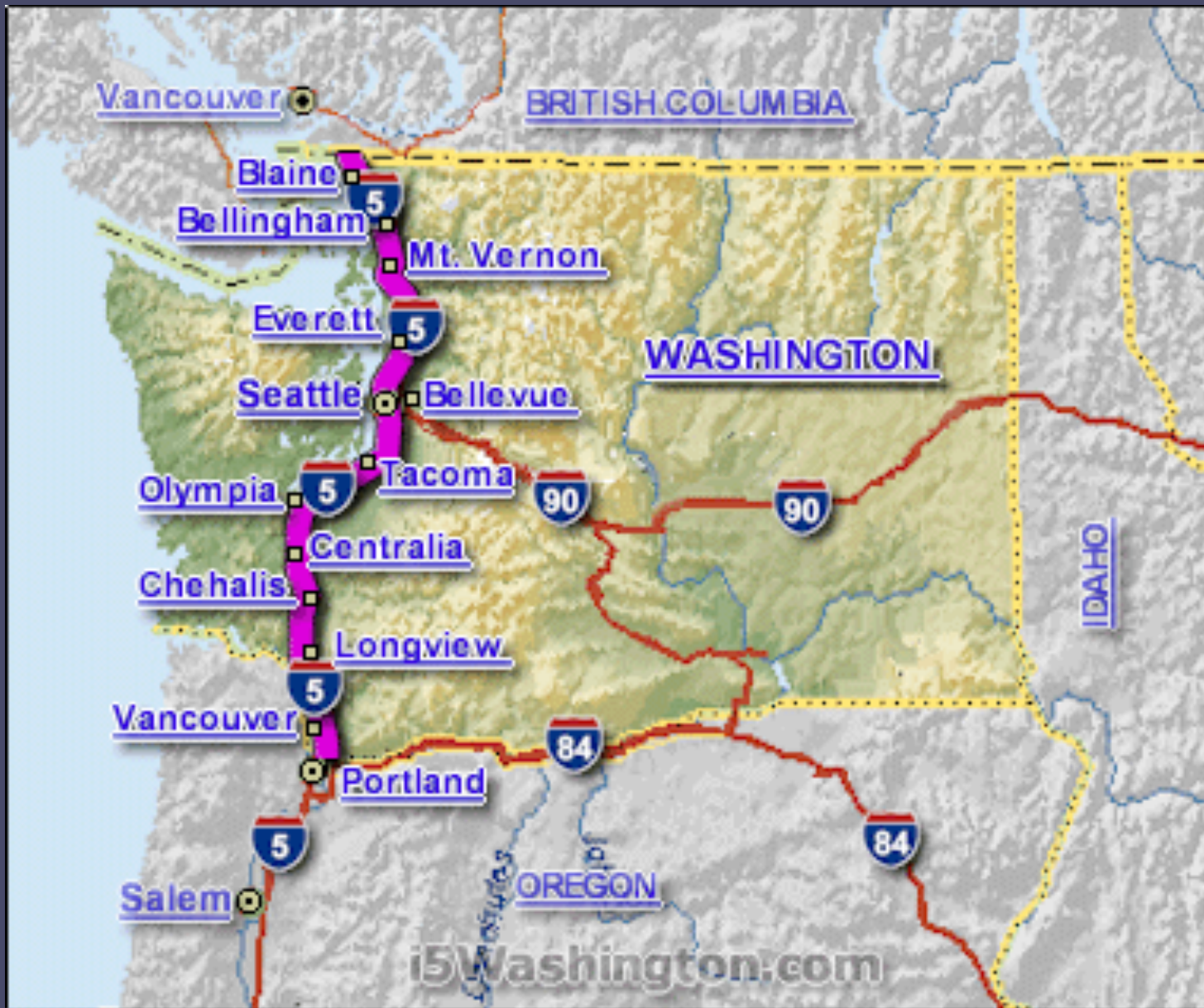




# SOUTH LEWIS COUNTY

CAPTURE THE SPIRIT



# 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



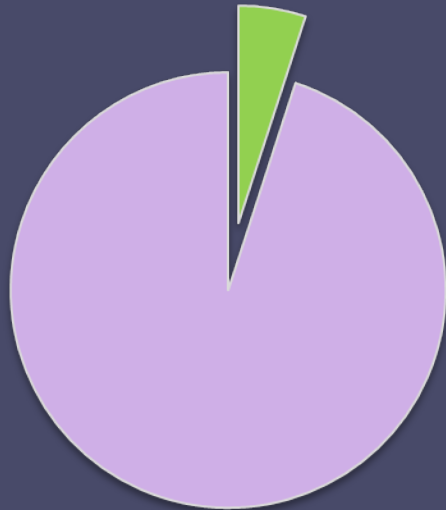
# Purpose of Subarea Plan

- 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.



