

City of Lakewood, WA Q3 2023 Permit Report

Permit activity overall increased in Q3, 2023. Commercial and industrial new constructions increased. Tenant improvements also increased. Several large developments of SFRs and multifamily commercial developments are in various stages of permitting, development, and construction. However, SFR completion remains steadily low and no commercial residential multifamily projects completed construction in this quarter.

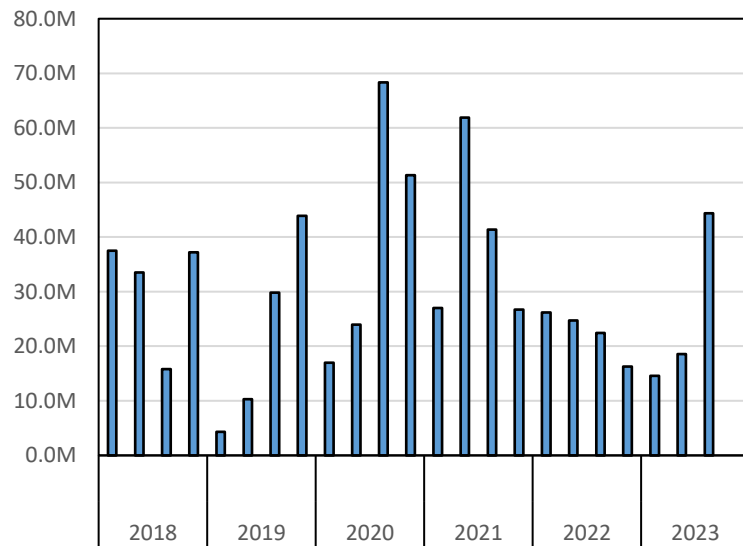
Permitting Overview

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, the Tillicum neighborhood, and the Woodbrook Business Park.

Lakewood also supports a robust International District with over 85% minority-owned businesses.

Quarterly Total Permit Valuation



5-year average yearly valuation 2018-2022: **\$125,172,543**

Maintenance and development of parks continues citywide. In early 2023, the City unveiled the Motor Ave Gateway Arcs at the entrance to Motor Ave from Gravelly Lake Drive. Springbrook Park recently received the latest in a number of playground replacements at parks across the city. Harry Todd Park received a new restroom building. Fort Steilacoom Park Baseball Field updates are currently under construction.

Permitting has increased steadily since the 2019 Covid-19 emergency. Though the past few quarters show relatively low total valuations, many developments that are currently in construction will post across the next few quarters. 6 multifamily developments are under construction with a total of 146 units. Two large industrial developments are also under construction. Several more multifamily developments are in the pre-planning stage.



Economic Development Manager, Becky Newton, presented the [2023 Economic Development Update](#) to City Council on Sept. 11, 2023. The Economic Development Update is a snapshot of the economic climate in Lakewood and goals of the Economic Development department.

Recent Construction

New Constructions

MTT Construction Housing Development Housing Development on 113 th St Ct SW - 6 units complete, 9 under construction	
	

Park Development

Fort Steilacoom Park Baseball Field Improvements	Springbrook Park New Playground
	

Recently Completed Projects:

Commercial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Davita	6111 Lakewood T.C. Blvd	TI - retail business
Grooming by Lou	8404 83rd Ave SW	TI - change restaurant to dog grooming
Lakewood Water District	4205 108th St SW	New well house bldg
Los Guerreros Grocery	10515 Pacific Hwy SW	Expansion and site redevelopment
Pierce Transit	3701 96th St SW	New 24,675 sf Fuel & Wash Facility
Pine and Moss LLC	8520 Steilacoom Blvd SW	TI - change chiro office to gift shop
Seamar Med-Dent	7424 Bridgeport Way W	TI - medical/dental office
Springbrook Park	12604 Addison St SW	New park equipment, bike racks, grill
Western State Hospital	6901 Steilacoom blvd	Renovate 14,240sf behavioral health ward

Industrial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Coleman American Moving	3230 85th St S	TI - new office space
O'Bannan Durango Warehouse	8500 Durango St SW	20,280 sf concrete warehouse
Steele St Office	10920 Steele St S	TI - new office space
Sunset Trading	10920 Steele St S	TI - new occupant, whse/logistics
Yanmar Agricultural Machinery	7402 150th St SW	TI - new occupant, agricultural mach.

In-Progress Construction and Tenant Improvements

Commercial

<i>Project</i>	<i>Location</i>	<i>Description</i>
America's Best Contacts & Eyeglasses	5700 100th St SW	TI - convert space to retail
Capricorn Nails	8606 S Tacoma Way	TI - split 4,332sf suite into two suites
Casual Beauty Salon	8730 S Tacoma Way	TI - convert to beauty salon
Chic-Can-Fly Teriyaki	8415 Steilacoom Blvd SW	New restaurant
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
Gravity Coffee	9505 S Tacoma Way	New 949 sqft standalone coffee kiosk
Great American Casino	10117 S Tacoma Way	Interior remodel
Huynn DDS	6120 Main St SW	TI - convert to dental clinic
La Michoacana Ice Cream & Market	9205 S Tacoma Way	TI - convert space to restaurant & market
Lakewood Water District	4205, 4215 108th St SW	1,031 SF utility bldg. for treatment plant
Minami Sushi	6125 100th St SW	TI - convert ice cream shop to sushi
Oakbrook Elementary	7802 83rd Ave SE	Replace existing playground with new
One Day Café	9601 S Tacoma Way	TI - new café
Seamar Lakewood Medical	7424 Bridgeport Way W	TI - create x-ray room & pharmacy
Springhill Suites	11711 Pacific Hwy SW	New 128-room Hotel
Thong Thai	12836 Pacific Hwy SW	TI - new restaurant in existing space

