

# City of Lakewood, WA Q3 2022 Permit Report

Permit activity remains high in 2022. The South Sound market continues to be hot with manufacturing and industrial distribution & warehousing. Residential development continues to increase due to high demand & low supply in the ownership and rental markets.

## Total Permit Valuation

Time Period	As of Q3 2020	2020	As of Q3 2021	2021	As of Q3 2022
Total Permit Valuation	\$109,288,949.17	\$160,600,776.00	\$130,293,777.66	\$163,206,389.00	\$73,361,566.00

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.

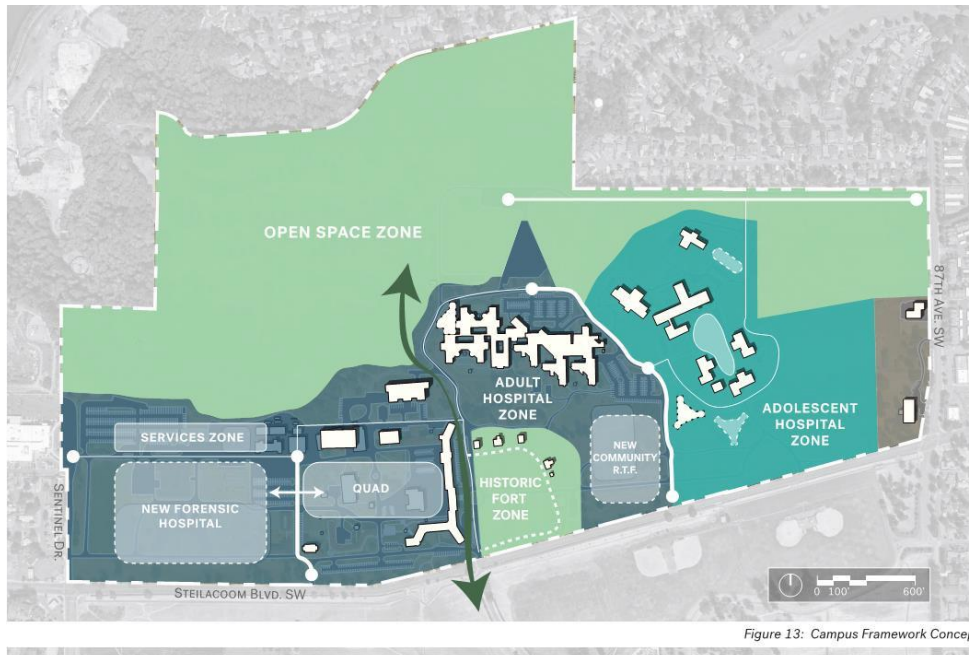
To reach these goals, we work closely in partnership with Pierce County, service providers, and other taxing authorities. In October 2021, Lakewood joined the Pierce County PALS system in order to make our permitting more efficient, accessible, and transparent. As of January 2022, the City began to provide online chat services. From January 1 - July 31, 2022, Development Services responded to 288 online chats over 211 working days. We also fielded 93 offline messages, which are messages received outside of regular business hours. The City receives an average of 1.3 requests per day

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.

## 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 is to be a place for an interim library location. 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, and Olympic Storage & Moving.

**Amazon**



**Bridge Point Lakewood 90**



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



**Olympic Storage & Moving**



**The Woodbrook Gateway**





## 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.



## Upgrades to Ft. Steilacoom Park

A new restroom building is complete at Fort Steilacoom Park.