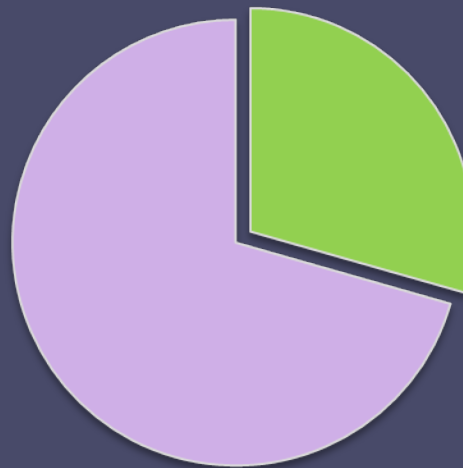
# Characteristics of Subarea

**Subarea**  
~ 67,700 acres  
(105 sq miles)



■ 5% Urban Area  
~3,515 acres

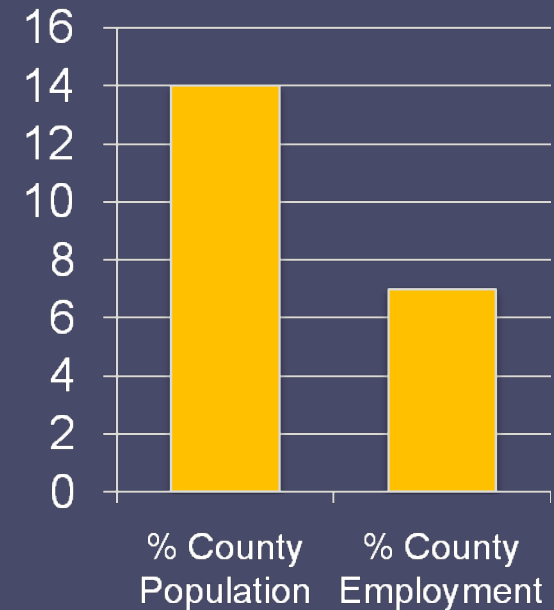
**Total  
Population**  
~10,200



■ Urban Population  
30%

■ Rural Population  
70%

**Compared to  
Lewis County**







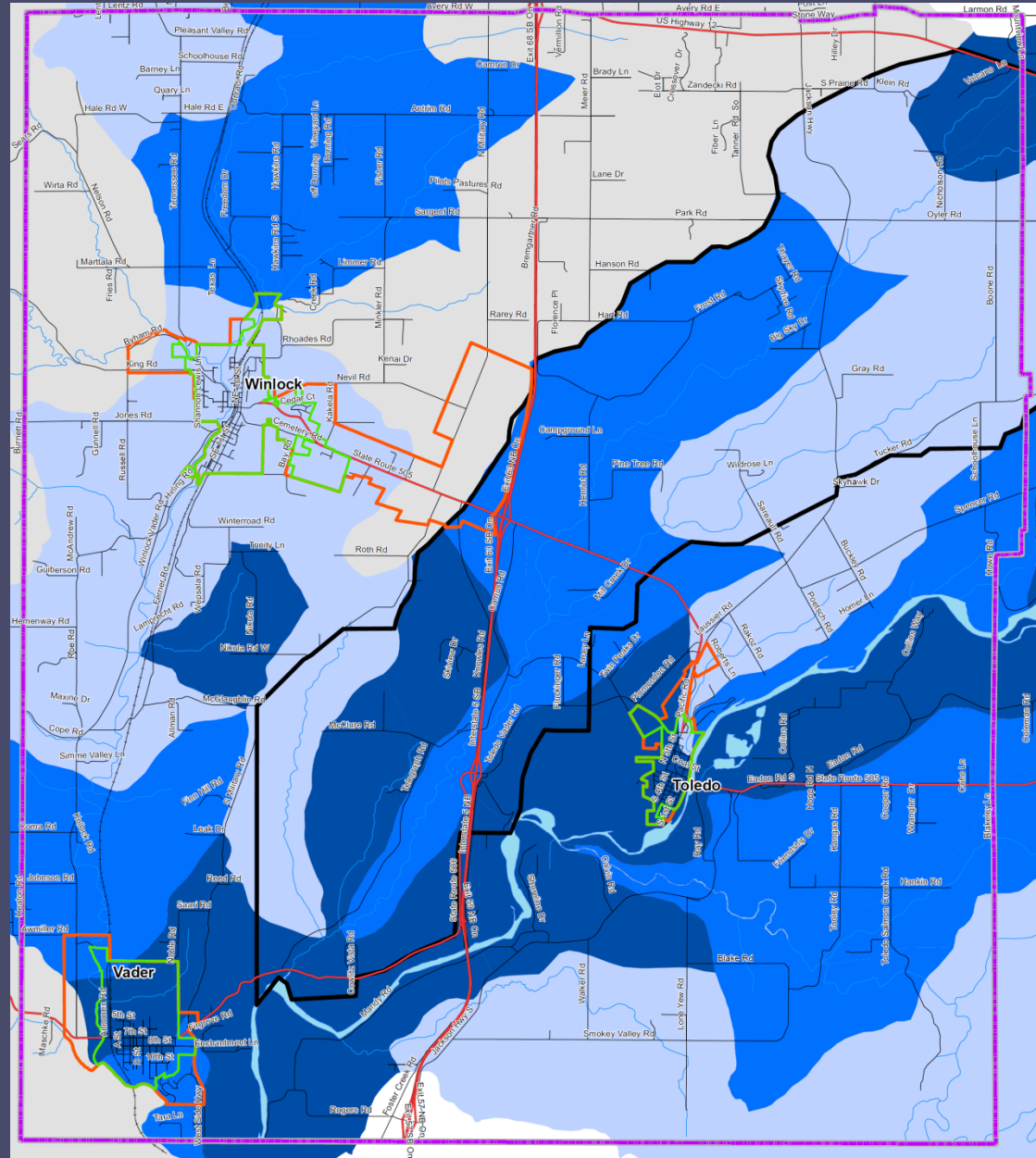
# Market Demand

- E D Hovee & Co indentified 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

