

## City of Lakewood, WA 2022 Annual Permit Report

Permit activity remains high in 2022. The South Sound market continues to be hot with manufacturing and industrial distribution & warehousing. Lakewood has seen many recent industrial developments in the Woodbrook Business Park. Residential development continues to increase due to high demand & low supply in the ownership and rental markets. In 2022, Lakewood saw many healthcare & social services businesses move in as well as many new restaurants. Though 2022 happens to be a relatively light year for completed residential construction, many housing developments are currently in the permitting process.

### Total Permit Valuation

Time Period	Q1/Q2 2020	Total 2020	Q1/Q2 2021	Total 2021	Q1/Q2 2022	Total 2022
Total Permit Valuation	\$40,932,668.00	\$160,582,776.00	\$88,923,591.21	\$163,206,389.00	\$50,945,615.86	\$89,663,318.00

Lakewood is committed to target area development in order to meet the needs of the growing, diverse population. The City continues to focus on family-wage job creation and increasing housing stock. Development Services works to get projects to “yes”, to process permits in a timely manner, and to negotiate barriers to development.

The City continues to focus on redevelopment in the Downtown Subarea, Lakewood Station Subarea, and the Woodbrook Business Park. In addition, Lakewood has supported a robust International District with over 85% minority-owned businesses. Development also continues in the Springbrook and Tillicum neighborhoods.

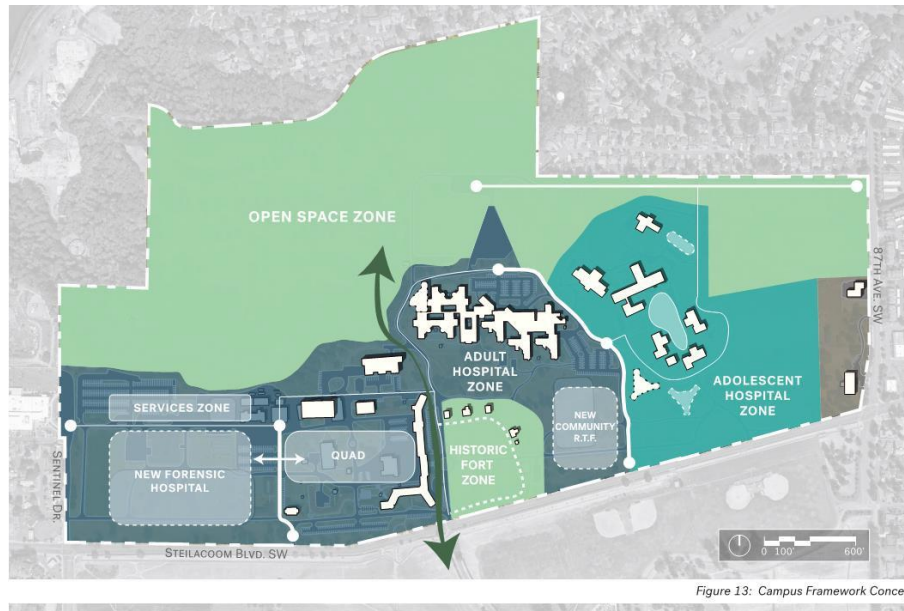
To reach these goals, we work closely in partnership with Pierce County, service providers, and other taxing authorities. In October 2021, Lakewood joined the Pierce County PALS system in order to make our permitting more efficient, accessible, and transparent. As of January 2022, the City began to provide online chat services.

Economic Development staff are in talks with KITE realty and other stakeholders about a new residential and commercial development in the Southeast corner of Towne Center. The proposed development reclaims some mall parking area for use as retail and living space. Green space is also under consideration as part of this project or as a complimentary project. Lakewood staff are currently preparing a RAISE grant application to fund project planning for Downtown Subarea street & sidewalk infrastructure improvements.