Commercial Multifamily Developments

<i>Project</i>	<i>Location</i>	<i>Description</i>
Bristol Apartments	9615 Bristol Ave SW	3 story apt bldg. (7 units)
Christine Estates	5702 79th St W	4 duplexes 2,141sf each (8 units)
Copperstone Apartments	6610 88th St SW	2 apartment bldgs. 12,929sf (24 units)
Duvall Apartment Building	7703 59th Ave W	1 bldg (8 units), 6304 sf
Gravelly Lake 55	8931 Gravelly Lake Dr SW	2 bldgs (36 units of 55+)
Meadow Park Gardens	7703 Lakewood Dr	3 bldgs 18,135 sf each (63 units of 55+)

Industrial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Lakewood 90	7402 150th St SW	TI - new office space
Lakewood One Industrial	4805 123rd St SW	New 135,970 sf industrial shell bldg

Residential

New Single Family Residences

8 new Single Family Residences (SFR) and two ADUs were completed in Lakewood Q3 2023. There are 40 SFR permits and 10 ADU permits in various stages of planning and construction.

One large SFR development is in progress. MTT Construction is building 15 SFRs on 113th St Ct. 5 duplexes are also currently under construction, adding another 10 units with another 8 duplexes in early stages of permitting.

Accessory Dwelling Units

<i>Name</i>	<i>Address</i>	<i>Status</i>
Lovell	9124 128th St SW	final
Crisp	9107 Dalwood Rd SW	final
Babbit Construction	5214 108th St Ct SW	issued
Dumon	6924 Pleasant St SW	issued
Huss-Schmidt	8311 112th St SW	issued
Kerby	12621 Gravelly Lake Dr SW	issued
Miller	10025 Lake Steilacoom Dr SW	issued
Wohlers	5214 108th St Ct SW	issued
Delta Sierra	11208 Military Rd SW	accepted
Homes4U	9110 Highland Ave	accepted
Semann	6718 Wildaire Rd SW	accepted
Shchipskiy	8930 108th St SW	accepted

Plats

<i>Name</i>	<i>Address</i>	<i>Number of Lots</i>	<i>Status</i>
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
Niklas	385 Lake Louise Dr SW	2	accepted
B&R Land Inc	8142 Veterans Dr SW	4	pending
Habitat for Humanity	15123 to 15127 88th St SW	9	pending
Kearney	12105 Cochise Ln SW	3	pending
Madden	12795 Gravelly Lake Dr SW	3	pending
Sleeger	8721 Dolly Madison St SW	2	hold

SFR New Constructions (continued on next page)

Name	Address	Status
Grigorash	8111 Veterans Dr SW	final
Grigorash	8101 Veterans Dr SW	final
MTT Construction Development	10320 113th St Ct SW (6 complete)	final
Alannalee, LLC	7217 Topaz Ct SW	issued
B&R Land Inc Development	8142 Veterans Dr SW (4 under const.)	issued
Beyler	315 Lake Louise Dr SW	issued
Brendible	15521 A to 15521 B Portland Ave SW	issued
Development Construction Svcs	8933 107th ST SW	issued
Dhami	11813 Vernon Ave SW	issued
Golovanov	12610 Glenwood Ave SW	issued
Grigorash	8105 Veterans Dr SW	issued
Kanonik	10525 Idlewild Rd SW	issued
MTT Construction Development	10302 113th St Ct SW (9 under const.)	issued
New World Design	6406 Wildaire Rd SW	issued
Pacific Coast Renovation, LLC	8014 112th St SW	issued
Reickert	9828 Meadow Rd SW	issued
Ronald	6012 16th 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
Bulldog Plumbing & Design LLC	8420 Woodholme Rd 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
Paddock	11530 Gravelly Lake Dr SW	accepted
QBM Custom Homes	9101 Gramercy Pl SW	accepted
Tacoma Design Collaborative	11305 Clovercrest Dr SW	accepted
Studio19 Architects	0 Country Club Ln SW	accepted
Aparicio	8507 33rd Ave S	approved

Proposed Projects (accepted pre-planning)

Proposed Commercial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Grace Slavic Baptist Church	5602 112th St SW	Demo 4 bldgs, construct 32,485sf church
Lakewood Live Edge	4034 - 4048 100th St SW	New commercial bldg
Metropolis Lakewood LLC	8323 S Tacoma Way	Self-storage facility
Mountain Construction	3411 South 90th St	33,173sf multi-use warehouse
Rose Spa	3711 Steilacoom Blvd SW	TI - convert to spa
Take 5 Oil Change	9810 Gravelly Lake Dr SW	New oil change service station
Tyee Park Elementary School	11920 Seminole Rd SW	Replace existing playground with same
Wards Lake Park Phase 2	2716 84th St S	New playground, other improvements

Proposed Industrial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Lakewood Industrial Park #27	4625 100th St SW	TI - renovation for industrial tenant

Proposed Housing

<i>Project</i>	<i>Location</i>	<i>Description</i>
Grange St Duplexes	7519 Grange St W	8 New 3-story duplexes (16 units)
Kendrick Apartments	10301 Kendrick St SW	single structure multi-family (22 units)
Lakewood Station Apts.	11419 Kendrick St SW	New 3-story apartment bldg. (15 units)
Lincoln Avenue Apartments	12622 Lincoln Ave	New apt bldg (6 units)
Swan Grove Apartments	8920 Gravelly Lake Dr SW	6 apt bldgs 11,763sf each (90 units)
Trung	10509 Kline St SW	Duplex 3,696sf (2 units)