# Natural Environment

## DOE Recommends

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

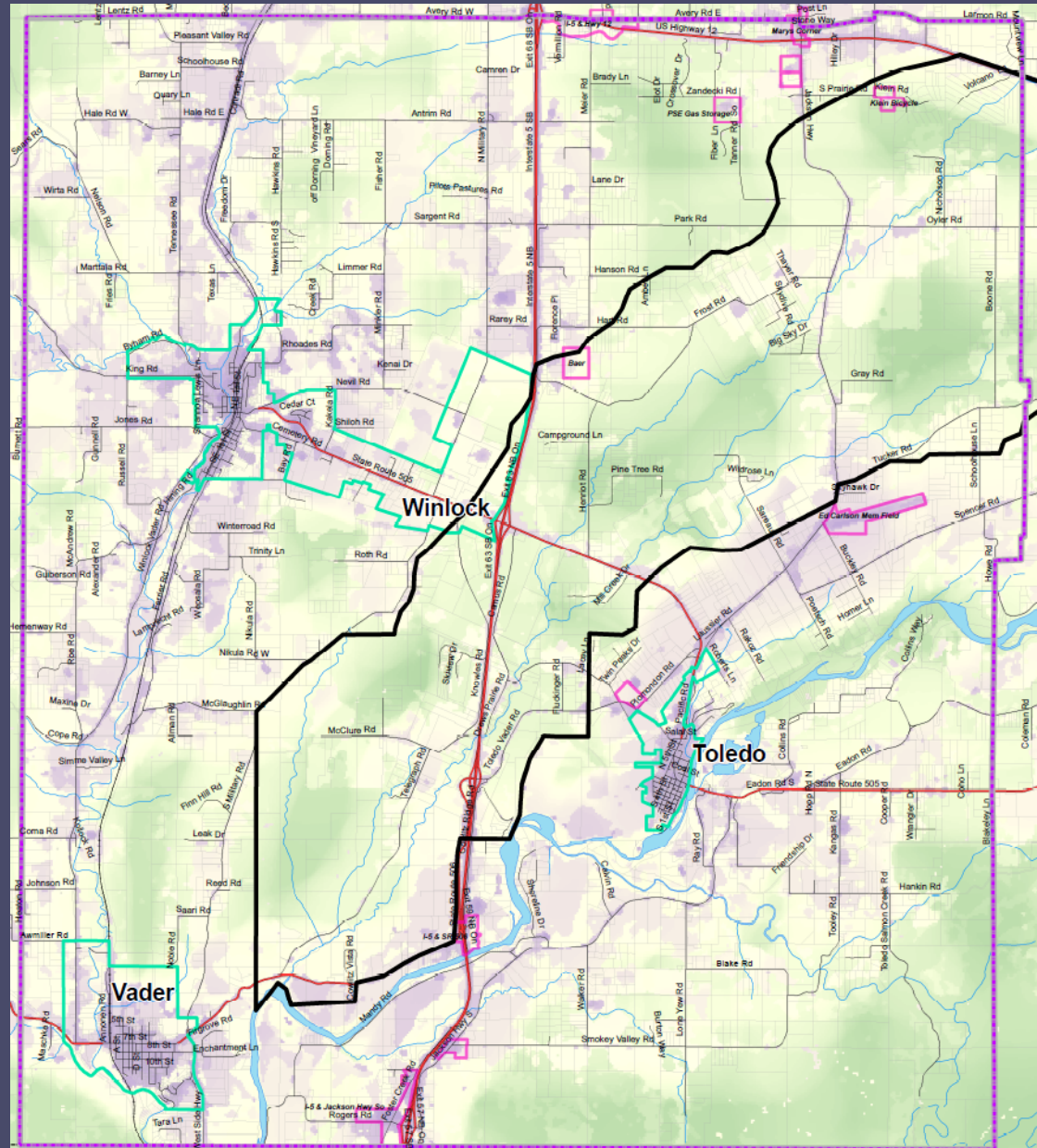




