

City of Lakewood, WA Q1 2022 Permit Report

Permit activity remained high in 2021. The South Sound market has continued to be hot with industrial distribution & warehousing as well as manufacturing. Residential development has increased due to high demand & low supply in the ownership and rental markets.

Table 1: total permit valuation

Time Period	As of Q1 2020	2020	As of Q1 2021	2021	As of Q1 2022
Total Permit Valuation	\$16,982,946.94	\$160,600,776.00	\$27,012,804.30	\$157,030,588.00	\$26,198,746.00

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. In October 2021, we joined the Pierce County PALS system in order to make our permitting more efficient, accessible, and transparent.

Lakewood has been facilitating development across the City. There has been a focus on redevelopment in the Downtown, Lakewood Station District, and Woodbrook. In addition, Lakewood has supported a robust International District with over 85% minority-owned businesses, and seen increased redevelopment in the Springbrook and Tillicum neighborhoods.

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

New business tenant improvements continue into 2022 at a steady rate. 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

Project	Location	Description
Aero Precision	4825 100th St SW	Manufacturing facility
Andercaf Center	3623 112th St SW	9,170 SF indoor recreation facility
Daiso	6111 Lakewood Towne Ctr Blvd SW	Split 61,092 SF bldg. into 3 separate sui
Emerald City Enhanced Services	11417 Pacific Hwy SW	9,270 SF medical office facility
Emergency Food Network	3311 92nd St S	2,880 SF office bldg.
Harry Todd Park	9828 N Thorne Ln SW	New Playground
Jenco Development	2404 104th St S	Convert to shell bldg.
Lakewood BBQ	12115 Pacific Hwy SW	New canopy for BBQ smoker
Lakewood Water	4205, 4215 108th St SW	1,031 SF utility bldg. for treatment plan
Lakewood Water District	11900 Gravelly Lake Dr SW	3,280 SF vehicle & equipment storage
Mochinut Lakewood	8730 S Tacoma Way	New restaurant
Rewards Dental	2202 84th St S	New dental office
Safeway	8611 Steilacoom Blvd SW	Convert Albertsons to Safeway
Safeway	8611 Steilacoom Blvd SW	EV Parking Spaces
Western State Hospital Upgrade	9704 47th Ave SW	Update central pharmacy

COMMERCIAL – MULTIFAMILY

Project	Location	Description
Duvall Apartment Building	7703 59th Ave W	8 units, 6304 SF
Meadow Park Gardens	7703 Lakewood Dr	63 units of 55+, 18,135 SF

INDUSTRIAL

Project	Location	Description
Extrusion Tech	10406 Sales Rd S	40,200 SF bldg. w/ 5,961 SF mezzanine
Lakewood 90	7402 150th St SW	89,741 SF tilt-up concrete bldg.
Steel St Ind	10920 Steele St S	128,639 SF concrete tilt-up bldg

RESIDENTIAL

New Single Family

There were 58 new single family residences completed between January 1st, 2021 – April 15th, 2022. Over the same period, we received 137 applications for SFRs including the 50-unit Toto townhome project.

Residential Single Family Plats (2021 through 04/15/2022)

Name	Address	Number of Lots	Status
Connie Kay Design Short Plat	6718 Alfaretta St SW	3	final
Durr Short Plat	12102 Cochise Ln SW	2	final
Durr Short Plat	12111 Cochise Ln SW	2	final
Gloub Siding Short Plat	8415 Wildwood Ave SW	2	final
Hardwood Cove	12404 Gravelly Lake Dr SW	19	final
Kulibaba Short Plat	8007 107th St SW	2	final
Mikashanskiy Short Plat	10021 Meadow Rd SW	2	final
QBM Short Plat	9105 Gramercy Pl SW	2	final
Stolz Short Plat	9901 Angle Ln SW	4	final
Beyler Short Plat	12617 Naomilawn Dr SW	2	accepted
Irwin Short Plat	11412 Gravelly Lake Dr SW	2	accepted
Kirichuk Short Plat	9802 Kenwood Dr SW	2	accepted
Slegger Short Plat	8721 Dolly Madison St SW	2	accepted
Trung Short Plat	10515 Kline St SW	2	accepted
B&R Land Inc Short Plat	8142 Veterans Dr SW	4	pending
Habitat for Humanity Short Plat	15123 to 15127 88th St SW	9	pending
Haque Short Plat	9808, 9810 Kenwood Dr SW	2	pending
Hurlow Short Plat	8211 North Way SW	2	pending
Kearney Short Plat	12105 Cochise Ln SW	3	pending
Madden Short Plat	12795 Gravelly Lake Dr SW	3	pending
Ofelt & Coeler Short Plat	10815 95th Ave Ct SW	4	pending
Qwest Corp Short Plat	6330 111th St SW	2	pending

