

City of Lakewood, WA Q2 2023 Permit Report

Permit activity has slowed overall since Q4 2022. Though SFR, ADU, and commercial residential completions are low this quarter, several large developments of SFRs and apartments are in various stages of permitting, development, and construction along with 25 new SFR permits. Commercial and industrial completions are also low this quarter. SFR development remains steadily low compared to surrounding areas even when considering the uptick in applications this quarter.

Permitting Overview

Time Period	Q1/Q2 2021	Total 2021	Q1/Q2 2022	Total 2022	Q1/Q2 2023
Total Permit Valuation	\$88,923,591.21	\$163,206,389.00	\$50,945,615.86	\$89,663,318.13	\$33,152,118.76

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>IPT Lakewood Bldg V New Industrial Warehouse</p>	<p>Harry Todd Park Restroom New Restroom Building at Harry Todd Park</p>
 A large, modern industrial warehouse building with a grey and blue facade, situated in a parking lot area with some construction debris in the foreground.	 A small, single-story restroom building with tan siding and blue doors, located near a body of water and trees.
<p>Harman Construction Residential Development</p>	<p>Northridge Construction Residential Development</p>
 A row of modern, multi-story residential townhomes with blue and white siding, viewed from a street corner.	 A row of modern, multi-story residential townhomes with grey and white siding, viewed from a street with a white car parked in front.

Recently Completed Projects:

Commercial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Harry Todd Park Restroom	8929 N Thorne Ln SW	New Restroom Bldg at Harry Todd Park

Industrial

<i>Project</i>	<i>Location</i>	<i>Description</i>
IPT Lakewood Bldg V	15102 Woodbrook Dr SW	Construct new 148,407sf shell bldg

Residential

<i>Project</i>	<i>Location</i>	<i>Description</i>
VMN Holdings LLC	9428 Edgewood Ln SW	New Duplex, 1,146sf each unit

In-Progress Construction and Tenant Improvements

Commercial

Project	Location	Description
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
Gravity Coffee	9505 S Tacoma Way	New 949 sqft standalone coffee kiosk

Commercial Multifamily Developments

Project	Location	Description
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)
Duvall Apartment Building	7703 59th Ave W	8 units, 6304 SF
Emerald Pacific Holdings	6526 Steilacoom Blvd SW	Duplex
Gravelly Lake 55	8931 Gravelly Lake Dr SW	36 units of 55+, 2 bldgs
Harman 112th St Townhomes	4808 112th St SW	20-21 SFR townhome units
Meadow Park Gardens	7703 Lakewood Dr	63 units of 55+, 3x 18,135 SF bldgs
Mikshanskiy	9428 Edgewood Ln SW	Duplex
Swan Grove Apartments	8920 Gravelly Lake Dr SW	15 unit, 3 story apt bldg, 11,763sf
Swan Grove Apartments	8910 Gravelly Lake Dr SW	15 unit, 3 story apt bldg, 11,763sf
Swan Grove Apartments	5430 Steilacoom Blvd SW	15 unit, 3 story apt bldg, 11,763sf
Swan Grove Apartments	8920 Gravelly Lake Dr SW	15 unit, 3 story apt bldg, 11,763sf
Swan Grove Apartments	8920 Gravelly Lake Dr SW	15 unit, 3 story apt bldg, 11,763sf
Swan Grove Apartments	8920 Gravelly Lake Dr SW	15 unit, 3 story apt bldg, 11,763sf

Industrial

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

Residential

New Single Family Residences

9 new Single Family Residences (SFR) and one ADU were built in Lakewood Q2 2023. There are 52 SFR permits and 11 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 112th St Townhomes project includes 20 townhouse SFR units. There are also 5 duplexes currently under construction adding another 10 units.