# Natural Environment

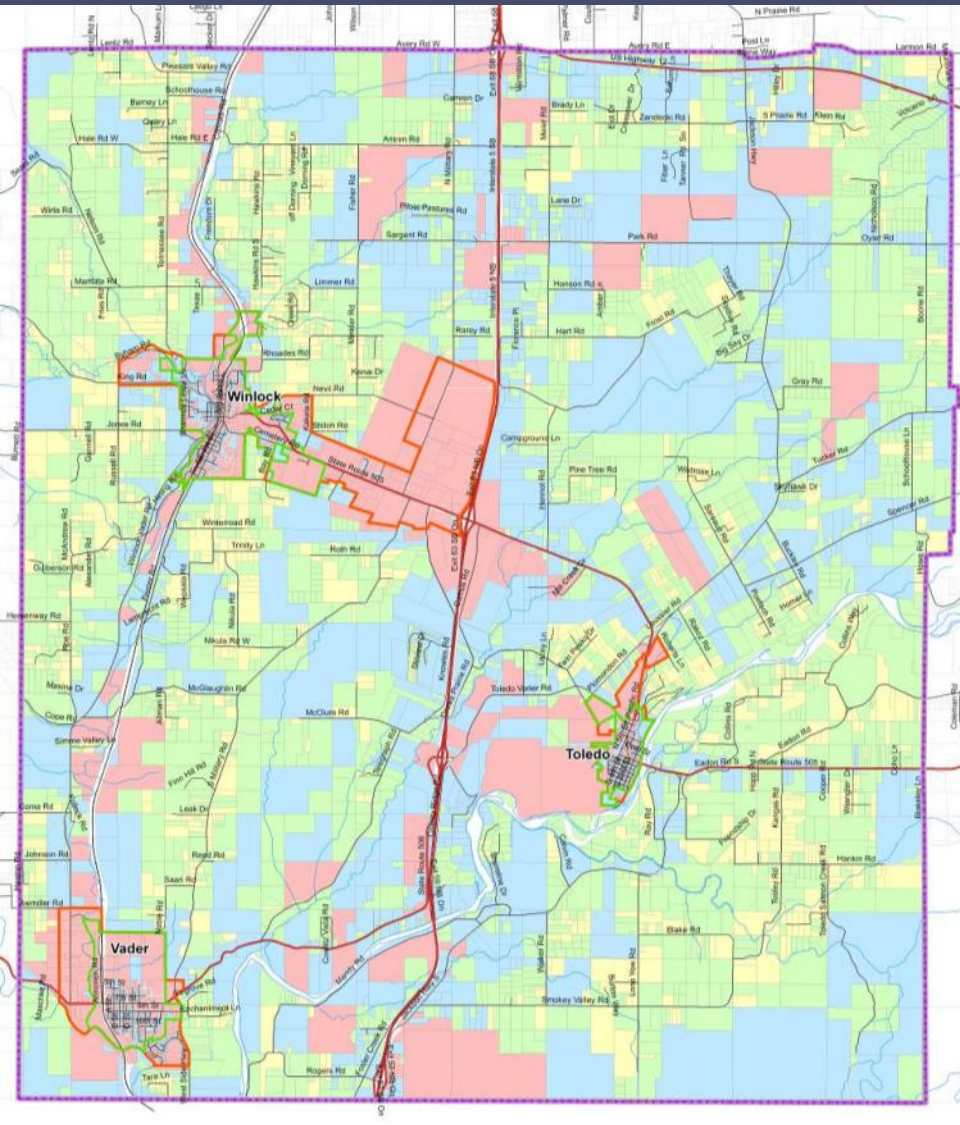
## WDFW Recommends

- 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”

