

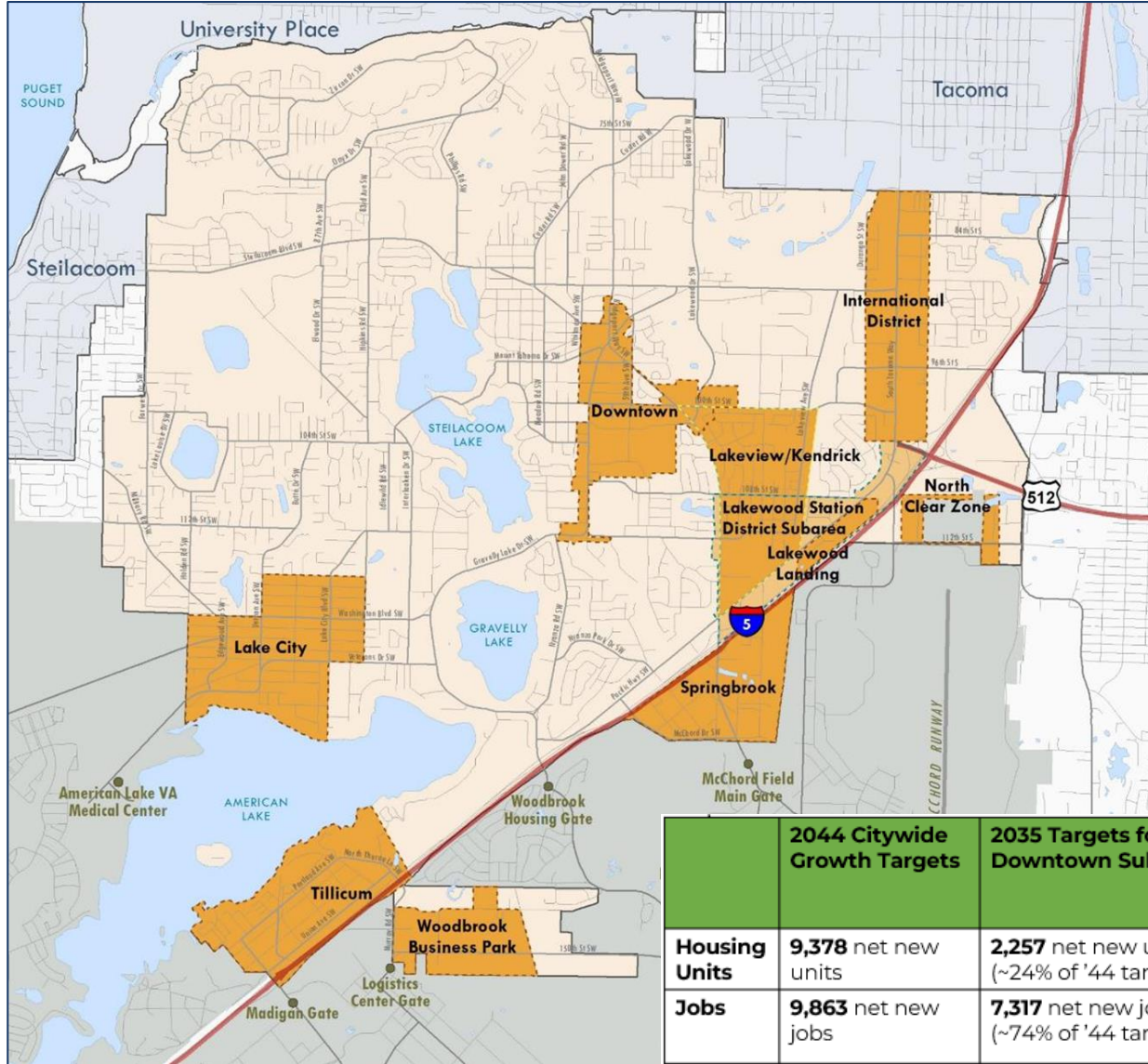
Lakewood Economic Development

PSRC Toolbox

September 25, 2026



Target Development Areas



City Council Goals:

- Downtown Park(s) & Multi-generational Community Center
- Public Safety
- Parks & Lake Access
- Downtown and Lakewood Station District Subarea Revitalization

Regional Access + Urban Scale Opportunity

- On I-5/Transportation Connections
- Proximity to Port, JBLM, SeaTac + Olympia
- Underutilized Property – Ripe for Redevelopment
- Diverse Population & Rich Educational Opportunities
- Major Retailers & Institutional Anchors