## Recently Completed Projects:

### Commercial

<b>Project</b>	<b>Location</b>	<b>Description</b>
7-Eleven	8901 Bridgeport Way SW	Remodel & construct new 3,186 SF Bldg
Aero Precision	4825 100th St SW	Manufacturing facility
Andercaf Center	3623 112th St SW	9,170 SF indoor recreation facility
Catapult Adventure Park	5831 Lakewood Towne Ctr Blvd SW	Remodel retail to indoor amusement park
Crumbl Cookie	505 Lakewood Towne Ctr Blvd SW	Remodel restaurant to same
Fort Steilacoom Park Bldg	8714 87th Ave SW	478 SF Park Restroom Bldg
LWD Booster Pump Station	6426 127th St SW	425 SF Booster Pump Station
Mochinut Lakewood	8730 S Tacoma Way	New restaurant
Olympic Sport & Spine	9525 Gravelly Lake Dr SW	Remodel comm space to phys therapy
Pierce College Glacier Bldg	9401 Farwest Dr SW	36,712 SF Bldg for Dental & Vet Tech
Rewards Dental	2202 84th St S	Remodel comm space to Dental Clinic
Rewards Dental	2202 84th St S	New dental office
The Supply Guy Inc.	10506 Steele St S	Remodel existing commercial space
Zesty Steak & Seafood	9905 Bridgeport Way SW	Remodel restaurant to same

### Industrial

<b>Project</b>	<b>Location</b>	<b>Description</b>
American Lake Logistics	14702 Woodbrook Dr SW	Convert shell into office space
Lakewood 90	7402 150th St SW	89,741 SF Bldg office & truck court
IPT Lakewood Logistics Center	15102 Woodbrook Dr SW	remodel comm wh bldg to office

### Residential

<b>Project</b>	<b>Location</b>	<b>Description</b>
Milton Homes	9227 Kenwood Dr SW	Duplex

## In-Progress Construction and Tenant Improvements

### Commercial

<b>Project</b>	<b>Location</b>	<b>Description</b>
7-Eleven	10302 S Tacoma Way	Replace canopy, tanks, add parking
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
Daiso	6111 Lakewood Towne Ctr Blvd SW	Split 61,092 SF bldg. into 3 separate suites
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 Water District	4205, 4215 108th St SW	1,031 SF utility bldg. for treatment plant
McDonalds	7413 Custer Rd W	Reconfigure Drive Thru for 2nd Order Lane
Motor Ave Gateway Arcs	950 N 72nd St	Public Artwork - Gateway Arcs
Peoples Plaza	9315 Gravelly Lake Dr SW	Convert two suites to place of worship
Steele St Office	10920 Steele St S	Create 3300 SF office space
Swing Set @ Fort Steilacoom Park	9601 Steilacoom Blvd SW	New swing set
Therapeutic Associate PT	10011 Bridgeport Way SW	Remodel comm space to same
Western State Hospital Upgrades	9704 47th Ave SW	Update central pharmacy

### Commercial Multifamily Developments

<b>Project</b>	<b>Location</b>	<b>Description</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

### Industrial

<b>Project</b>	<b>Location</b>	<b>Description</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
Steel St Ind	10920 Steele St S	128,639 SF concrete tilt-up bldg

## Residential

### New Single Family Residences

49 new Single Family Residences (SFR) were built through Q3, 2022 in Lakewood. 7 ADUs were completed during the same period. There are 26 SFR permits and 10 ADU permits in various stages of planning.

There are two large SFR housing developments 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.