## Major Developments

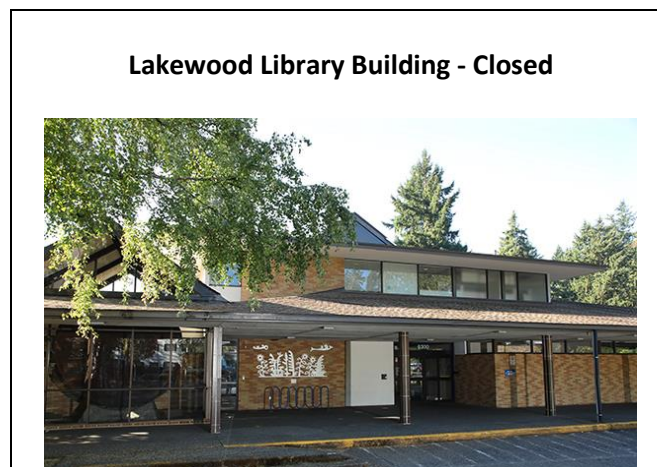
### Western State Hospital Master Plan

The Western State Hospital Master Plan calls for a new 350-bed forensic hospital on the existing WSH campus in Lakewood. Many of the existing facilities are aging and no longer comply with federal standards for the care of mental health patients. The approach to behavioral health care has also evolved, meaning that many of the WSH facilities are no longer well suited to the provision of core services.



### Lakewood Library

The Lakewood Library recently closed due to safety concerns. A property at Gravelly Lake Dr. SW and Alfaretta St. SW will be the location for an interim library. The interim library will be approximately 7,000-10,000 square feet and will offer full library services.



## Woodbrook Business Park

Several new constructions and improvements are happening in the Woodbrook Business Park. The core of the business park includes Amazon, Bridge Point Lakewood 90, Lakewood Logistics Center V, American Lake Logistics, and Olympic Storage & Moving.

**The Woodbrook Gateway**



**Amazon**



**Lakewood Logistics Center V (Black Creek Group)**



**Bridge Point Lakewood 90**



**American Lake Logistics**



**Olympic Storage & Moving**



## Pierce College Glacier Building

Pierce College has completed construction on the Glacier Building. Glacier will provide state-of-the-art learning space for dental hygiene and veterinary technology programs.

**Pierce College Glacier Building**



## Upgrades to Fort Steilacoom Park

Several upgrades to Fort Steilacoom Park have been completed in the past year. The Fort Steilacoom park entrance gateway sign has been completed at Steilacoom Blvd and 87<sup>th</sup> Ave. The new gateway sign welcomes visitors to a newly constructed playground that sits alongside the existing playground. A new restroom building has also been completed at Fort Steilacoom Park.

**New Gateway**



**New Restrooms**



**New Playground**



## Recently Completed Projects:

### Commercial

<b>Project</b>	<b>Location</b>	<b>Description</b>
Therapeutic Associate Phys. Therapy	10011 Bridgeport Way SW	Medical office tenant improvement
Emerald City Enhanced Services	11421 Pacific Hwy SW	Construct new 9,250sf bldg
Chick-Fil-A	5429 100th St SW	Construct new face-to-face drive thru
Emergency Food Network	3311 92nd St S	Construct new 2,880 sf pre-fab office bldg
Andercaf Center	3623 112th St SW	Construct new 9,170sf recreational bldg
Olympic Sport & Spine	9525 Gravelly Lake Dr SW	Office tenant improvement in existing shell
Crumbl Cookie	5605 Lakewood Tn Ctr Blvd SW	Tenant improvement from pizza studio to bakery
Zesty Steak & Seafood Restaurant	9905 Bridgeport Way SW	Change of use restaurant to restaurant
Tilted Rock Restaurant	11101 Pacific Hwy	Change of use restaurant to restaurant
Yancris Flower Shop	8825 Bridgeport Way SW	Change of occupancy - flower shop
Lee Auto Service	8817-8825 Meadow Rd SW	Change of occupancy - auto repair shop

### Public Infrastructure and Community

<b>Project</b>	<b>Location</b>	<b>Description</b>
Fort Steilacoom Park	9601 Steilacoom Blvd	Install new swing set
Fort Steilacoom Park	8714 87th Ave SW	Construct new 2,276sf pavilion bldg
Fort Steilacoom Park	8714 87th Ave SW	Construct 478sf restroom bldg
American Lake Park	9222 Veterans Dr SW	Pedestrian and parking lot improvements
Lakewood Water District	6426 127th St SW	Construct new booster pump station
Lochburn Middle School	5431 Steilacoom Blvd	Refurbish 5 restrooms
Thomas Middle School	11509 Holden Rd	Construct new modular classroom bldg
Pierce College	9401 Farwest Dr SW	Glacier Bldg - 36,712sf Dental & Veterinary program bldg
Monument Sign	I-5 offramp & N thorne ln	Gateway sign
Monument Sign	bridgeport/lakewood dr	Gateway sign
Monument Sign	8714 87th Ave SW	Park entrance sign

### Residential

<b>Project</b>	<b>Location</b>	<b>Description</b>
Washington Blvd Apartments	7911 Washington Blvd SW	42 units, 7 bldgs, 3 stories each
Oakbrook Park	Zircon Dr, Ruby Dr	15 units SFR - 10 complete, 5 nearing completion

