

MEDICAL, OPTICAL, DENTAL, AND HEALTH SERVICES: Downtown Federal Way

INTRODUCTION

The North American Industry Classification System (NAICS) identifies industries in the Health Care and Social Assistance sector arranged on a continuum starting with establishments providing medical care exclusively, then those providing health care and social assistance, and finally finishing with those providing only social assistance under the NAICS Code 62. The sector includes both health care and social assistance because it is sometimes difficult to distinguish between the boundaries of these two activities. Establishments in this sector deliver services by trained professionals. All industries in the sector share this commonality of process; namely, labor inputs of health practitioners or social workers with the requisite expertise. Many of the industries in the sector are defined based on the educational degree held by the practitioners included in the industry.

The health care and social assistance subsector consists of these industry groups:

- Ambulatory Health Care Services: NAICS 621
- Hospitals: NAICS 622
- Nursing and Residential Care Facilities: NAICS 623
- Social Assistance: NAICS 624

For the purpose of this analysis, NAICS 62 was to represent the Medical, Optical, Dental, and Health Services present in Downtown Federal Way.

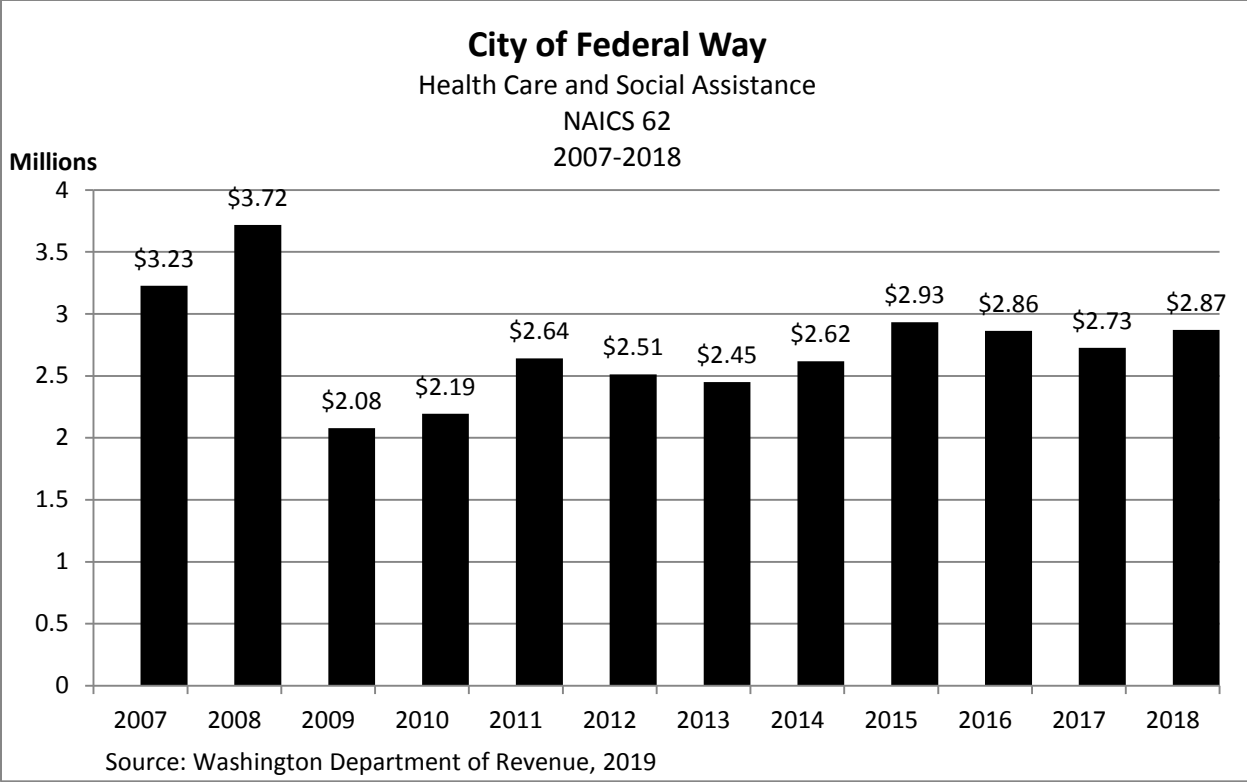
BACKGROUND

According to estimates from the Census Bureau's American Community Survey 2013-2017, the number of people employed in the Health Care & Social Assistance Industry Subsector grew at a rate of 2.26 percent from 20.5M people in 2016 to 20.9M people in 2017. On average, employees in the Health Care & Social Assistance Industry Sub-Sector make \$52,877 per year. This number makes Health Care & Social Assistance the 11th highest paying Industry Sub-Sector in the United States out of a total of 21 Industry Sub-Sectors.

Additionally, the US Census Bureau identifies that registered nurses represent the largest share of positions held in Health Care & Social Assistance at 13.9 percent, followed by Nursing, psychiatric, & home health aides with 9.11 percent and Personal care aides with 5.26 percent.

In 2015, Federal Way's Health Care and Social Assistance sector accounted for 21 percent of all jobs in Federal Way. Within the downtown, it accounted for 18 percent of the total jobs, making it third behind Retail (35 percent) and Accommodation and Food (27 percent).

Research on total taxable sales for the category for 2007 through 2018 in Federal Way, specifically before, into, and through the "Great Recession" for the subsector shows a dip in sales in 2009; but has since been steadily climbing, totaling \$2.872 million in 2018. However, it has yet to recover to a pre-recession level for 2008. See chart on following page.



MARKET

