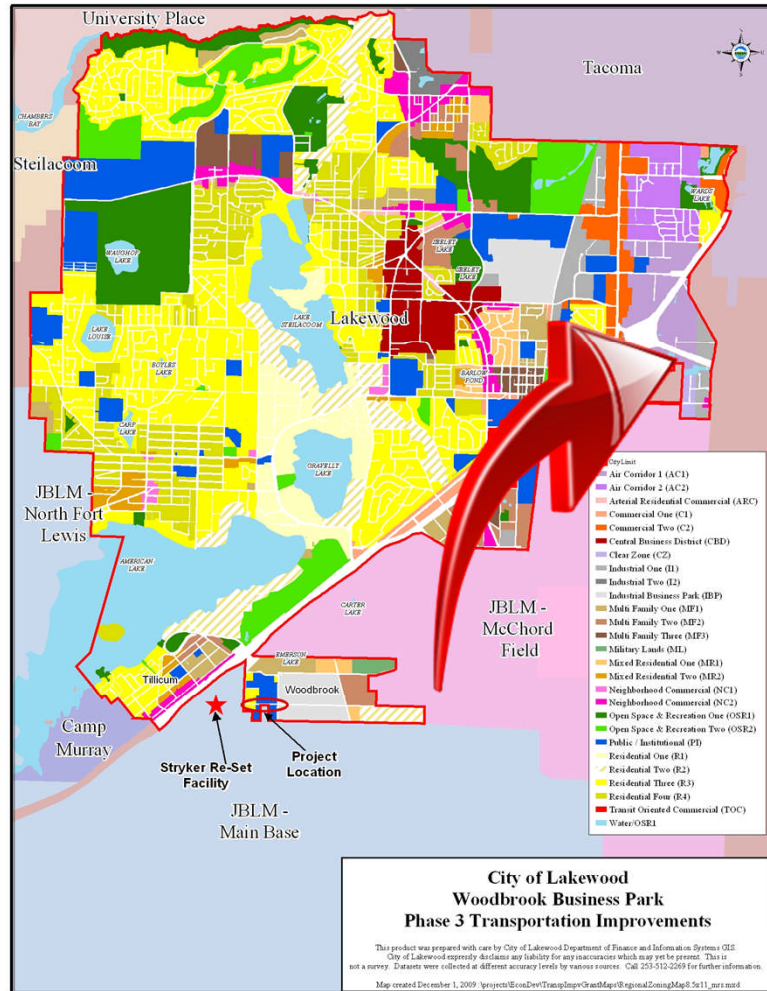
Woodbrook Business Park

Transportation Improvements Phase 3

Presentation to the Economic Development District Board

M. David Bugher
Assistant City Manager
November 3, 2010

Project: 150th Street Corridor Improvements



\$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 – *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

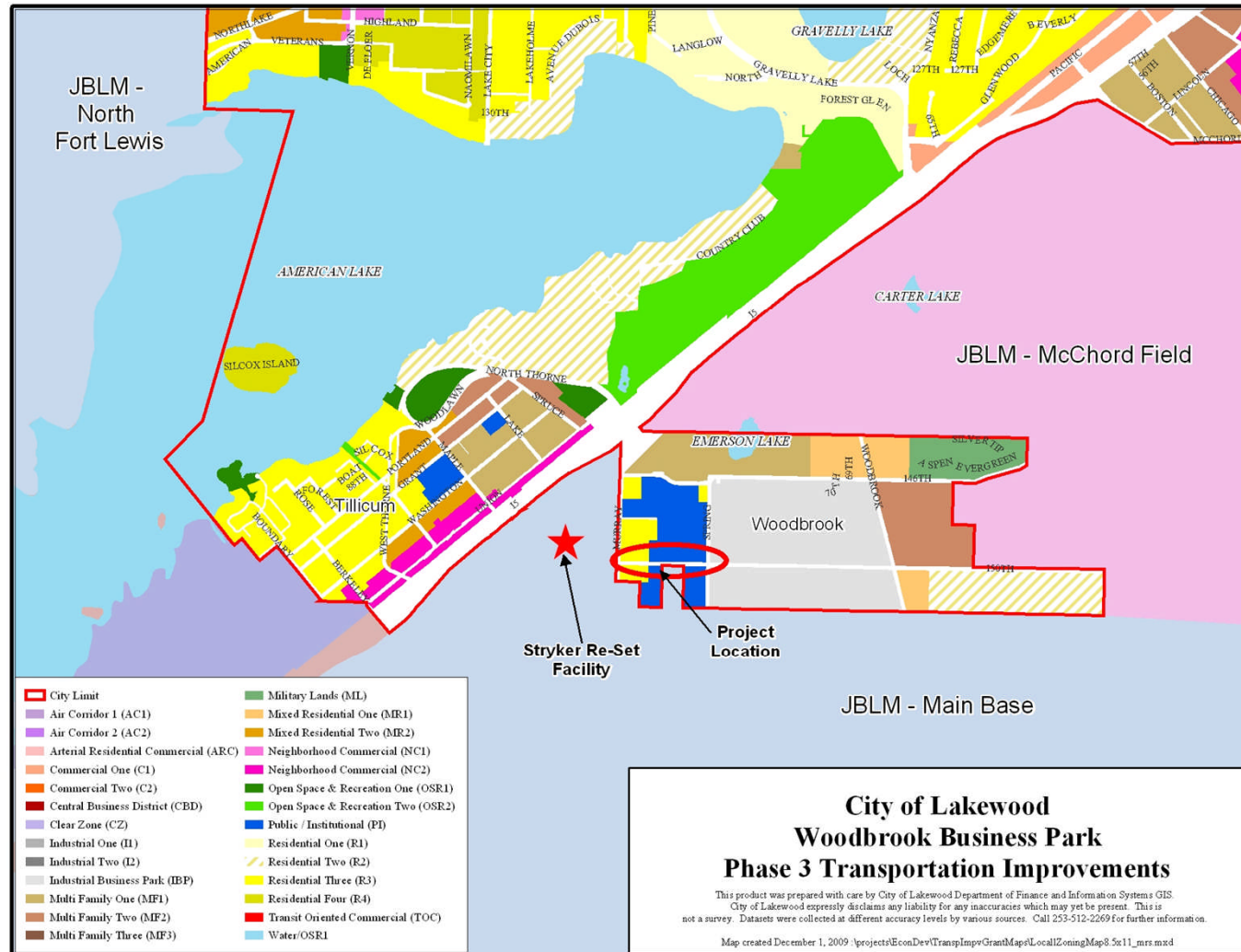
2009 & 2010 – Earlier phases of Tillicum/Woodbrook infrastructure improvements completed

