

## 7 Economic Development

Element 7 of the Winlock Comprehensive plan addresses the economic vitality of the present and future city. The city's economic and job creation goals include bringing in new family wage employment opportunities into the greater Winlock area, generally supporting and revitalizing existing businesses in the area and promoting a greater sense of design cohesiveness in the Winlock downtown district.

- ❖ Encourage firms to locate in the community which are environmentally responsible and compatible with land uses.
- ❖ Support existing businesses and new business development throughout the city.
- ❖ Promote and support the revitalization of the buildings and businesses in the downtown corridor.
- ❖ Promote economic development that is consistent with adopted comprehensive plans.
- ❖ Ensure economic growth occurs that is compatible with public services and facilities.
- ❖ Increase parking capacity near the downtown corridor and ensure ample parking for new businesses.
- ❖ Promote and support housing development compatible with growth regulations.
- ❖ Work with existing downtown businesses for shared off street parking options.

### 7.1 Introduction

For many residents, downtown Winlock is the heart and soul of the City. Many of its buildings are of historical significance. Downtown is one area where Winlock residents have the opportunity to see others and exchange greetings, where they can take care of their banking or municipal needs, use the library or post office as well as shop the stores, enjoy a haircut and beauty services, and enjoy the downtown eateries.

Citizens have expressed the desire for the Winlock downtown to be maintained and enhanced through landscaping, street trees and other pedestrian amenities which could be a major focus of future area revitalization plans. The need to beautify the downtown area while maintaining the historic character of the community has been emphasized in the past. There is little disagreement that downtown Winlock should remain the "Heart of Winlock".



**7.2 Existing & Future Economic Conditions**

Overall, the Winlock area has been undergoing an economic downturn over the past few decades. Its residents are either lower or significantly lower than state averages in the following categories: unemployment, median household income and percentage of residents with a college education.

**7.2.1 Winlock compared to Washington state average:**

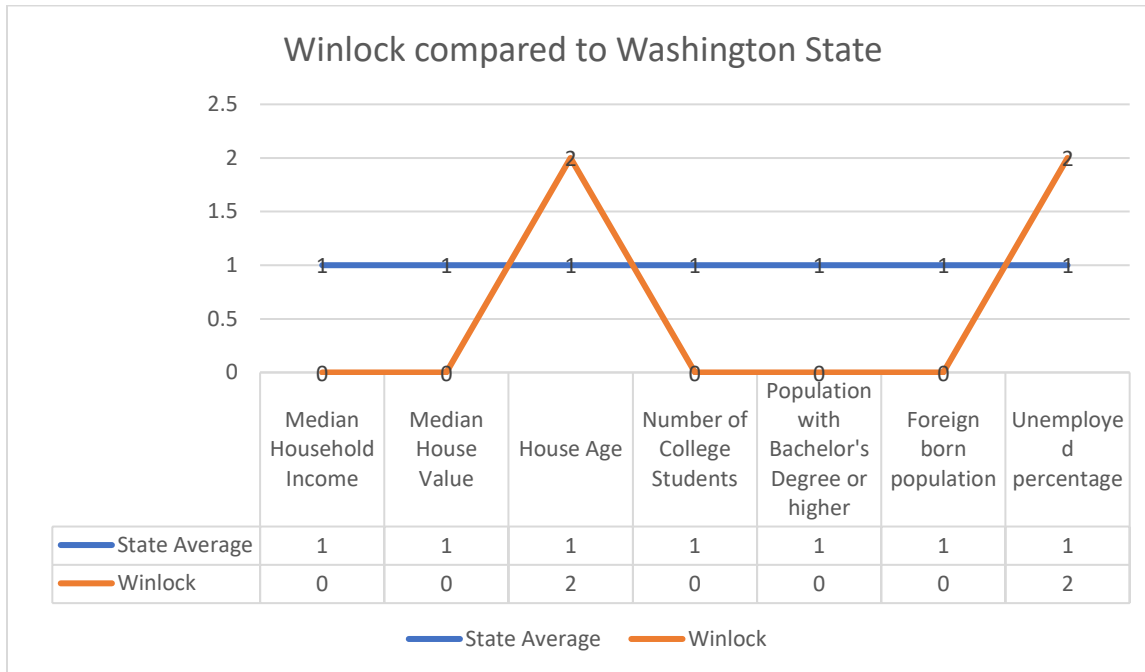


Chart 2.4

**7.2.2 Legislative Directions**

In addition to Growth Management Act goals regarding economic development, the Lewis County Countywide Planning Policies focus specifically on the following:

- ❖ Location of industrial and commercial development
- ❖ Diversifying the economic base
- ❖ Appropriate zoning and environmental protection
- ❖ Conservation of natural resource lands
- ❖ Activities related to use of water bodies
- ❖ Encourage economic development and employment opportunities

Washington State Employment Security published the January 2018 Lewis County Profile, which gives an overview of the economic situation in Lewis County.