## Industrial

<b>Project</b>	<b>Location</b>	<b>Description</b>
American Lake Logistics	14702 Woodbrook Dr SW	Construct new 158,579sf tilt-up concrete bldg
American Lake Logistics	14702 Woodbrook Dr SW	Office tenant improvement in existing shell
Steele St Office	10920 Steele St S	Construct new 128,639sf tilt-up concrete bldg
Steele St Office	10920 Steele St S	Office tenant improvement in existing shell
Lakewood IV Storage Bldg #1	12117 Pacific Hwy SW	Construct new storage bldg, 67,500sf
Jenco Development	2404 104th St S	Refurb fire damage bldg for new tenant use
IPT Lakewood Logistics	15102 Woodbrook Dr SW	Office tenant improvement in existing shell
Lakewood 90	7402 150th St SW	Construct new 89,741sf tilt-up concrete bldg

## Notable Completions

Notable commercial completions include the Andercaf Center – a 9,190sf recreational facility used primarily for Table Tennis, and the Emerald City Enhanced Services building – an assisted living and long-term care facility located in the Lakewood Station District.

**Andercaf Center**



**Emerald City Enhanced Services**



## In-Progress Construction and Tenant Improvements

### Commercial

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Chic-Can-Fly Teriyaki	8415 Steilacoom Blvd SW	New restaurant
Coleman American Moving Services	3230 85th St S	125,250 SF warehouse and comm space
Coleman American Moving Services	8605 34th Ave S	Office tenant improvement in existing shell
Daiso	6111 Lakewood Tn Ctr Blvd SW	Split 61,092 SF bldg. into 3 separate suites
McDonalds	7413 Custer Rd W	Reconfigure Drive Thru for 2nd Order Lane
Peoples Plaza	9315 Gravelly Lake Dr SW	Convert two suites to place of worship

### Public Infrastructure & Community

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Harry Todd Park	9828 N Thorne Ln SW	New Playground
Motor Ave Gateway Arcs	950 N 72nd St	Public Artwork - Gateway Arcs
Western State Hospital	9601 Steilacoom Blvd SW	Renovate 14,240 sf behavioral health ward
Lakewood Water District	4205, 4215 108th St SW	1,031 SF utility bldg. for treatment plant

### Residential Commercial Multifamily & Mixed-Use Developments

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Duvall Apartment Building	7703 59th Ave W	8 units, 6304 SF
Meadow Park Gardens	7703 Lakewood Dr	63 units of 55+, 3x 18,135 SF bldgs
Tillicum 4-Plex RR Davis	15202 Grant Ave SW	4 units
Gravelly Lake Gardens	8931 Gravelly Lake Dr SW	18 units multifamily housing

### Industrial

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Extrusion Tech	10406 Sales Rd S	40,200 SF bldg. w/ 5,961 SF mezzanine
Los Guerreros	7005 150th St SW	12,349 SF Warehouse & Office Space
Lakewood 90	7402 150th St SW	Office tenant improvement in existing shell

## Residential

### New Single Family Residences & Housing

51 new Single Family Residences (SFR) were built in Lakewood during 2022. 6 ADUs were completed during the same period. There are 24 SFR permits and 9 ADU permits in various stages of planning.

There are several large developments currently in-progress. The Toto Townhomes project includes 50 townhouse SFR units. The Harman Construction 112<sup>th</sup> St Townhomes project includes 20 townhouse SFR units. The Lakewood Apartments project will bring 245 units to the Lakewood Station District.

Notable completed housing for 2022 includes Washington Blvd Apartments – 42 units, and the Northridge housing development in Oakbrook – 15 units SFR.

**Northridge Development in Oakbrook**



**Washington Blvd Apartments**



## Residential Single Family Plats

### Plats Completed

<b>Name</b>	<b>Address</b>	<b>Lots</b>
Glenwood Estates	12818 Glenwood Ave SW	6
Dekoven	9012 Dekoven Dr SW	2
Haque	9808, 9810 Kenwood Dr SW	2
Beyler	12617 Naomilawn Dr SW	2
Trung	10515 Kline St SW	2
GR Affordable	8107 Veterans Dr SW	2
Wennberg	8101 Veterans Dr SW	2
Maylon/Hawkins	7405 Steilacoom Blvd SW	2
Reickert	9822 Meadow Rd SW	2
Kulibaba	8007 107th St SW	2
Qwest Corp	6330 111th St SW	2
QBM LLC	9105 Gramercy Pl SW	2