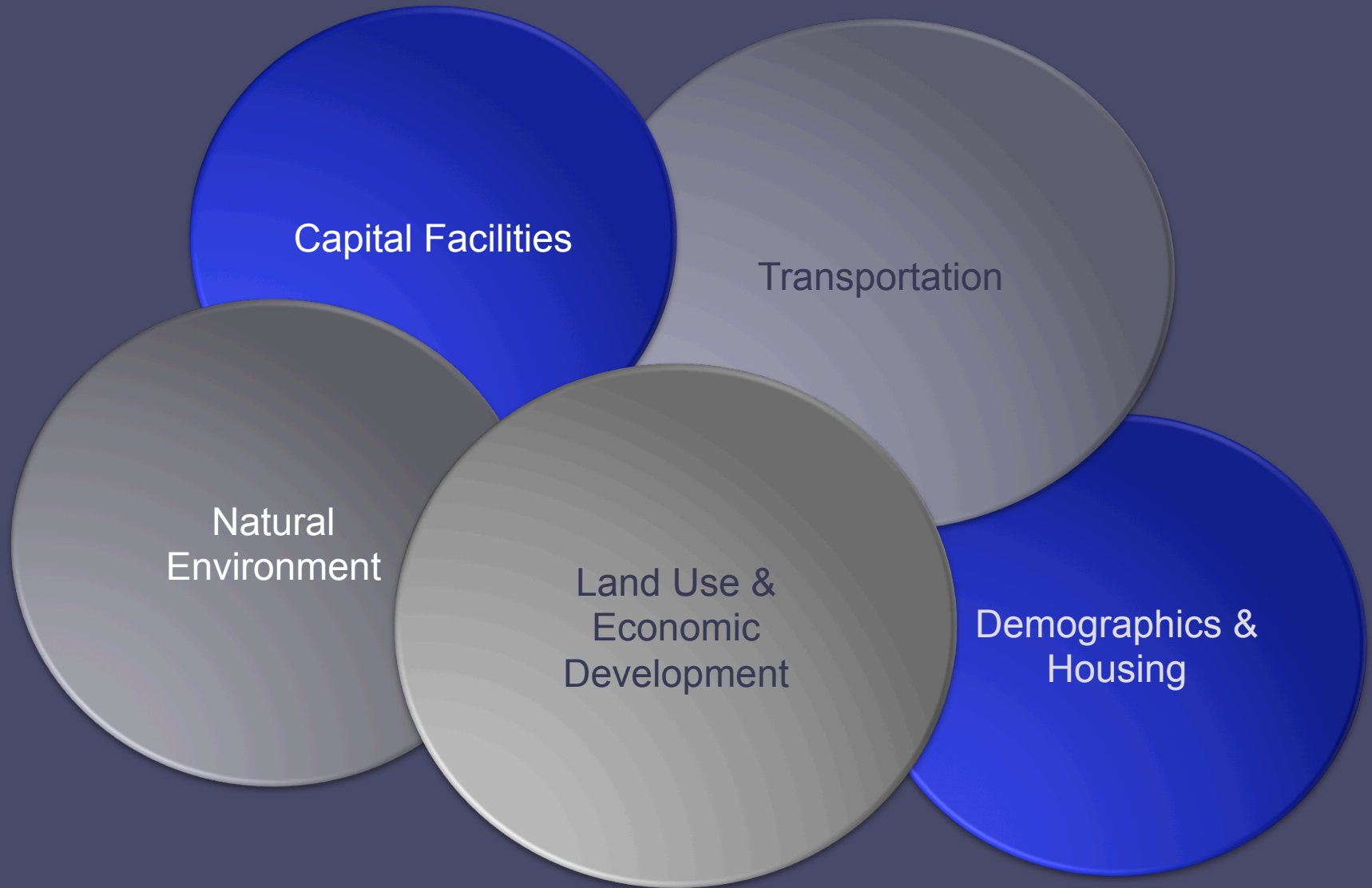
Establish measures for environmental protection

