

## City of Lakewood, WA Q1 2023 Permit Report

Permit activity has slowed in Q4 2022 and Q1 2023. Though commercial residential completions are low this quarter, several large developments of SFRs and apartments are in various stages of permitting, development, and construction. Commercial and industrial completions are also low this quarter with fewer projects in development. SFR development remains steadily low compared to surrounding areas.

### Permitting Overview

Time Period	Q1/Q2 2021	Total 2021	Q1/Q2 2022	Total 2022	Q1 2023
Total Permit Valuation	\$88,923,591.21	\$163,206,389.00	\$50,945,615.86	\$89,663,318.13	\$14,604,217.85

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 supports 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 provides 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

## New Constructions

<p><b>Motor Avenue Gateway Arcs</b> monument at entrance to Motor Ave.</p>	<p><b>Harman Construction</b> 10 unit multifamily building</p>
	
<p><b>Coleman American Moving</b> New facility, warehouse, and truck court</p>	<p><b>McDonalds</b> 2<sup>nd</sup> drive-thru lane</p>
	

## Recently Completed Projects:

### Commercial

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Lakewood BBQ	12115 Pacific Hwy S	Restaurant interior remodel
McDonalds	7413 Custer Rd W	Reconfigure Drive Thru for 2nd Order Lane
Motor Ave Gateway Arcs	950 N 72nd St	Public Artwork - Gateway Arcs

### Industrial

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Coleman American Moving Services	3230 85th St S	125,250 SF warehouse and comm space
Extrusion Tech	10406 Sales Rd S	New 40,200sf industrial bldg w/ 5,961sf mezz

### Residential

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Harman Construction	11108 Freiday St SW	10 unit multi-unit residential bldg
Oakbrook Park	7611 Ruby Dr.	Two SFR completed (lots 12 & 13)

## In-Progress Construction and Tenant Improvements

### Commercial

<b>Project</b>	<b>Location</b>	<b>Description</b>
Chic-Can-Fly Teriyaki	8415 Steilacoom Blvd SW	New restaurant
Daiso	6111 Lakewood Towne Ctr Blvd SW	Split 61,092 SF bldg. into 3 separate suites
Harry Todd Park	9828 N Thorne Ln SW	New Playground
Lakewood Water District	4205, 4215 108th St SW	1,031 SF utility bldg. for treatment plant
Lakewood Water District	4205 108th St SW	New well house bldg
Western State Hospital Upgrades	9704 47th Ave SW	Update central pharmacy
Steele St Office	10920 Steele St S	Create office of 2453 SF
Lakewood Water District	11900 Gravelly Lake Dr SW	3,280 SF vehicle & equipment storage

### 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
Christine Estates	5702 79th St W	Duplex 2,141sf (Lot #1)
Christine Estates	5708 79th St W	Duplex 2,141sf (Lot #2)
Christine Estates	5704 79th St W	Duplex 2,141sf (Lot #4)
Christine Estates	5706 79th St W	Duplex 2,141sf (Lot #5)
Gravelly Lake 55	8931 Gravelly Lake Dr SW	36 units of 55+, 2 bldgs
Harman 112th St Townhomes	11618 Pacific Hwy S	20-21 SFR townhome units
Mikshanskiy	9428 Edgewood Ln SW	Duplex

### Industrial

<b>Project</b>	<b>Location</b>	<b>Description</b>
Los Guerreros	7005 150th St SW	12,349 SF Warehouse & Office Space

## Residential

### New Single Family Residences

12 new Single Family Residences (SFR) were built in Lakewood Q1 2023. There are 25 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. There are also 5 duplexes currently under construction adding another 10 units.

### Accessory Dwelling Units

Crisp	9107 Dalwood Rd SW	issued
Dumon	6924 Pleasant St SW	issued
Durr	11920 A Nyanza Rd SW	issued
Huss-Schmidt	8311 112th St SW	issued
Lovell	9124 128th St SW	issued
Miller	10025 Lake Steilacoom Dr SW	issued
Pekala	12619 Gravelly Lake Dr SW	issued
Batt	12621 Gravelly Lake Dr SW	accepted
Semann	6718 Wildaire Rd SW	accepted
Wohlers	5214 108th St Ct SW	hold