	2044 Citywide Growth Targets	2035 Targets for Downtown Subarea	2035 Targets for Station District Subarea	2044 Targets for outside subareas	2044 Citywide Emergency Housing Unit Target
Housing Units	9,378 net new units	2,257 net new units (~24% of '44 target)	1,772 net new units (~19% of '44 target)	5,349 (~57% of '44 target)	574
Jobs	9,863 net new jobs	7,317 net new jobs (~74% of '44 target)	1,276 net new jobs (~13% of '44 target)	1,270 (~13% of '44 target)	-



Economic Pull Factor

2025 Retail Leakage: Mild surplus meets local demand

Sector/Category	Taxable Retail Sales	Est. Retail Potential	Pull Factor
Retail Trade	\$721,867,970	\$637,564,539	1.13
Motor Vehicle and Parts Dealers	\$128,042,019	\$140,554,709	0.91
Building Material, Garden, & Supplies	\$65,505,544	\$59,252,210	1.11
Food and Beverage Retailers	\$59,270,745	\$41,245,674	1.44
Furniture, Electronics, & Appliances	\$47,538,708	\$63,307,826	0.75
General Merchandise Retailers	\$137,259,426	\$89,977,007	1.53
Health and Personal Care Retailers	\$31,053,740	\$19,488,337	1.59
Gasoline Stations and Fuel Dealers	\$21,911,706	\$16,884,638	1.30
Clothing, Shoe, & Jewelry	\$43,542,919	\$38,541,733	1.13
Sporting Goods, Hobby, Music, Book, & Misc	\$187,743,163	\$168,312,404	1.12
Food Services and Drinking Places	\$212,239,504	\$127,614,220	1.66
Total Retail + Restaurant	\$934,107,474	\$765,178,758	1.22



Recruitment & Attraction



Updates: Brand Anthem; Construction Page; Authored Articles; Videos



Updates: Outdoor spaces/parks; Events; Videos + Coming Soon! Springhill Suites



Downtown Subarea

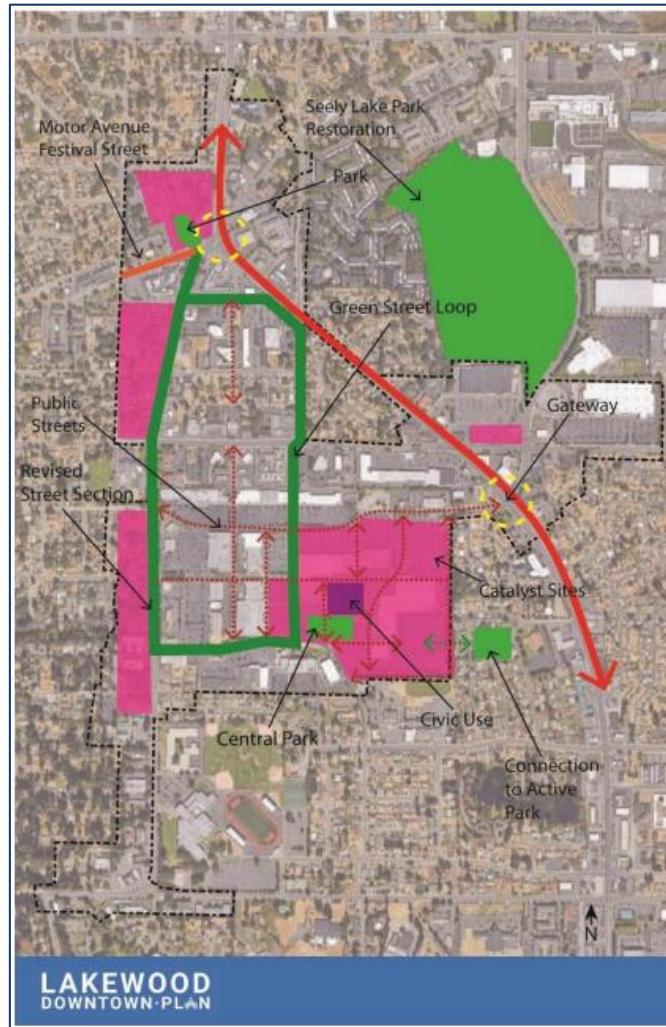
Regulating Plan Street Types



- PSRC Designated Regional Center for Growth
- Form based subarea, adopted Oct. 2018
- Colonial District – Motor Ave Complete Street
- Lakewood Towne Center
- East District – Auto Oriented Commercial
- Tax Increment Finance Area Adopted 2024
- Removal/Negotiate Codes, Covenants, & Restrictions
- Acquisition of land for Plazas, Open Space & Community Facilities
- Commercial w/Vacant or Underutilized Property
- Seeking: Rooftops/Entertainment/Retail