Recently Completed:

Commercial

Project	Location	Description
Advanced Family Care Medicine	9104 S Tacoma Way	Additional medical facilities
BBQ Olive Chicken	8722 S Tacoma Way	New restaurant
Beyond Smoothie	7502 Custer Rd W	New restaurant
Bubble Tea	8510 S Tacoma Way	New restaurant
Clover Park School District	11023 Gravelly Lake Dr SW	New dry double portables
Comfort Inn Suites	12704 Pacific Hwy SW	New 34,521 SF hotel
Crumb! Cookie	5605 Lakewood Towne Center	New restaurant
Extra Space Storage	12117 Pacific Hwy SW	10,333 SF storage facility
Fleenor Co	9725 47th Ave SW	1,405 SF office for new tenant
Great Clips	7001 Bridgeport Way W	New hair salon
Harry Todd Park	8928 N Thorne Ln SW	ADA/Docks/tables/restrooms
New Beginnings Church	8827 Commercial St SW	New church
Parks Department	8714 87th Ave SW	New Playground Equipment
Pierce Transit	3701 96th St SW	Electric bus chargers
Puget Sound Orthopedic	7308 Bridgeport Way SW	5,097 SF medical facilities
Sol Boba	8718 S Tacoma Way	New restaurant
Western State Hospital	9601 Steilacoom Blvd SW	New 48,300 SF pharmacy bldg
Western State Hospital	9601 Steilacoom Blvd SW	New 17,000 SF in-patient bldg
Wet Rabbit	9021 S Tacoma Way	4,619 SF Car wash
Woodspring Suites	11329 Pacific Hwy SW	13,169 SF 4-story Hotel w/ 122 rooms
Xfinity	5606 Lakewood Towne Ctr Blvd SW	New retail store

Industrial

Project	Location	Description
American Lakes Logistics	14720 Woodbrook Dr SW	155,513 SF logistics warehouse
Auto Chlor	9520 Front St S	25,100 SF two-tenant WH bldg.
IPT Lakewood Logistics	14802 Spring St SW	470,587 SF tilt-up concrete shell bldg.
IPT Lakewood Logistics	15102 Woodbrook Dr SW	3,535 SF office in existing WH
Jenco Development	2404 104th St S	Convert to shell bldg.
Lakewood Logistics Center	14802 Spring St SW	Create WH & supporting office
Star Lite Industrial Warehouse	3451 84th St S	245,958 SF shell bldg.

Residential

Project	Location	Description
Lake Grove Apartments	6102 Lake Grove St SW	60 units, 43,172 SF
Paradise Apartments	14430 Union Ave SW	10 units, 10150sf
Ranier Terrace Apartments Bldg	4110 108th St SW	4 units

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

<i>Project</i>	<i>Location</i>	<i>Description</i>
American Lake Logistics	14702 Woodbrook Dr SW	Convert Shell into office space
Catapult Adventure Park	5831 Lakewood Towne Ctr Blvd SW	Convert retail to indoor amusement park
Chic-Can-Fly Teriyaki	8415 Steilacoom Blvd SW	New restaurant
Coleman American Moving Services	3230 85th S	Construct tilt-up warehouse bldg.
IPT Lakewood Logistics	15102 Woodbrook Dr SW	Convert comm. WH bldg. to office space
Kulchin Shop	9801 Sales Rd S	6000sf building w/ covered area
Los Guerreros	7005 150th St SW	New Warehouse & Office Space 12,349 sf
Olympic Sport & Spine	9525 Gravelly Lake Dr SW	Convert shell to physical therapy office
Pace Dermatology	7502 Lakewood Dr W	Remodel for additional medical facilities
Peoples Plaza	9315 Gravelly Lake Dr SW	Convert to place of worship
Seamar Medical Dental	7424 Bridgeport Way SW	Remodel for additional medical facilities
Steele St Office	10920 Steele Street S	Convert 3,300 SF WH to office space
Zesty Steak & Seafood	9905 Bridgeport Way SW	New restaurant

Proposed Housing Projects

<i>Project</i>	<i>Location</i>	<i>Description</i>
112th St Townhomes	11618 Pacific Hwy S	20-21 SFR townhome units
Bristol Apartments	9615 Bristol Ave SW	7 units, single structure multi-family
Gravelly Lake Gardens	8931 Gravelly Lake Dr SW	36 SFR townhome units, 30,864 SF
Kendrick Apartments	10301 Kendrick St SW	22 units, single structure multi-family
Stennes 4-Plex	5421 Chicago Ave SW	4 SFR units, 6400 SF