

# City of Lakewood, WA Q4 2023 Permit Report

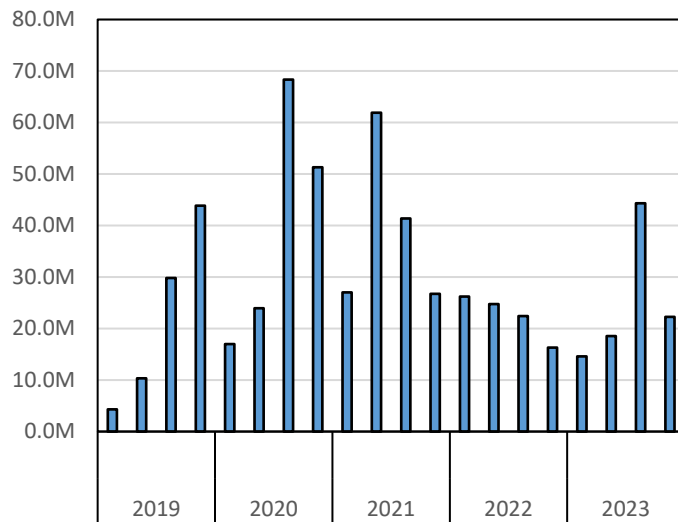
New construction activity was low in Q4, 2023, although many projects are in-progress. Though new constructions were low, many tenant improvements were completed in Q4. Several large developments of multifamily commercial developments are in various stages of permitting, development, and construction. SFR completion is high this quarter as several large SFR developments completed construction. 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 where over 85% of businesses are minority-owned.

Quarterly Total Permit Valuation



5-year average annual valuation 2019-2023: **\$119,072,278**

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’s new entrance is complete, and the new Pierce College home baseball field is under construction. Wards Lake Park received an upgrade to its playground equipment this quarter.

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 planning or under 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

## Tenant Improvement Examples

<p><b>Martha African Market</b> New specialty market on Bridgeport Way</p>	<p><b>Comiks the Gathering</b> New comics and game store on Custer</p>
	
<p><b>Daiso</b> New retail space downtown</p>	<p><b>Taco Bell</b> Taco Bell on Bridgeport Way</p>
	

## Recently Completed Projects:

### Commercial

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Americas Best Eyeglasses	5700 100th St SW	TI - Retail Remodel
Buffalo Wild Wings	1011 Bridgeport Way SW	TI - To-go Kitchen
Chic-Can-Fly	8415 Steilacoom Blvd SW	TI - New Restaurant
Comiks the Gathering	7304 Lakewood Dr W	TI - Retail Comics Shop
Crossfit253	8707 S Tacoma Way	TI - Gym Facility
Healing Stone Consulting	5515 Steilacoom Blvd SW	TI - Office use
Huynn DDS	61120 Main St SW	TI - New Dental Office
La Grande Kitchenware	8012 S Tacoma Way Suite 27	TI - Sales of Kitchen Items
Luxie Nails & Spa	7304 Lakewood Dr W Suite 17	TI - Convert to Nail Salon & Spa
Martha African Market	11111 Bridgeport Way SW	TI - Lakewood Grocery and Restaurant
One Day Café	9601 S Tacoma Way	TI - New Café
Rainbow Trading	8013 Steilacoom BLVD SW	TI - New Daycare Facility
Starbucks	10314 S Tacoma Way	TI - Café & Drive-thru
Taco Bell	9511 Bridgeport Way	TI - Restaurant Remodel

### Residential

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Care Health AFH	9022 81st St SW	Adult Family Home
Pema Care Home	10215 Oak Ln SW	Adult Family Home

## In-Progress Construction and Tenant Improvements

### Industrial

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Lakewood 90	7402 150th St SW	TI - new office space
Lakewood One Industrial	4805 123rd St SW	135,970 sf industrial shell bldg
Los Guerreros	7005 150th St SW	12,349 sf Warehouse & Office Space
Mountain Construction	3411 South 90th St	33,173 sf multi-use warehouse

