

City of Lakewood, WA Q2 2021 Permit Report

2020 proved to be a busy year for permit activity. The South Sound market has continued to be hot particularly for the industrial distribution & warehousing sector, and residential development due to high demand.

Mixed use projects are in play for the [Downtown Subarea](#), and a new large redevelopment is in the pipeline for the [Lakewood Station District Subarea](#). Restaurants, hotels, and other commercial operators came online during the pandemic, rounding out 2020 with the highest permit activity ever recorded for the City. The momentum continues into 2021.

Time Period	2018	As of Q2 2018	2019	As of Q2 2019	2020	As of Q2 2020	As of Q2 2021
Total Permit Valuation	\$124,074,316	\$71,032,658	\$88,335,917	\$14,747,920	\$160,600,776	\$40,950,668	\$88,923,591

Lakewood is a diverse community focused on target area development and redevelopment to meet the needs of the community, and to encourage family wage job creation. We work closely in partnership with Pierce County, other taxing authorities and service providers to ensure timely processing of permits, getting to “Yes” and resolving any barriers to development. September, 2021 we will join the Pierce County PALS system in order to create more transparency and efficiency in the processing of all permits.

In addition to developing a Downtown and supporting redevelopment around the Lakewood Station District, Lakewood is focused on supporting a robust International District, with over 80% minority-and women-owned businesses, and facilitating redevelopment in Springbrook, and Tillicum. A majority of the industrial development is occurring in the new Woodbrook Business Park, home of a new 470,000 square foot Amazon distribution center.

Lakewood is attracting development due to many factors including strategic location within the Puget Sound region and proximity to I-5, I-90, and the Port of Tacoma, City Council vision and commitment to supporting policies and programs favorable to development and business operations, our proactive role in the region, carefully planned infrastructure improvements for utilities, roads, and parks, and partnership with JBLM.

New business tenant improvements are also on the rise. The City reviews all new licenses for compliance, including home occupation businesses prior to City license endorsement.

The following is a list of projects and tenant improvements under construction.

COMMERCIAL

<i>Project</i>	<i>Location</i>	<i>Description</i>
7-Eleven	8901 Bridgeport Way SW	3,186 SF store + fuel station
Aero Precision	4825 100 th St SW	Advanced Manufacturer
Altitude Trampoline Park	5831 Main Street SW	Indoor entertainment facility
American Lake Park	9222 Veterans Dr SW	864 SF picnic shelter
Beyond Smoothie	7502 Custer Rd W	New restaurant
Emergency Food Network	3310 S 90 th Street	2,880 SF office building
Habitat for Humanity Store (TI)	11605 Bridgeport Way SW	Improvements & relocation
Harry Todd Park	8928 N Thorne Ln SW	ADA/docks/tables/restrooms
Korean Women's Association	3625 Perkins Ln SW	Improvements & relocation
Lakewood IV Storage Bldg	12117 Pacific Hwy SW	10,333 SF self-storage
Lakewood Retail Bldg	7410 Lakewood Drive W	4,978 SF retail building
Pierce College Dental & Vet	9401 Farwest Drive SW	36,712 SF bldg. for new dental & veterinarian programs
Wet Rabbit Car Wash	9021 South Tacoma Way	4,154 SF car wash + canopy

COMMERCIAL – MULTIFAMILY

<i>Project</i>	<i>Location</i>	<i>Description</i>
Washington Blvd	7915-7931 Washington Blvd	Three story 42-units
Lake Grove Apartments	6112 Lake Grove Street SW	Three story 60-units

Many apartment complexes are completing repairs, upgrades, and/or remodels to comply with our Rental Housing Safety Program requirements.

INDUSTRIAL

<i>Project</i>	<i>Location</i>	<i>Description</i>
American Lake Logistics	14702 Woodbrook Dr SW	158,579 SF shell
Lakewood 90	7402 150 th Street SW	87,802 SF shell
IPT Lakewood Bldg V	15102 Woodbrook Dr SW	148,407 SF shell building
IPT Lakewood Bldg A	14802 Spring Street SW	470,587 SF shell building
Nelson Worldwide	10920 Steele Street S	128,639 SF shell

RESIDENTIAL*New Single Family*

As of June 30, 2021, there were 41 market rate new single family residences completed as compared to 25 in all of 2020, and 48 in 2019. Another 80 new single family residences have been applied for.

Residential Single Family Plats (2020 through June 30, 2021)

Due to the demand for housing, subdivision activity has been active.