Downtown Federal Way is served by 32 medical and healthcare providers. There are three urgent cares, five primary cares, eight dental clinics, five chiropractic/acupuncture offices, four optical facilities, four massage clinics, one hearing specialist, one pediatric clinic and one physical therapy provider.

Recent Healthcare Facility Openings

MultiCare expanded its line of high-end Indigo Urgent Care Clinics with a new location in Gateway Center Plaza in 2018, bringing together convenience and high-touch services to transform the health care experience for consumers.

The philosophy and design of Indigo Urgent Care clinics presents a new health care experience from the moment a patient walks in, catering to individuals who want high quality care — fast. Patients can schedule appointment times online and upon arrival are met by a health care “concierge” who will see to their needs from the time they walk in the door, to the time they go on their way. The ambiance resembles a coffee shop with amenities such as complimentary coffee, water, Wi-Fi service, and charging stations that create a relaxing environment.

Indigo’s clinic provides care for many conditions including allergies, cold and flu symptoms, earaches, fevers, minor burns or bruises, minor fractures or sprains, rash or poison ivy, sore throat, skin complaints, school and sports physicals, minor allergic reactions, and urinary tract infections. Indigo Urgent Care is also unique compared to many other retail urgent care clinics in that it is a part of Multicare, the largest provider of urgent care in the state.

Adjacent to this facility, Mary Bridge Children’s Hospital opened a new clinic in 2018 at Gateway Center Plaza to provide convenient pediatric specialty care to children in South King County.

The clinic offers a rotation of specialties five days a week, allowing it to provide a large range of care from the same pediatric specialists at the Tacoma location. Specialties include: Developmental Behavioral Pediatrics, Endocrinology, Gastroenterology, General Surgery, Genetics, Orthopedics & Sports Medicine, Pulmonology, Rehabilitation Medicine, Rheumatology, and Wound/Ostomy.

“Mary Bridge Children’s knows the value of providing not just quality but convenience for our patients and their families in today’s busy world. We see this new clinic as a great way to provide a close-to-home option for our families north of Tacoma, while still providing fully integrated care with our larger network.”

Elizabeth Berdan, MD
Pediatric Surgeon

TRENDS

There are several trends that impact the sector nationally, statewide, and locally.

First, the expansion of the light rail will make commuting throughout the region easier than ever before and will also make Downtown Federal Way a major connecting point to other cities such as Tacoma and Seattle. According to The Center for Transit Oriented Development, the number of national households looking to rent or buy housing within a half mile of fixed-guideway transit stops is expected to reach 14.6M by 2025.