### 7.2.3 Employment

The Lewis County annual average unemployment rate has dropped from 13.3 percent in 2009 to 8.1 percent in 2016. The labor force declined for several years; however, that trend is ending as the labor force in Lewis County has grown over the last couple of years.

Nonfarm jobs rose by almost 2,000 within the last seven years in Lewis County. Manufacturing and construction jobs are both up slightly from 2016, as well as the service-providing sector and government employment. The trade and government sectors show as the two largest employers in Lewis County with educational and health services a close third.

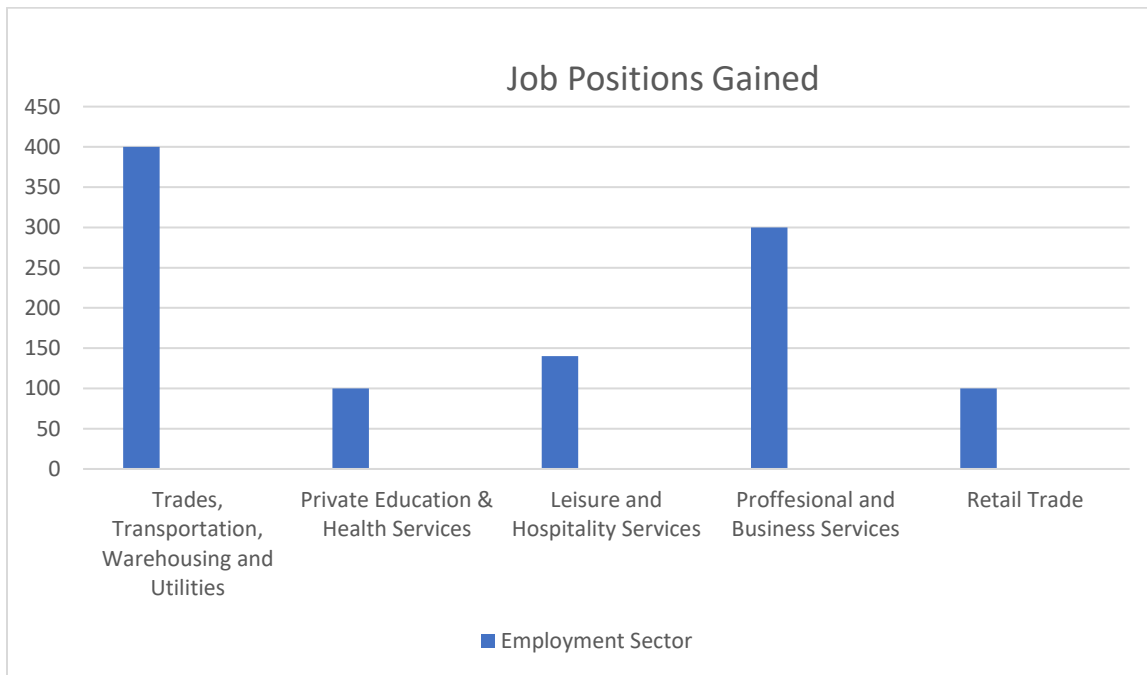


Chart 2.5

### 7.2.4 Wages

Many residents must travel outside of Winlock for work due to the lack of living wage jobs within the City.

The major employers within Winlock include: The IGA Grocery Store, Corsicana Mattress, the Winlock School District, and Shakertown.

Below is a comparison of wages for county, state and nation.

	Lewis County	Washington	United States
Median Wage	\$19.32	\$23.91	\$20.68
Median Income	\$37,486.00	\$48,122.00	\$51,898.00
Population Living in Poverty	14.3%	12.2%	14.7%

(Source: U.S. Census Bureau Quick Facts) Chart 2.6

### **7.3 Future Economic Growth**

In early 2018, the City of Winlock began the process to move forward with the Winlock Commercial and Industrial Park and construction was started on Mickelson Parkway. A grant was also secured by the City in the amount of \$1.5 million to install a water main along State Route 505 out to I-5.

The City plans to work with Lewis County to expand their UGA to encompass several industrial/commercial properties that have expressed interest in connecting to the new water main for new business opportunities.