<i>Name</i>	<i>Address</i>	<i>Number of Lots</i>	<i>Status</i>
635 Investments Short Plat	9123 Moreland Ave SW	2	Pending
B&R Land Inc	8142 Veterans Drive SW	4	Pending
Barrett Short Plat	8716 104 th Street SW	9	Final
Boyce Short Plat	8021 North Way SW	2	Final
Connie Kay Design	6718 Alfaretta Street SW	3	Pending
Durr Short Plat	12102 Cochise Lane SW	2	Final
Durr Short Plat	12111 Cochise Lane SW	2	Final
Durr Short Plat	11918 Nyanza Rd SW	2	Final
Flett Creek Apartments	6103 88 th Street SW	2	Final
Golub Siding Short Plat	8415 Wildwood Ave SW	2	Pending
Harwood Cove Final Plat	12404 Gravelly Lake Dr SW	19	Final
Kulibaba Short Plat	8007 107 th Street SW	2	Pending
Madden Short Plat	12795 Gravelly Lake Dr SW	3	Pending
Malyon/Hawkins Short Plat	7405 Steilacoom Blvd SW	2	Pending
Mikashanskiy Short Plat	10021 Meadow Rd SW	2	Final
Oakbrook Park Final Plat	7701 Ruby Drive SW	16	Final
QBM	9105 Gramercy Place SW	2	Pending
Qwest Corp	6330 111 th Street SW	2	Pending
Reickert Short Plat	9822 Meadow Road SW	2	Final
Sager Short Plat	8622 62 nd Ct SW	4	Final
Stock Short Plat	8109 North Thorne Ln SW	2	Pending
Vernon Ave Final Plat	11910 Vernon Ave SW	20	Final
Wennberg Short Plat	8101 Veterans Drive SW	2	Pending

Recently Completed

Following is a list of projects recently completed and a sampling of new businesses with commercial tenant improvements. 376 businesses have opened so far in 2021, 207 of which have been homebased.

- Aceituno's Mexican Food, 15116 Union Ave SW
- Advanced Family Care Medicine, 9104 South Tacoma Way
- Aftermath Services, crime scene clean up, 10029 South Tacoma Way
- American Oncology Partners, 11311 Bridgeport Way SW
- American Steel Fitness Manufacturing, 3901 100th Street SW
- Angels Academy Childcare, 9103 Bridgeport Way SW
- Auto Chlor, new 25,100 SF two-tenant warehouse, 9520 Front Street S
- BBQ Olive Chicken, 8722 South Tacoma Way
- BBQ Pete's, 6111 Lakewood Towne Center Blvd. SW
- Blue Fish Japanese, 8720 South Tacoma Way
- Blue Pearl Veterinarian Hospital, 2510 84th Street South, Suite 30D
- Bon Bon Bakery, 9122 South Tacoma Way
- Breakroom Pizza & Billiards, 2510 84th St SW
- Cascade Nurse Practitioners, 5409 100th Street SW
- Celeste Quince Dream House, retail dress shop, 8302 South Tacoma Way
- Comfort Inn & Suites, 12704 Pacific Highway SW
- Dignity Autism Center, 4606 108th Street SW
- Ding Tea, 9104 South Tacoma Way
- England Industrial, 9121 39th Ave SW
- Extreme Excellence Dispatching & Logistics, 10828 Gravelly Lake Drive SW
- EZ Gadget Repair, 9205 South Tacoma Way
- Foothills Family Property Management, 3612 100th Street SW
- Gray's Healthcare Employment, 3815 100th Street SW
- Haus Pro, Lakewood Industrial Park
- IPT Logistics, 205,030 sq ft shell, 7530 150th Street SW
- Kyoto Japanese, 8722 South Tacoma Way
- Lakewood Hot Yoga, 5605 100th Street SW
- Longley Computers, 7304 Lakewood Drive SW
- Manic Meatballs, 14815 Union Ave SW
- Mattress By Appointment, furniture manufacturer, 9810 40th Ave SW
- Phoenix Rising Wellness Center, 11008 Gravelly Lake Drive SW
- Rule Garage, vehicle repair and restoration shop, 3886 Steilacoom Blvd SW
- Schultz Equipment & Turf, outdoor power equipment, 10029 South Tacoma Way
- Starlite Distribution Center, 245,987 sq ft warehouse, 3451 84th Street S
- Sugar Faced Sweets, bakery, 11122 Gravelly Lake Drive SW
- Sunstate Equipment, 8909 South Tacoma Way
- Tactical Rehabilitation, full service durable medical equipment company, 15110 Union Ave SW
- Warrior Society USA Manufacturing, 12829 Pacific Highway SW
- Westcare Clinic, 9701 South Tacoma Way
- Woodspring Suites, 11329 Pacific Highway SW