Downtown Subarea



Green Street Loop

Park Development

Retail Protection

Housing

Lakewood Library

Walkability

Potential location for

Multigenerational Community Center



NOTE: Lakewood Industrial Park

- Employment Center
- 2.4 million SF
- 97% Full + 67 biz w/1600+employees



Downtown Subarea

Alliance Residential

- 285 units
- 20% Rent Restricted
- Opening Q1 2027



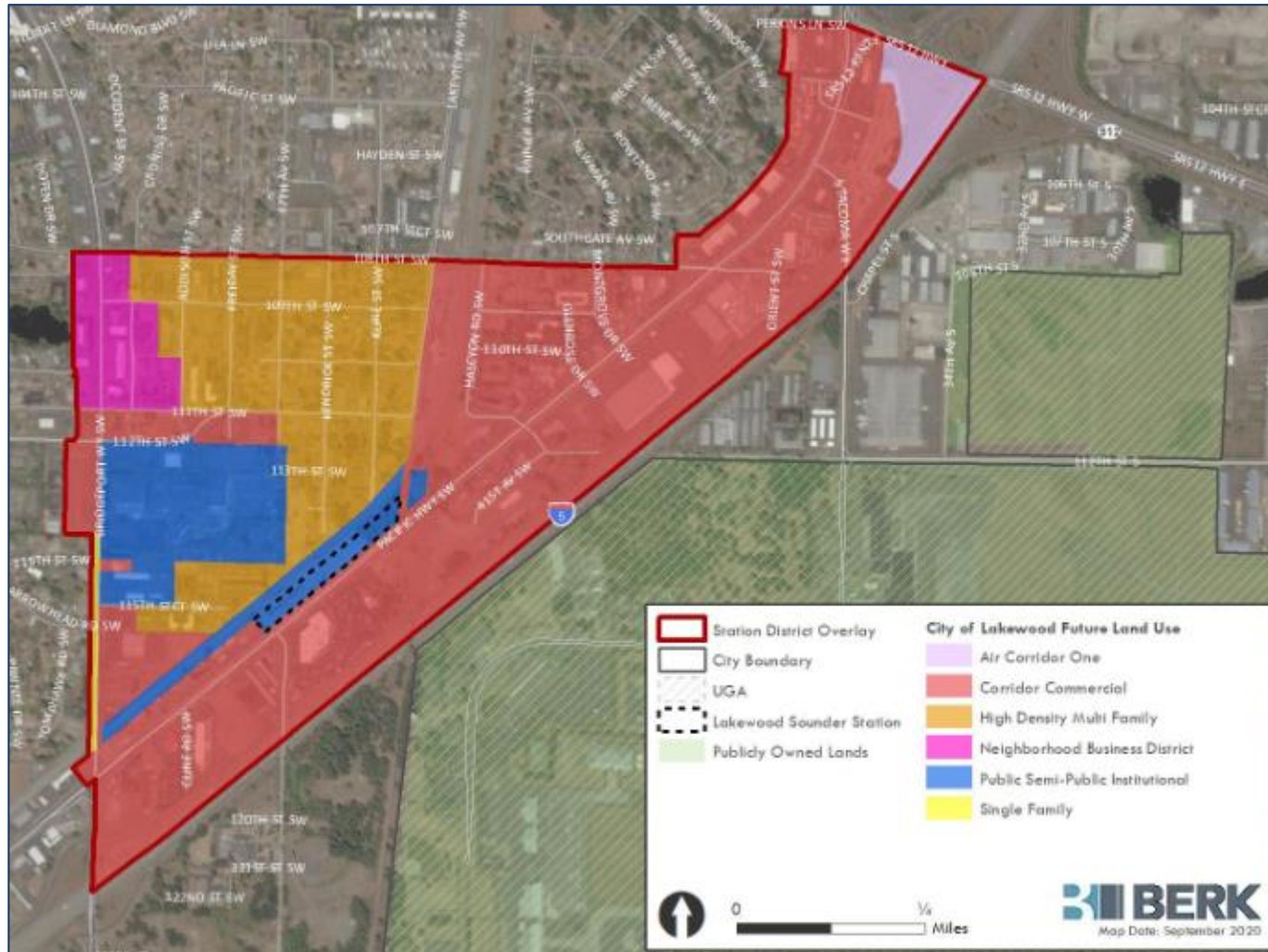
Lakewood Station District



- 2008: Sounder Station built
- 12 acres assembled for development
- Form based, adopted 2021
 - Workforce Affordable Housing
 - Walkable district + Pedestrian Bridge