### Plats In-Progress

<b>Name</b>	<b>Address</b>	<b>Lots</b>
Interlaaken Estates	8002 112th St SW	11
Habitat for Humanity	15123 to 15127 88th St SW	9
LLC 9836	9836 Newgrove Av SW	5
B&R Land Inc	8142 Veterans Dr SW	4
Kearney	12105 Cochise Ln SW	3
Madden	12795 Gravelly Lake Dr SW	3
Palermo	6208 120th St SW	3
Carlyle Court LLC	4702 to 4731 124th SW	2
Irwin	11412 Gravelly Lake Dr SW	2
Kirichuk	9802 Kenwood Dr SW	2
St Johns Evang Lutheran Church	8602 Bridgeport Way SW	2
Slegger	8721 Dolly Madison St SW	2
Mburu	11811 Tomahawk Rd SW	2
Habitat for Humanity	2601 S 35th St	2
Grigorash	3215 S 12th St	2
Portland Ave	15206 Portland Ave SW	2

## Proposed Projects

*Proposed projects have applied for building permits or are in the pre-app phase of planning.*

### Proposed Commercial & Industrial Projects

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Up Auto Car Sales	8414 S Tacoma Way	Construct new used car sales lot
Lakewood Neighborhood Fulfilment Ctr	10901 Pacific Hwy SW	Construct new fulfilment center
Take 5 Oil Change	9810 Gravelly Lake Dr SW	Replace gas station with oil change bldg
Lakewood Racquet Club	5820 112th St SW	Construct 6 new indoor tennis courts
Berkley Avenue Development	15515 Maas Ln SW	Construct new drive-thru, quick-serve, carwash
Wards Lake Park Phase I	2716 84th St S	Redevelopment of Wards Lake Park - Phase I
First Lakewood	3418 84th St S	Construct spec industrial bldg for wh/ind/mfg
Hot Fish House	3926 100th St SW	Relocating established restaurant
Mayberry Building	9616 Gravelly Lake Dr SW	Tenant improvements for future buildout
Starlite Storage	3515 82nd St S	Construct new storage yard
PC Public Works - IPT Gravel Pit	11801 47th Ave SW	Construct new 213,000sf warehouse bldg
Adams Craft Distillery	14517 Union Ave SW	Construct new craft distillery
Kulchin Shop	9801 Sales Rd S	6000sf building w/ covered area
Lakewood Live Edge	4034 - 4048 100th St SW	New commercial bldg

### Proposed Public Infrastructure & Community Projects

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Lakewood Drive Food Bank	8916 Lakewood Dr SW	Repurpose existing 13,270sf warehouse to food bank
Emergency Food Network	3310 S 90th St	Construct new 22,800sf food storage bldg
Pierce County Library	10202 Gravelly Lake Dr SW	Pierce County library project
West Pierce Fire & Rescue	7409 Custer Rd W	Construct new fire station
Seely Lake Preapp	9112 Lakewood Dr SW	Trailhead, signage, parking, and ADA improvements
Western State Hospital	9601 Steilacoom Blvd SW	Construct new 560,000sf 350-bed forensic hospital
Fort Steilacoom Park	8200 87th Ave SW	Athletic field improvements
Lakewood Water District	11900 Gravelly Lake Dr SW	New well house bldg to replace same
Lakewood Water District	11900 Gravelly Lake Dr SW	3,280 SF vehicle & equipment storage

## Proposed Housing Projects

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Lakewood Apartments	4610 113th St SW	245 units - apartment bldg w/ 331 on-site parking spaces
Toto Townhomes	4606 108th St SW	50 SFR units in 5 bldgs
Addison Apartments	12524 Addison St SW	25 units - 15,000sf 3-story multifamily
Kendrick Apartments	10301 Kendrick St SW	24 units, 2 bldgs, 3 stories each
Harman 112th St Townhomes	11618 Pacific Hwy S	20-21 SFR townhome units
Lakewood Station Apartments	0 Kendrick St SW	15 units - apartment bldg
American Lake Townhomes	15121 Boat St	12 units - SFR townhome units
Lone Tree Multifamily	0 100th St SW	12 units - multifamily development
Bristol Apartments	9615 Bristol Ave SW	7 unit residential mixed use
Newgrove	9836 Newgrove Ave SW	5 units - (2) duplex, (1) SFR
Delta Sierra Development	11208 Military Rd SW	4 units - (2) duplexes
Mikshanskiy	9428 Edgewood Ln SW	2 units - duplex