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 jobs within a two-year investment period, totaling 1,020 jobs over eight years
 - Supports nearby placement of new Stryker reset facility on Joint Base Lewis-McChord (JBLM) Main, retaining 300+ civilian jobs (expected to expand substantially post-construction) & enhancing functionality of JBLM Main - Logistics 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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JBLM Main Stryker Reset Facility & Lakewood Industrial Lands Job Proximity



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

- Enables completion of a phase of planned improvements to facilitate industrial redevelopment in an isolated neighborhood lacking in jobs
 - Area is already served by local transit & links to regional transit
 - Improves traffic flow impacts by **JBLM – Washington State's #3 Employer.**
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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, U.S. Army, & YKC Investments, a primary landholder in the industrial redevelopment area
 - Funding from WA State Transportation grant for the intersection of Murray Road / 150th Street (\$500,000)
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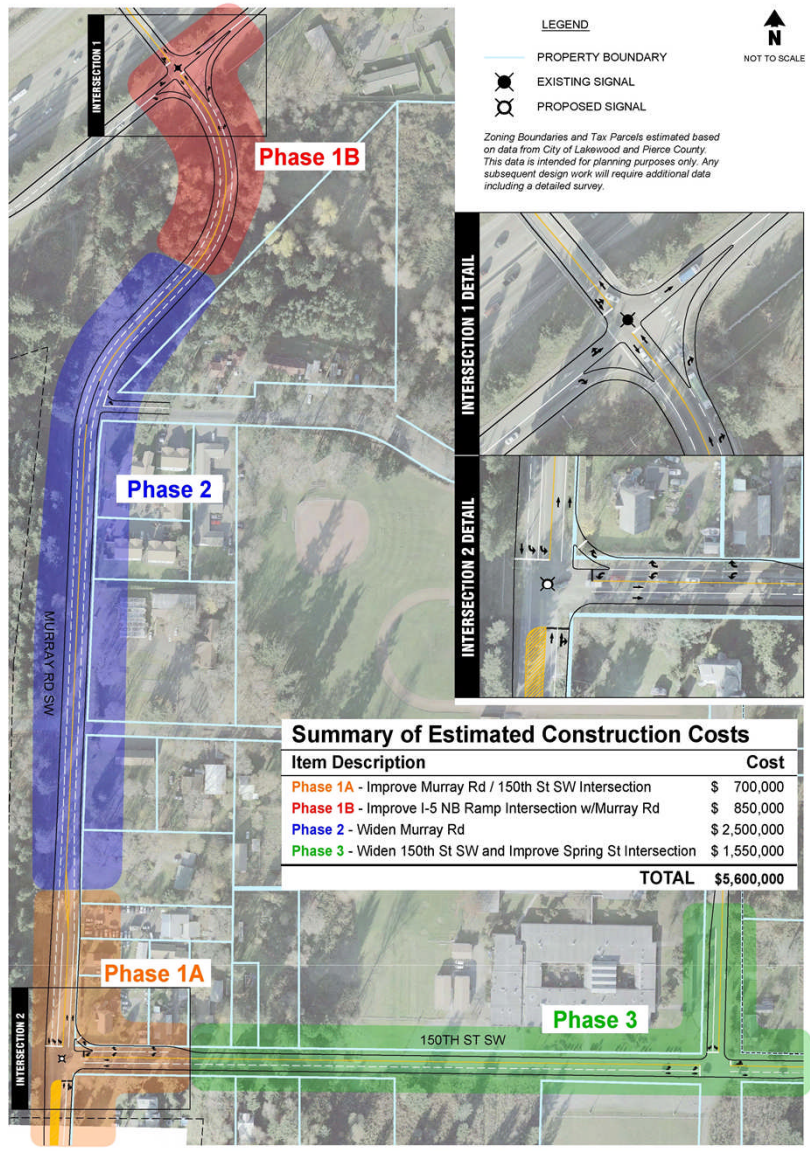
Is this project ready to proceed?

- 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:

Construction – Summer 2011

PHASE 3 SCHEDULE

Preliminary Design – February 2011

Environmental Review – August 2011

Final Design and PS&E – January 2012

Construction – Spring 2012

Preliminary Phasing & Construction Costs of Off-Site Transportation Improvements

Woodbrook Business Park Development Study - Transportation Needs Assessment

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FIGURE

End of Presentation

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