Lakewood Station District



- Transit Oriented Development
- Marriott 128-room Springhill Suites
- 100,000 SF Distribution Center
- Housing- 376 total units
 - 245-Unit Kendrick Landing
 - 44-Unit Townhome project
 - 50-Unit Townhome project
 - 15-Unit Apartment
 - 22-Unit Apartment
 - + 100 units in permitting



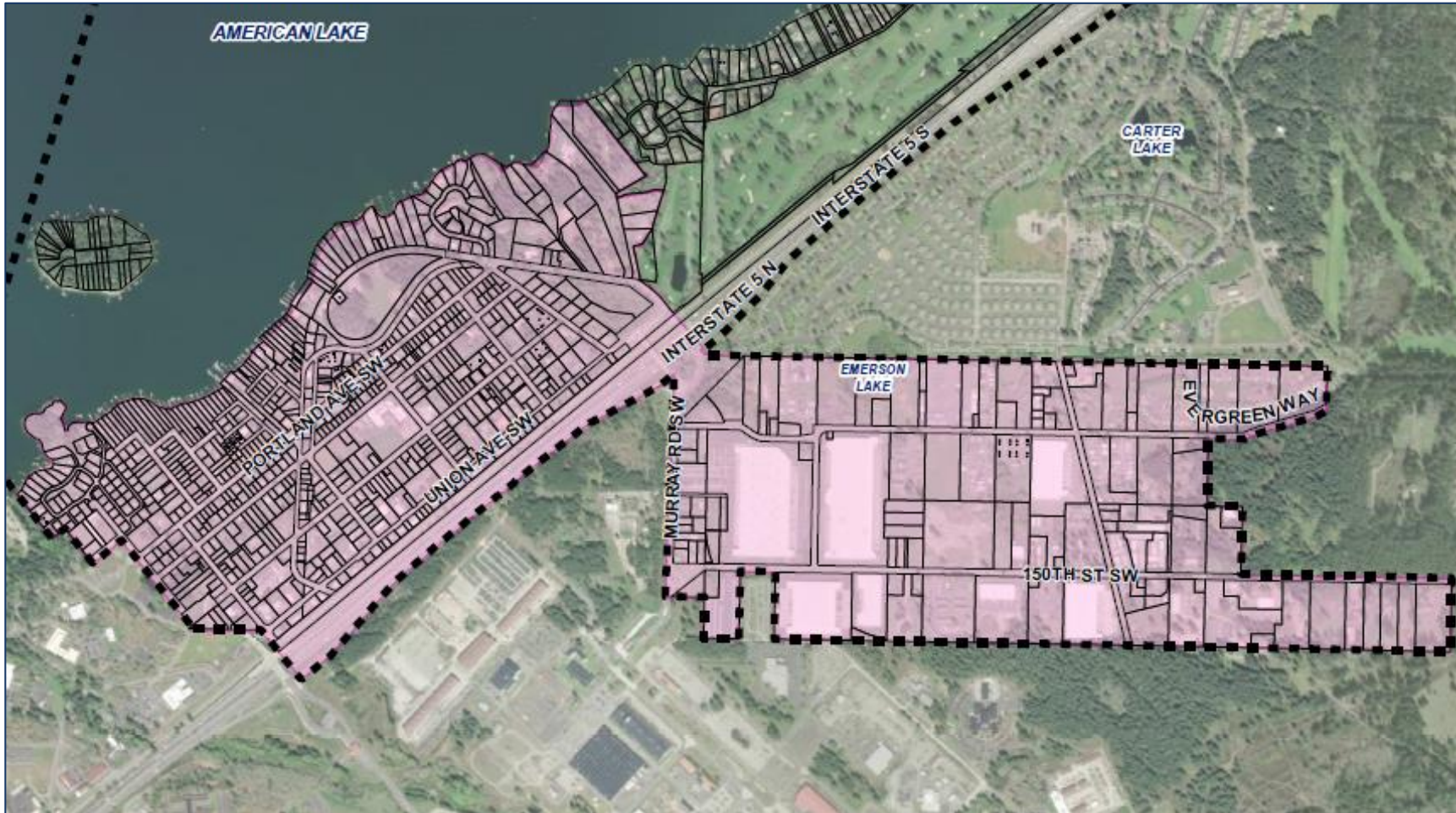
Lakewood Station District



Kendricklandingwa.com
100% of units @ 60% AMI



Tillicum/Woodbrook Subarea



- 2024 update of 2011 Tillicum Plan, to include Woodbrook
- Significant infrastructure
- Tillicum Landmarks: Harry Todd Park; Thornewood Castle; Habitat for Humanity; PCLS Branch Library