In addition to wanting to live centrally, consumers are also moving away from a ‘stuff and acquisition’ mindset and are focusing more on ‘wellness and experience’ when shopping, seeking entertainment, and going to the doctor. Health care and wellness properties can thus serve as anchors in mixed-use developments driving economic success in the retail, restaurants, and hotels surrounding them.

Additionally, the joint campus effort between Highline College and University of Washington will allow Federal Way’s medical institutions to look locally for workers. Courses in computer science, education, and health care will be offered at the joint campus in an effort to meet local industry needs. The presence of an institution of higher learning plays a key role in attracting educated, young professionals. While major metros attract recent grads because of their social and career outlooks, cities such as Federal Way can attract young professionals through the UW/Highline campus. Research shows that universities and colleges stimulate industries such as health and tech due to their research capacity and private sector spinoffs which in turn attracts recent grads.

SOURCES

- US Dept. of Labor, Bureau of Labor Statistics
- US Dept of Commerce, Census Bureau
- Center for Transit Oriented Development
- City of Federal Way
- ESRI
- North American Industry Classification System
- Washington State Department of Revenue

Location of Medical, Dental, Optical, and Health Services



This map is intended for use as a graphical representation. The City of Federal Way makes no warranty as to its accuracy.
Aerial Photo: May 2018
Date Published: June 2019



Medical, Optical, Dental, and Health Services

Downtown Federal Way provides a variety of health services to residents and visitors through numerous medical clinics, urgent care, several dental clinics, and health services that specialize in optical, physical therapy, chiropractic, and holistic wellness services.

Year Built is the calendar year in which at least 50 percent of the original construction was complete. Effective Year Built is the adjusted year built taking into account any subsequent new construction or major rehabilitation

1. Pacific Medical Centers

31833 Gateway Center Blvd S

Located: Gateway Center
Specialties include family medicine, internal medicine, behavioral medicine, dermatology, dietitian, gynecology, urology, cardiovascular services, interpreter services, laboratory, and x-ray.

2. Indigo Urgent Care

31861-A Gateway Center Blvd S

Located: Gateway Center
Open 8am to 8pm, 7 days a week, accepts most insurance plans. It is part of the MultiCare healthcare organization based in Tacoma. Indigo is MultiCare's new urgent care brand with other locations in Tacoma, Covington, and Tukwila.

3. Mary Bridge Children's Clinic

31861-B Gateway Center Blvd S

Located: Gateway Center
Helps kids get the on-going specialty care they need, close to home. Mary Bridge pediatric specialists travel from Tacoma to regional clinics and work closely with children's primary providers to coordinate care.

4. UW Neighborhood Clinic

32018 23rd Ave S

The UW Neighborhood Federal Way Clinic offers primary care appointments six days a week, including evening and same-day appointments. Walk-in urgent care services are offered seven days a week for non-life-threatening illnesses and injuries.

5. ATI Physical Therapy

32030 23rd Ave S

Specialties include back/spine injuries, sports related injuries, pre- and post-surgical conditions, overuse/repetitive stress injuries, knee injuries, foot/ankle injuries, and wrist/hand/forearm injuries.

6. Federal Way Dental

2016 S 320th St Ste F

Located: Center Plaza
Offering a wide variety of general, preventive, cosmetic, orthodontic, implant, and restorative dentistry. Accepts most major insurances.

7. Walmart Vision Center

1900 S 314th St

Located: Walmart
Offers eye exams, affordable prescription glasses & contact lenses.

8. Blue Spring Chiropractic

1627 S 312th St Ste B

Patients can receive chiropractic treatment, massage therapy, laser treatment, decompression treatment, mechanical traction and therapeutic exercises. Specializing in personal injury, work injury, auto accident injuries, sports injuries, back pain, shoulder pain, arthritis, carpal tunnel, Fibromyalgia, hip pain, knee, and ankle pain.