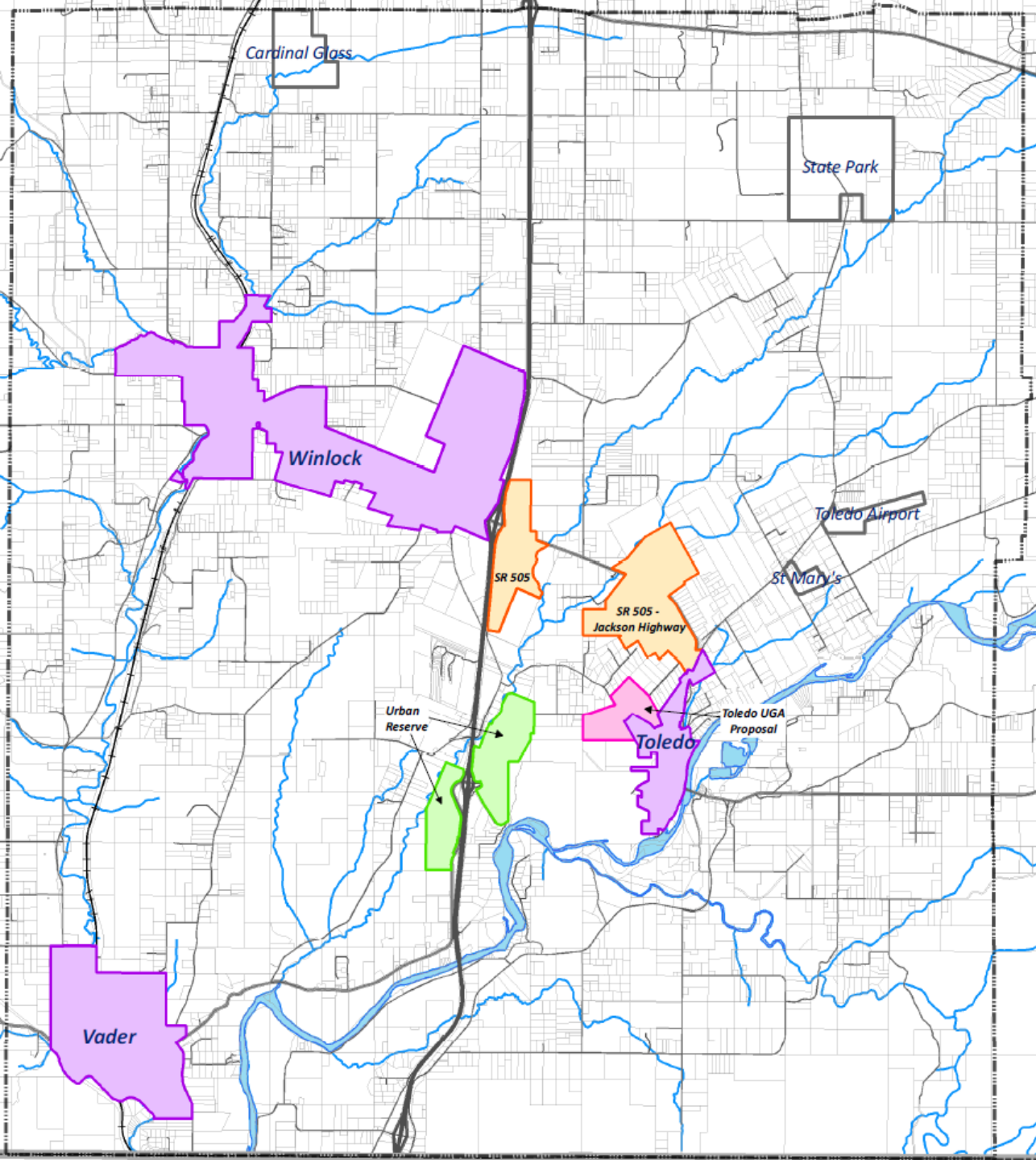
Establish strategies for infrastructure facilities improvements