Proposed projects (applied for building permits or pre-application)

New Housing

- 112 Street Townhomes, 14 units, 4808 112th Street SW
- 8-unit Cottage housing community, 11116 Interlaaken Drive SW
- 22-unit multifamily, 10301 Kendrick Street SW
- 88th St Apartments, 24,000 sq ft with two 4-plexes, 6610 88th St
- Duplex/triplex, 5219 San Francisco Ave
- Duvall Apartment Bldg, 10-unit, 2-story, 7703 59th Street SW
- Family Homes LLC, 22-unit multifamily, 10301 Kendrick St
- Gravelly Lake Gardens, 36 units in two bldgs., 8931 & 8933 Gravelly Lake Drive
- Halcyon Apartments, 38-unit, 0 Halcyon Rd SW
- Lakewood Townhouses, 20-unit, 11618 Pacific Hwy SW
- Meadow Park Gardens, 63-unit, 7703XX Lakewood Drive W
- Paradise Apartments, additional 10 units, 14424 Union Ave
- Swan Grove Apartments, 90-Unit, 8920 Gravelly Lake Dr
- Stennes 4-plex, 5421 Chicago Ave SW
- Toto Townhomes, 50 units, 4606 108th Street SW
- Tetteh, new 2-story, 8-unit multifamily, 9495 56th Ave SW

Mixed Use

- Bristol Apartments, new three-story with 7 apartments and office space
- Emmert Lakewood, new Downtown mixed use w/410 dwelling units, hotel, and commercial
- [Lakewood Landing](#), new 11 acre central core development

Commercial

- Andercafé (table tennis) Center, 9,170 SF w/recreation area, office, storage, 3623 112 Street SW
- Boo Han Market expansion, 8,520 sq ft addition to current market, 9122 South Tacoma Way
- Chic-Can-Fly, new restaurant, 8415 Steilacoom Blvd SW
- Curbside RV & Storage, 9321 South Tacoma Way
- New 6,000 sq ft commercial building, 3624 Steilacoom Blvd
- Driving Academy, 11001 Bridgeport Way SW
- Kenyan Cuisine Bar & Restaurant, 12336 Pacific Highway SW
- Lakes Gas & Convenience store, 3,750 two-story w/car wash tunnel, 9525 South Tacoma Way
- Lakehaus Beer & Wine, brew pub, 11138 Gravelly Lake Drive SW
- Lakewood Cinema Plaza, poker gaming & restaurant, 2410 84th St S
- Lakewood First Baptist Pavillion, 5,010 SF, 5400 112th Street SW
- Lakewood Water District, Scotts Wellfield Facilities, 4205 108th Street SW
- Live Edge manufacturing wood slab and custom wood products, 4048 100th Street SW
- Mochinut Lakewood Donut Shop, 8730 South Tacoma Way

Industrial/Manufacturing

- Coleman American Moving, 105,800 sq ft warehouse, 3230 85th Street S
- Extrusion Technology Group Plastic Resin & Synthetic Fiber Manufacturing facility, new 44,050 sq ft manufacturing, 10406 Sales Road S (company moving from leased site in adjacent park to new facility, and expanding).
- Gravel Pit industrial, 600,000 sq ft warehouse, xxxx 47th Avenue SW, Springbrook
- Kulchin Equipment Maintenance Shop, 6,000 SF, 0 Sales Rd.
- Los Guerreros 12,000 sq ft Warehouse with office, 7005 150th St SW
- Lakewood One, 138,500 sq ft warehouse, 4901 123rd Street SW.
- Senske Lawn and Tree, 9,804 sq ft new warehouse , 9716 26th Ave S.
- Strongtree products, 14,400 SF warehouse, 7301 150th St SW.

Healthcare

- Emerald City Enhanced Services health & mental healthcare, 10,400 sq ft, 11435 Pac Hwy
- Western State Hospital [master plan update](#)

Hospitality & Entertainment

- Regal Lakewood, 4DX upgrade, 2410 84th St S, approved 03/20, not issued yet
- Springhill Suites by Marriott, 11711 Pac HWY

Other

- Springbrook Park expansion, 12601 Addison Street SW
- New Fire Station, 9,000 to 10,000 sq ft, 7216 Lakewood Drive SW