Woodbrook Business Park

2000 and 2001

- Rezone 117.5 acres industrial
- Funding for sewer extensions
- 20 acres acquired for redevelopment

2008

- Port of Tacoma Partnership: Woodbrook Report

2009

- Woodbrook Report published
 - Right of way improvement & business park image
 - Relocate middle school
 - Extend sewer to unserved areas
 - Partner with housing agencies to relocate lowest income
 - Work with WSDOT on cross-base highway
 - Implement landscaping to reinforce streetscape
 - Provide fencing and housing landscape buffer

2011

- Olympic Moving & Storage complete
- Extend zoning to Woodbrook Middle School (+39 acres)

2012

- Complete Phase I of sewer extension

2015

- City Engages on I-5 JBLM Congestion Relief Project
- Includes Reconstruction of Thorne Lane
- Work with CPSD on facilities & new Mann Middle School

2016

- Permit for 267,000 SF Panattoni warehouse

2017

- Complete Phase I of sewer extension
- 467,000 sq ft warehouse complete
- Multiple properties on the market

2018

- Extended zoning another 31.5 acres
- Complete sewer extension
- 467,000 SF warehouse leased
- Black Creek purchases CPSD property
- Emerson Lake Business Park established
- New interchange design build in process
- New project at 146th and Woodbrook Dr
- New project south of 150th and Woodbrook Dr



Woodbrook Business Park



2019/2020

- Black Creek (former CPD) Bldg completed (Amazon)
- Construction started on other buildings
- Private sewer installation complete

2021/2022

- 470,000 SF Amazon distribution center opens
- Schilling Toys, Geodis, Unis, Damco, Sound Publishing, Yanmar, and Packaging Exchange open

2024/2025/2026

- 202,951 SF & 82,656 SF buildings permitted
- 15,000 SF building completed, ready for lease

- 188 total acres & 1.9 million SF industrial manufacturing built / permitted
- 900 jobs, including family wage jobs & \$350 M Private Investment
- Cleaning up blight & Relocation assistance
- Port and Housing strategic partnerships





SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP

Executive
Leadership
Team



Steering Committee



A Partnership of more than 60 member cities, counties, the Nisqually Indian Tribe, Joint Base Lewis McChord, State, regional, corporate, and non-profit organizations dedicated to fostering outcomes that are mutually beneficial to the South Sound.

Working Group Chairs



The Steven A. Cohen
Military Family Clinic
at Valley Cities



SSMCP focuses on the intersection of issues between local governments and the military community



A regional partnership supporting JBLM, military families, and the South Sound

SSMCP brings 60+ military, local government, tribal, state, regional, nonprofit, education, and business partners together around issues no single organization can solve alone.

WHO WE ARE

A partnership of 18 jurisdictions and more than 55 organizations across Pierce and Thurston counties; hosted by the City of Lakewood.

OUR ROLE

Convene the right partners, align regional priorities, connect military and community needs, and turn shared challenges into coordinated action.

OUR FOCUS

Military readiness • infrastructure • defense economy • compatible land use • military family quality of life • regional advocacy

Mission in practice: strengthen the communities surrounding Joint Base Lewis-McChord while supporting the installation's long-term readiness and resilience.



What SSMCP Does

From regional priorities to coordinated action

READINESS & RESILIENCE

Advance implementation of the Transportation Corridor Readiness Study, Communications Interoperability Plan, and Energy Grid Readiness Plan.

TRANSPORTATION & INFRASTRUCTURE

Connect JBLM readiness with regional transportation planning; continue advocacy for I-5 Nisqually and improve multimodal access serving the installation and surrounding communities.

DEFENSE ECONOMY & WORKFORCE

Strengthen defense-economy data and messaging, align regional initiatives, and connect military-connected talent with workforce and employer needs.

MILITARY FAMILY QUALITY OF LIFE

Advance work on childcare, education, spouse employment, behavioral health, food security, and a regional military-family resource hub.

COMPATIBILITY & ADVOCACY

Support compatible-use tools such as DCCA and North Clear Zone efforts; educate decision-makers and align state, regional, and local priorities.

SSMCP does not have to own every idea; we lead, convene, connect, and help identify the right path forward.

Questions?

Thank you!

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