# 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 Contents





# Subarea Plan



Open houses, web postings, city briefings, an on-line survey and monthly steering committee meetings provided communication with the community.



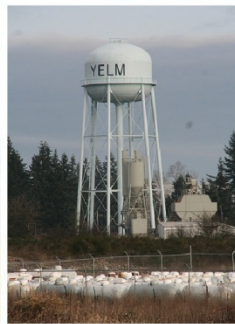


Washington APA Conference  
October 4-6, 2010



# JOINT BASE LEWIS McCHORD **GROWTH COORDINATION**

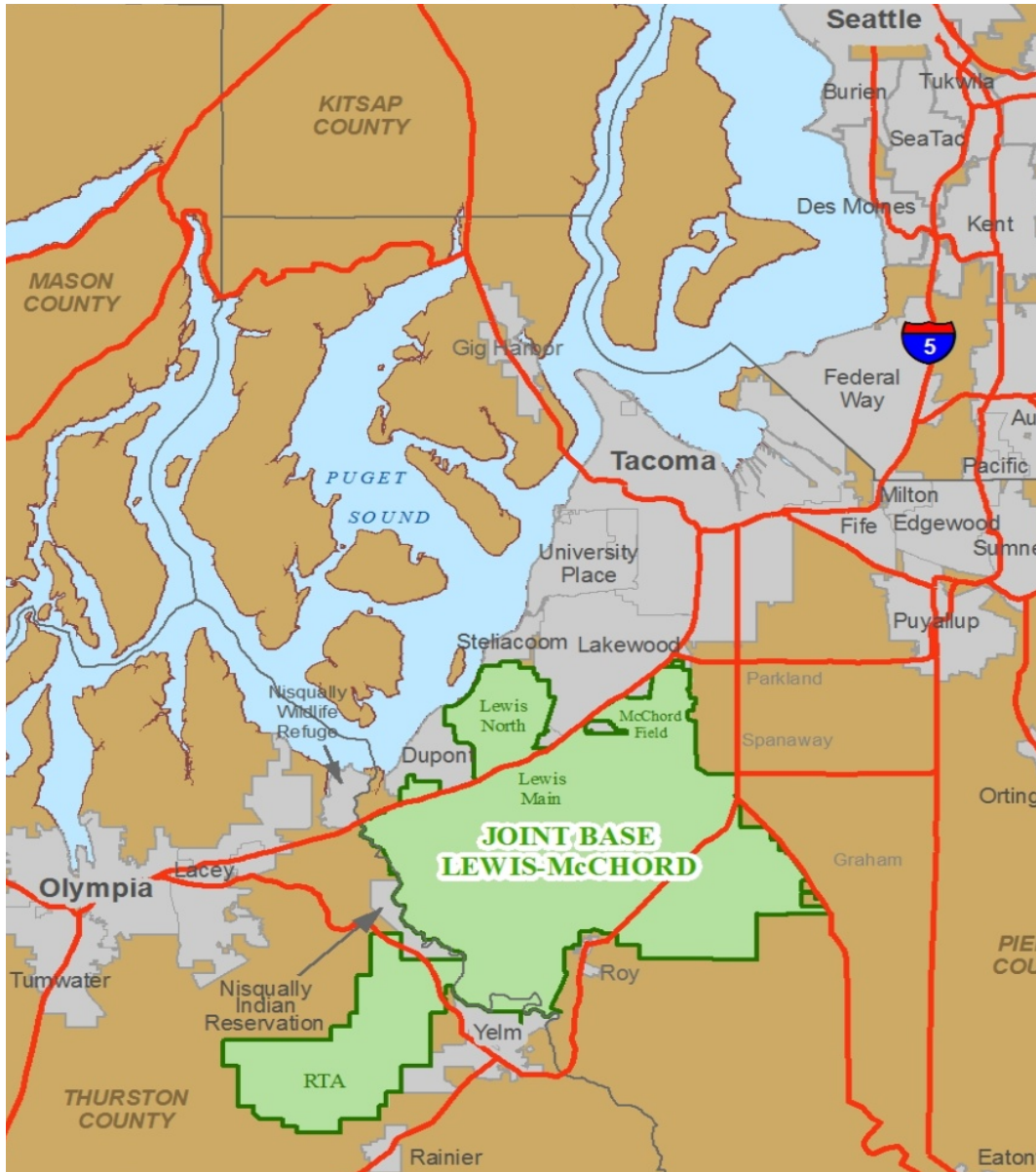
A Case for Regional Collaboration



Dan Penrose, AICP  
Project Manager, City of Lakewood

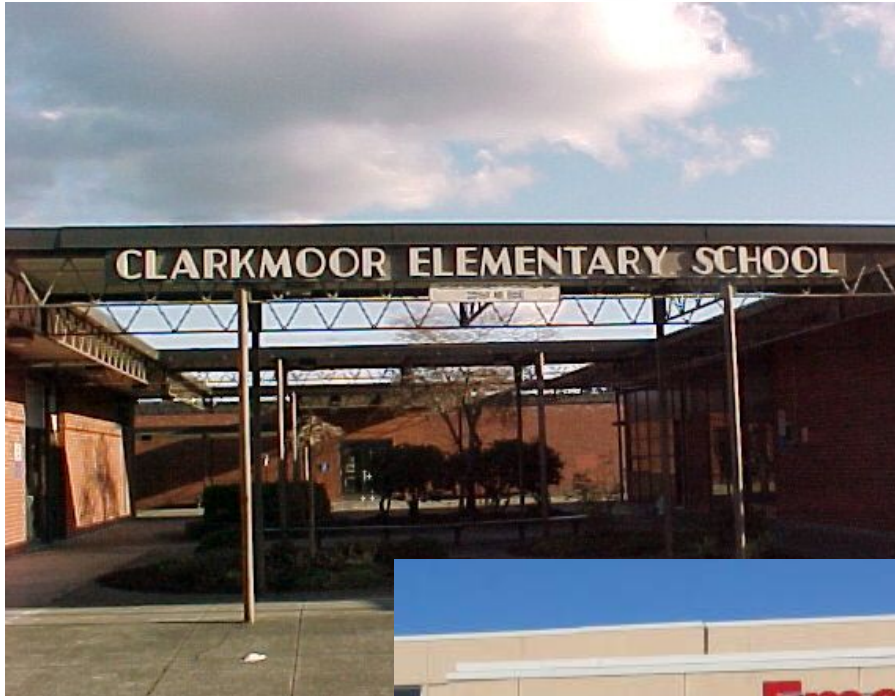
Nancy Bird, AICP  
Consultant Project Manager, AECOM

# PROJECT STUDY AREA MAJOR JURISDICTIONS



- 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??



