Why a Subarea Plan?

• Washington State GMA: economic growth should be shared for the benefit of all areas of the state.

• Lewis County economy has been impacted by 25 years of resource industry decline.

• A Subarea Plan can
  – Enable employment growth & economic benefits
  – Support small town vitality
  – Conserve important environmental features
Why a Subarea Plan in South County?

• Be ready for future economic development.

• Determine strategic locations for additional urban growth.

• Meet demand for land for future economic development.

• Coordinate implementation of needed public facilities and services
Purpose of Subarea Plan

• The purpose of the South Lewis County Subarea Plan is to guide future decision making for land use, capital facilities investment, and economic development in environmentally sustainable ways.
Characteristics of Subarea

Subarea
~ 67,700 acres
(105 sq miles)

- 5% Urban Area
  ~3,515 acres
- Urban Population
  30%
- Rural Population
  70%

Total Population
~10,200

Compared to Lewis County

% County Population
% County Employment
Market Demand

- E D Hovee & Co identified a 20-year demand for:
  - 300-350 net acres of Industrial land
  - 100 net acres of Mixed Use Retail/Commercial land
  - 100 net acres of Tourism-Oriented land
DOE Recommends

- Watershed-based regulations, including incentives
- Protect headwater forests & wetlands (Olequa Creek)
- Restore habitat in Lacamas Creek corridor
Natural Environment

WDFW Recommends

- Minimize new roads
- Locate new buildings near existing roads
- Cluster development
- Protect riparian buffer
- Incentive programs
- Locate mitigation & restoration projects
Development Suitability

- BHC mapped the properties most suitable for development based on proximity to major transportation, availability of urban services, parcel size, value, etc.
- Pink (highest) and blue are most suitable for development
- Yellow (lowest) and green are least suitable for development
Major Committee Findings

Designate new economic urban growth areas with policies and regulations

Designate an “urban reserve area”

Establish measures for environmental protection

Establish strategies for infrastructure facilities improvements
Context for Subarea Plan

• Adoption into the Lewis County Comprehensive Plan

• Consistent with Countywide Planning Policies and Comprehensive Plan elements

• Coordination with Cities’ plans and programs
Subarea Plan
Open houses, web postings, city briefings, an on-line survey and monthly steering committee meetings provided communication with the community.
JOINT BASE LEWIS MCCORD
GROWTH COORDINATION
A Case for Regional Collaboration

Dan Penrose, AICP
Project Manager, City of Lakewood

Nancy Bird, AICP
Consultant Project Manager, AECOM
• Part of Seattle-Tacoma-Olympia metropolitan region
• Bisected by Interstate 5
• JBLM - 86,176 Acres (the size of the city of Seattle)
WHAT BRINGS THE REGION TOGETHER??
2003 - 2010

• Total personnel (both military and civilian) stationed at JBLM grew from 32,700 to 45,000 (37%)
• Associated family members grew from 29,600 to 52,410 (77%)
• 17,000+ troops have returned from overseas deployments

Future Growth

• Possible stationing of 16th Combat Aviation Brigade (CAB) could add 1,350 soldiers and 1,180 family members.
Comparison of Large Employers in Washington State

* JBLM is the third Largest Employer in Washington and by far the largest employer in Pierce County
Total construction spending at JBLM is estimated at $3.9 Billion.

Construction includes:
- new residential dormitories
- 500 to 700 units of family housing
- new facilities at Madigan Hospital
- a new Town Center development mixed-use project containing residential and commercial development.

Approximately $2.5 Billion in construction spending is projected in the next 5 years.
PLANNING FOR MILITARY RELATED GROWTH

1. Understand how military growth has and will continue to affect communities

2. Provide guidance to government and service providers

3. Plan for adequate physical and social infrastructure and systems and services to support residents; non military and military personnel and military families

4. Capitalize on opportunities associated with JBLM expansion
MISSION:

Coordinate regionally to manage military-related growth in communities surrounding JBLM so that all civilian residents, military personnel and their families have access to a high quality of life.
STUDY FOCUSES ON...

- Housing
- Economic Impact
- Education
- Transportation
- Plans and Policies
- Public Utilities and Infrastructure
- Public Safety & Emergency Services
- Health
- Social Services
- Quality of Life
PLAN OBJECTIVES

• Maintain a Central Point of Coordination and Improve Communication

• Assess Existing Conditions and Determine Future Needs

• Identify Service Gaps

• Identify Priorities and Potential Funding Sources

• Develop a Sustainable Action-Oriented Plan with Clear Implementation Measures
• 2 Counties
• 7 Municipalities
• 7 School Districts
• 12 Special Service Providers
• Multiple Public & Private Stakeholders
• Health and Human Service providers
INTEGRATED GROWTH COORDINATION PLAN

RSC
Regional Steering Committee
Appointed Regional Leaders
Oversee Implementation

Growth Coordination Committee
2 Members of Each Expert Panel
Synthesize Panel Recommendations

Community at Large
Interviews, Focused Discussions,
Public Meetings & Comments

10 Expert Panels
Invited Subject Experts Advise on
Needs and Recommendations

STAKEHOLDER ENGAGEMENT PLAN
## BIG PICTURE: INTEGRATED FINDINGS

### Overlapping Opportunities for Potential Future Analysis

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**ACCESS, PROGRAMS, COLLABORATION**
KEYS FOR SUCCESSFUL REGIONAL PLANNING

1. Many Stakeholders; Participation, Consensus Can be Difficult
2. Requires Time, Effort; Who Pays for It?
3. Effective and Sustained Organization is Key
4. Urgency and Commitment
5. Written Plan/Milestones is Critical
6. Institutionalizing the Process
7. State Support Very Important
8. Military Installations Need to be Partners
9. Need to Speak with “One Voice”
FOR MORE INFORMATION

Web Sites
City of Lakewood

Growth Coordination Plan
http://www.JBLM-growth.com/

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