21 Adult Family Homes were completed through Q3, 2022.

### Residential Single Family Plats (Q1-Q3 2022)

<b>Name</b>	<b>Address</b>	<b>Number of Lots</b>	<b>Status</b>
<i>Beyler</i>	<i>12617 Naomilawn Dr SW</i>	<i>2</i>	<i>final</i>
<i>Glenwood Estates</i>	<i>12818 Glenwood Ave</i>	<i>6</i>	<i>final</i>
<i>GR Affordable</i>	<i>8107 Veterans Dr SW</i>	<i>2</i>	<i>final</i>
<i>Kulibaba</i>	<i>8007 107th st sw</i>	<i>2</i>	<i>final</i>
<i>Malyon/Hawkins</i>	<i>7405 Steilacoom Blvd SW</i>	<i>2</i>	<i>final</i>
<i>Qwest Corp</i>	<i>6330 111th St SW</i>	<i>2</i>	<i>final</i>
<i>QBM LLC</i>	<i>9105 Gramercy PL SW</i>	<i>2</i>	<i>final</i>
<i>Reickert</i>	<i>9822 Meadow Rd SW</i>	<i>2</i>	<i>final</i>
<i>Trung</i>	<i>10515 Kline St SW</i>	<i>2</i>	<i>final</i>
<i>Wennberg</i>	<i>8101 Veterans Dr SW</i>	<i>2</i>	<i>final</i>
<i>Dekoven</i>	<i>9012 Dekoven Dr SW</i>	<i>2</i>	<i>issued</i>
<i>Carlyle Court LLC</i>	<i>4702 to 4731 124th SW</i>	<i>2</i>	<i>accepted</i>
<i>Irwin</i>	<i>11412 Gravelly Lake Dr SW</i>	<i>2</i>	<i>accepted</i>
<i>Kirichuk</i>	<i>9802 Kenwood Dr SW</i>	<i>2</i>	<i>accepted</i>
<i>LLC 9836</i>	<i>9836 Newgrove Av SW</i>	<i>5</i>	<i>accepted</i>
<i>Palermo</i>	<i>6208 120th St SW</i>	<i>3</i>	<i>accepted</i>
<i>St Johns Evang Lutheran Church</i>	<i>8602 Bridgeport Way SW</i>	<i>2</i>	<i>accepted</i>
<i>B&amp;R Land Inc</i>	<i>8142 Veterans Dr SW</i>	<i>4</i>	<i>pending</i>
<i>Habitat for Humanity</i>	<i>15123 to 15127 88th St SW</i>	<i>9</i>	<i>pending</i>
<i>Haque</i>	<i>9808, 9810 Kenwood Dr SW</i>	<i>2</i>	<i>pending</i>
<i>Kearney</i>	<i>12105 Cochise Ln SW</i>	<i>3</i>	<i>pending</i>
<i>Madden</i>	<i>12795 Gravelly Lake Dr SW</i>	<i>3</i>	<i>pending</i>
<i>Slegger</i>	<i>8721 Dolly Madison St SW</i>	<i>2</i>	<i>pending</i>
<i>Mburu</i>	<i>11811 Tomahawk Rd SW</i>	<i>2</i>	<i>processing</i>

## Proposed Projects

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

### Proposed Commercial & Industrial Projects

<b>Project</b>	<b>Location</b>	<b>Description</b>
<i>Kulchin Shop</i>	<i>9801 Sales Rd S</i>	<i>6000sf building w/ covered area</i>
<i>Lakewood Live Edge</i>	<i>4034 - 4048 100th St SW</i>	<i>New commercial bldg</i>
<i>Steele St Office</i>	<i>10920 Steele St S</i>	<i>Create office of 2453 SF</i>
<i>Lakewood Water District</i>	<i>11900 Gravelly Lake Dr SW</i>	<i>New well house bldg to replace same</i>
<i>Lakewood Water District</i>	<i>11900 Gravelly Lake Dr SW</i>	<i>3,280 SF vehicle &amp; equipment storage</i>

### Proposed Housing Projects

<b>Project</b>	<b>Location</b>	<b>Description</b>
<i>Bristol Apartments</i>	<i>9615 Bristol Ave SW</i>	<i>7 unit residential mixed use</i>
<i>Gravelly Lake 55</i>	<i>8931 Gravelly Lake Dr SW</i>	<i>36 units of 55+, 2 bldgs</i>
<i>Harman 112th St Townhomes</i>	<i>11618 Pacific Hwy S</i>	<i>20-21 SFR townhome units</i>
<i>Kendrick Apartments</i>	<i>10301 Kendrick St SW</i>	<i>22 units, single structure multi-family</i>
<i>Mikshanskiy</i>	<i>9428 Edgewood Ln SW</i>	<i>Duplex</i>
<i>Toto Townhomes</i>	<i>4606 108th St SW</i>	<i>50 SFR in 5 bldgs</i>