JOINT BASE LEWIS MCCHORD  
GROWTH COORDINATION



# MILITARY GROWTH

## 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

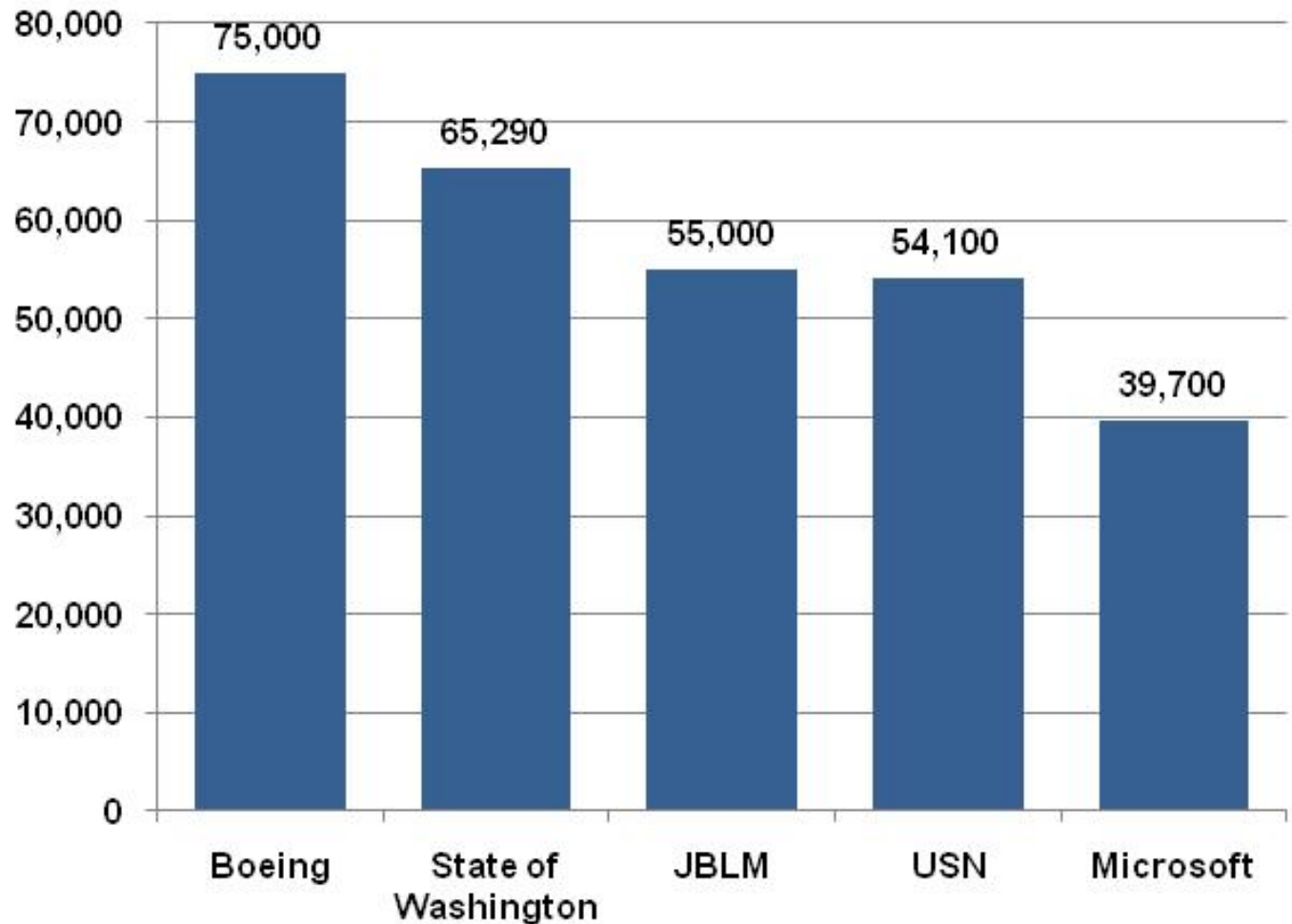
- Possible stationing of 16<sup>th</sup> Combat Aviation Brigade (CAB) could add **1,350** soldiers and **1,180** family members.



JOINT BASE LEWIS MCCHORD  
GROWTH COORDINATION

# REGIONAL ECONOMIC IMPACT

Comparison  
of Large  
Employers  
in  
Washington  
State



\* JBLM is the third Largest Employer in Washington and by far the largest employer in Pierce County

# CONSTRUCTION SPENDING

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.

## TOTAL JBLM ANNUAL CONSTRUCTION SPENDING (2006-2015)

Construction Year	Annual Construction Spending	
2006	\$	110,777,422
2007	\$	230,663,848
2008	\$	683,000,000
2009	\$	484,000,000
2010	\$	325,000,000
2011	\$	268,000,000
2012	\$	479,000,000
2013	\$	541,000,000
2014	\$	525,000,000
2015	\$	270,000,000
Total		\$ 3,916,441,270

Source: JBLM Base Command, 2010



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GROWTH COORDINATION



# 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





# STAKEHOLDERS



Bethel School District



Economic Development Board  
FOR TACOMA - PIERCE COUNTY



- 2 Counties
- 7 Municipalities
- 7 School Districts
- 12 Special Service Providers
- Multiple Public & Private Stakeholders
- Health and Human Service providers



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GROWTH COORDINATION

# STAKEHOLDER ENGAGEMENT PLAN



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**GROWTH COORDINATION**



# BIG PICTURE: INTEGRATED FINDINGS

Overlapping Opportunities for Potential Future Analysis											
	Housing	Economics	Health	Social Services	Education	Transportation	Public Safety	Utilities & Infrastructure	Land Use	Quality of Life	Communication & Coordination
Housing									*		*
Economics						*					*
Health							*			*	*
Social Services					*				*		
Education		*							*	*	*
Transportation			*				*				*
Public Safety									*		
Utilities & Infrastructure	*	*				*			*		*
Land Use		*									*
Quality of Life				*		*					

**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

<http://www.cityoflakewood.us/departments/economic-development/military-growth.html>

Growth Coordination Plan

<http://www.JBLM-growth.com/>

## **Contact**

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