Accessory Dwelling Units

Pekala	12619 Gravelly Lake Dr SW	final
Babbit Construction	5214 108th St Ct SW	issued
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
Wohlers	5214 108th St Ct SW	issued
Batt	12621 Gravelly Lake Dr SW	accepted
Semann	6718 Wildaire Rd SW	accepted
Shchipskiy	8930 108th St SW	accepted

Plats

Name	Address	Number of Lots	Status
Portland Ave	15206 Portland Ave SW	2	final
Grigorash	11313 Loch Lea Dr SW	2	final
St. Johns Luthran Church	8602 Bridgeport Way SW	2	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
Sleeper	8721 Dolly Madison St SW	2	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 (continued on next page)

Name	Address	Status
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	7716 Zircon Dr SW	final
Northridge Construction	7632 Zircon Dr SW	final
Northridge Construction	7701 Ruby Dr SW	final
Grayhawk Crossing	11210 Military Rd SW	final
Connie Kay Design	10215 Dekoven Dr SW	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
Beyler	315 Lake Louise Dr SW	issued
Blue Star Mgmt	9018 Lawndale Ave SW	issued
Brendible	15521 A to 15521 B Portland Ave 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
Kanonik	10525 Idlewild Rd SW	issued
MTT Construction	10413 113th St Ct SW	issued
MTT Construction	10407 113th St Ct SW	issued
MTT Construction	10401 113th St Ct SW	issued
New World Design	6406 Wildaire Rd 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
Your Permit Professional	9828 Meadow Rd SW	issued
Aparicio	8507 33rd Ave S	approved
Emerald Pacific Holdings III, LLC	6526 Steilacoom Blvd SW	approved
MTT Construction	10419 113th St Ct SW	approved

SFR New Constructions (continued)

Name	Address	Status
Bulldog Plumbing & Design LLC	8420 Woodholme Rd SW	accepted
Dhami	11813 Vernon Ave SW	accepted
Habitat for Humanity	15217 Boat St SW	accepted
Habitat for Humanity	15216 88th Ave Ct SW	accepted
Habitat for Humanity	15211 Boat St SW	accepted
Habitat for Humanity	15210 88th Ave Ct SW	accepted
Hemion	12809 Avenue Dubois SW	accepted
MTT Construction	10302 113th St Ct SW	accepted
MTT Construction	10314 113th St Ct SW	accepted
MTT Construction	10320 113th St Ct SW	accepted
MTT Construction	10408 113th St Ct SW	accepted
MTT Construction	10402 113th St Ct SW	accepted
MTT Construction	10413 113th St Ct SW	accepted
MTT Construction	10407 113th St Ct SW	accepted
MTT Construction	10313 113th St Ct SW	accepted
MTT Construction	10307 113th St Ct SW	accepted
MTT Construction	10414 113th St Ct SW	accepted
MTT Construction	10420 113th St Ct SW	accepted
MTT Construction	10426 113th St Ct SW	accepted
MTT Construction	10425 113th St Ct SW	accepted
MTT Construction	10419 113th St Ct SW	accepted
MTT Construction	10401 113th St Ct SW	accepted
Paddock	11530 Gravelly Lake Dr SW	accepted
QBM Custom Homes	9101 Gramercy Pl SW	accepted
Tacoma Design Collaborative	11305 Clovercrest Dr SW	accepted
Reickert	9828 Meadow Rd SW	hold
Ronald	6012 16th St SW	hold

Proposed Projects

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

Proposed Commercial & Industrial Projects

Project	Location	Description
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
Gio's Sandbox Child Care Facility	7716 Bridgeport Way SW	New child care facility
Lakewood Live Edge	4034 - 4048 100th St SW	New commercial bldg
Los Guerreros Grocery Store	10515 Pacific Hwy SW	Expansion and site redevelopment
Metropolis Lakewood LLC	8323 S Tacoma Way	Self-storage facility
Mountain Construction	3411 South 90th St	33,173sf multi-use warehouse
O'Bannan Durango Warehouse	8500 Durango St SW	20,280 sf concrete warehouse
Wards Lake Park Phase 2	2716 84th St S	New playground equipment, other improvements

Proposed Housing Projects

Project	Location	Description
Lincoln Avenue Apartments	12622 Lincoln Ave	New apartments
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
Springhill Suites	11711 Pacific Hwy SW	New apartments
Toto Townhomes	4606 108th St SW	50 SFR in 5 bldgs
Trung	10509 Kline St SW	Duplex 3,696sf