9. MyoMedi Chiropractic

31260 Pacific Hwy S #9

Located: Dana Plaza

Chiropractic clinic in Dana Plaza.

10. Golden Foot Reflexology

31260 Pacific Hwy Ste 11

Located: Dana Plaza

Service includes deep tissue massage, Swedish massage, hot stone massage, and foot reflexology.

11. Sound Medical Center

31830 Pacific Hwy S Ste D

Located: Federal Way Plaza

Family medicine, weight loss, MVA, and L&I. Contracted with most insurance plans.

12. Sea Mar Medical Clinic

31405 18th Ave S

Located: Dana Plaza

Specializing in primary care family medicine, including preventive health exams, prenatal care, acute care visits, minor procedures, health education, follow-up care from hospital visits, and referrals.

13. Comfort Dental

31401 Pacific Hwy S

Located: Pavilions Centre

Offers general dentistry, braces, endodontics, implants, oral cancer screening, oral surgery, and periodontics.

14. LH Foot Care

31501 Pacific Hwy S

Located: Pavilions Centre

Service includes an herbal foot soak for 15 minutes and traditional Chinese style head-to-toe massage for 45 minutes.

15. LensCrafters

31625 Pacific Hwy S Ste E1

Located: Pavilions Centre II

Optical chain selling prescription eyewear, contact lenses & sunglasses. Offers on-site exams with optometrists.

16. City MD

31675 Pacific Hwy S

Located: Pavilions Centre II

Board-certified emergency medical physicians.

17. The Wellness Plus

1640 S 318th Pl Ste C

Located: SeaTac Village

Offering acupuncture, chiropractic, auto/sports injury, and x-ray exam services.

18. PNC Acupuncture

31830 Pacific Hwy S Ste B

Located: Federal Way Plaza

Specializes in Constitutional Oriental Medicine. Helps patients reach their bodies' maximum immunity through acupuncture and diet plans.

19. QQ Foot Massage

31830 Pacific Hwy S Ste E

Located: Federal Way Plaza

Massage parlor.

20. Art of the Smiles

1706 S 320th St Suite E

Located: SeaTac Village

Utilizes the most up-to-date technology in a friendly, stress-free environment that serves individuals and families.

21. America's Best Contacts & Eyeglasses

1810 S 320th St Ste A

Located: SeaTac Village

Eye exams. Carries a large range of eyeglasses, sunglasses, and contact lenses.

22. Concentra

1300 S 320th St Ste B

Provides occupational health and urgent care, physical therapy, and wellness services.

23. HearUSA

32225 Pacific Hwy S #101

Located: Celebration Center

Hearing care professionals ready to diagnose your hearing loss and explain your treatment options.

24. Federal Way Dentistry
32225 Pacific Hwy S #102A
Located: Celebration Center
Provides gentle, family-oriented dental care to the adults and children of the community.

25. Pearson Chiropractic
1426 S 324th St #B-115
Located: Celebration Center
Chiropractic doctors and massage therapists available at this location.

26. LaVida Massage
1414 S 324th St #B213
Located: Celebration Center
Offers many services related to health and wellness.

27. Iora Primary Care
1414 S 324th St #B207
Located: Celebration Center
Healthcare catered to people 65 and older. Provides same and next day appointments, 24/7 access to doctors by phone, on-site laboratories, and ride coordination.

28. Vision Express
1045 S 320th St
Provider of optometry services and vision care products.

29. Happy & Joy Dental
1035 S 320th St
Family friendly dentistry that specializes in general dental and cosmetic dentistry.

30. Van Dang, DMD
1025 S 320th St #201
Family dentistry office offering common procedures, cosmetic dentistry, pediatric dentistry, sleep apnea treatment, snoring prevention, and emergency dental care.

31. Tran Family Dentistry
1014-E S 320th St
A full service dental office with services including preventative dentistry, restorative dental work, cosmetic dentistry, and complete braces.

32. Phan Minh, DDS
1305 S 312th St #201
Services include general dentistry, cosmetic dentistry, and oral surgery.