### Plats

<b>Name</b>	<b>Address</b>	<b>Number of Lots</b>	<b>Status</b>
Grayhawk Crossing	11210, 11320 Military Rd SW	17	final
Ofelt	10815 95th Av SW	4	final
Stock	8109 North Thorne Ln SW	2	final
Glenwood Estates	12818 Glenwood Ave SW	6	final
LLC 9836	9836 Newgrove Av SW	5	accepted
Carlyle Court LLC	4702 to 4731 124th SW	2	accepted
Irwin	11412 Gravelly Lake Dr SW	2	accepted
Kirichuk	9802 Kenwood Dr SW	2	accepted
St Johns Evang Lutheran Church	8602 Bridgeport Way SW	2	accepted
Mburu	11811 Tomahawk Rd SW	2	accepted
Palermo	6208 120th St SW	3	approved
Habitat for Humanity	15123 to 15127 88th St SW	9	pending
B&R Land Inc	8142 Veterans Dr SW	4	pending
Kearney	12105 Cochise Ln SW	3	pending
Madden	12795 Gravelly Lake Dr SW	3	pending

## SFR New Constructions

<b>Name</b>	<b>Address</b>	<b>Status</b>
Harman Construction	11108 Freiday St SW	final
Harman Construction	11108 Freiday St SW	final
Harman Construction	11108 Freiday St SW	final
Harman Construction	11108 Freiday St SW	final
Harman Construction	11108 Freiday St SW	final
Harman Construction	11108 Freiday St SW	final
Harman Construction	11108 Freiday St SW	final
Harman Construction	11108 Freiday St SW	final
Harman Construction	11108 Freiday St SW	final
Harman Construction	11108 Freiday St SW	final
Northridge Construction	7611 Ruby Dr SW Lot 12	final
Northridge Construction	7611 Ruby Dr SW Lot 13	final
Alannalee, LLC	7217 Topaz Ct SW	issued
B&R Land Inc	8142 Veterans Dr SW #1	issued
B&R Land Inc	8142 Veterans Dr SW #2	issued
B&R Land Inc	8158 Veterans Dr SW #3	issued
B&R Land Inc	8166 Veterans Dr SW #4	issued
Blue Star Mgmt	9018 Lawndale Ave SW	issued
Brendible	15521 A to 15521 B Portland Ave SW	issued
Connie Kay Design	10215 Dekoven Dr SW	issued
Golovanov	12610 Glenwood Ave SW	issued
Grigorash	8105 Veterans Dr SW	issued
Grigorash	8111 Veterans Dr SW	issued
Grigorash	8101 Veterans Dr SW	issued
Grayhawk Crossing	11210 Military Rd SW	issued
Kanonik	10525 Idlewild Rd SW	issued
Northridge Construction	7716 Zircon Dr SW	issued
Pacific Coast Renovation, LLC	8014 112th St SW	issued
Swan	10518 Interlaaken Dr SW	issued
Tash	31 Country Club Dr SW	issued
Thongsuphaphon	9937 Clara Blvd SW	issued
Beyler	315 Lake Louise Dr SW	approved
Emerald Pacific Holdings III, LLC	6526 Steilacoom Blvd SW	approved
Aparicio	8507 33rd Ave S	accepted
Hemion	12809 Avenue Dubois SW	accepted
QBM Custom Homes	9101 Gramercy Pl SW	accepted
Reickert	9828 Meadow Rd SW	hold

## 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>
Kulchin Shop	9801 Sales Rd S	6000sf building w/ covered area
Emergency Food Network	3310 South 90th St	New food storage warehouse
Fort Steilacoom Park	8200 87th Ave SW	Baseball field improvements
Lakewood Live Edge	4034 - 4048 100th St SW	New commercial bldg
Mountain Construction	3411 South 90th St	33,173sf multi-use warehouse

### Proposed Housing Projects

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Bristol Apartments	9615 Bristol Ave SW	7 unit residential mixed use
Copperstone Apartments	6610 88th St SW	12 units apartment bldg, 12,929sf
Copperstone Apartments	6610 88th St SW	12 units apartment bldg, 12,929sf
Kendrick Apartments	10301 Kendrick St SW	22 units, single structure multi-family
Toto Townhomes	4606 108th St SW	50 SFR in 5 bldgs
Trung	10509 Kline St SW	Duplex 3,696sf