## Commercial

<b>Project</b>	<b>Location</b>	<b>Description</b>
Bloom Thai Cuisine	7402 Custer Rd W Suite 103	TI - 12 seat restaurant
Capricorn Nails	8606 S Tacoma Way	TI - split 4,332 sf suite into two suites
Casual Beauty Salon	8730 S Tacoma Way	TI - convert to beauty salon
Elements Total Child Care	10619 Farwest Dr SW	Home daycare in primary residence
Emergency Food Network	3310 South 90th St	New 21,600 sf food storage warehouse
Fort Steilacoom Park	8200 87th Ave SW	Baseball field improvements
Gravity Coffee	9505 S Tacoma Way	New 949 sf standalone coffee kiosk
Great American Casino	10117 S Tacoma Way	Interior remodel
Harmony Decor	11634 Pacific Hwy SW	New Spa
Huynn DDS	6120 Main St SW	TI - convert to dental clinic
Kulchin	9918 Sales Rd S	New 6,000 sf Comm. Maintenance Shop
La Michoacana Market	9205 S Tacoma Way	TI - convert space to restaurant
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
Mountain Construction Office	3411 S 90th St	New 33,173 sf multi-use warehouse
N Brothers Bakery	6020 Main St SW	Bakeshop
Oakbrook Elementary	7802 83rd Ave SE	Replace existing playground with new
Seamar Lakewood Medical	7424 Bridgeport Way W	TI - create x-ray room & pharmacy
Smiley Lifting Solutions	2624 112th St S	TI - New Tenant, no remodel
Thong Thai	12836 Pacific Hwy SW	TI - new restaurant in existing space

## Commercial Multifamily Developments

<b>Project</b>	<b>Location</b>	<b>Description</b>
Bristol Apartments	9615 Bristol Ave SW	7 unit, 3 story apt bldg
Christine Estates	5702 79th St W	4 Duplexes, 2,141 sf each, 8 units
Copperstone Apartments	6610 88th St SW	24 units, 2 apt bldgs, 12,929 sf each
Duvall Apartment Building	7703 59th Ave W	8 units, 6304 sf
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
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 3,696 sf

## Adult Family Homes

<b>Project</b>	<b>Location</b>	<b>Description</b>
Alpha Palace 3 AFH	7606 89th Ave SW	6 residents, 1 emp, 0 onsite
Essential AFH	10215 88th Ave Ct	8 residents, 2 emp, 2 onsite
Issah Living Care Center	11203 58th Ave SW	6 residents, 1 emp, 0 onsite
Kagundah AFH	7405 95th Ave SW	6 residents, 1 emp, 0 onsite

## Residential

### New Single Family Residences

20 new Single Family Residences (SFR) and 3 ADUs were completed in Lakewood Q4 2023. There are 26 SFR permits and 12 ADU permits in various stages of planning and construction.

5 duplexes are currently under construction, adding another 10 units with another 8 duplexes in early stages of permitting.

### SFR New Constructions

<b>Name</b>	<b>Address</b>	<b>Status</b>
Alannalee, LLC	7217 Topaz Ct SW	final
B&R Land Inc	8142 Veterans Dr SW	final
B&R Land Inc	8150 Veterans Dr SW	final
B&R Land Inc	8158 Veterans Dr SW	final
B&R Land Inc	8150 Veterans Dr SW	final
B&R Land Inc	8142 Veterans Dr SW	final
Bluestar Management	9018 Lawndale Ave SW	final
Kanonik	10525 Idlewild Rd SW	final
MTT Construction	10320 113th St Ct SW	final
MTT Construction	10314 113th St Ct SW	final
MTT Construction	10408 113th St Ct SW	final
MTT Construction	10408 113th St Ct SW	final
MTT Construction	10313 113th St Ct SW	final
MTT Construction	10307 113th St Ct SW	final
MTT Construction	10414 113th St Ct SW	final
MTT Construction	10420 113th St Ct SW	final
MTT Construction	10426 113th St Ct SW	final
MTT Construction	10425 113th St Ct SW	final
MTT Construction	10419 113th St Ct SW	final
MTT Construction	10401 113th St Ct SW	final

## SFR New Constructions (Continued)

<b>Name</b>	<b>Address</b>	<b>Status</b>
B&R Land Inc	8166 Veterans Dr SW	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
Habitat for Humanity	15217 Boat St SW	Issued
Habitat for Humanity	15216 88th Ave Ct SW	Issued
Habitat for Humanity	15211 Boat St SW	Issued
Habitat for Humanity	15210 88th Ave Ct SW	Issued
MTT Construction	10302 113th St Ct SW	Issued
Pacific Coast Renovation, LLC	8014 112th St SW	Issued
Reickert	9828 Meadow Rd SW	Issued
Ronald	6012 16th St 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
Bulldog Plumbing & Design LLC	8420 Woodholme Rd SW	accepted
Fresh collar LLC	5501 116th St SW	accepted
New World Design	6406 Wildaire Rd SW	accepted
Paddock	11530 Gravelly Lake Dr SW	accepted
Putnam	8614 Moreland Ave SW	accepted
Studio19 Architects	0 Country Club Ln SW	accepted
Tacoma Design Collaborative	11305 Clovercrest Dr SW	accepted

## Accessory Dwelling Units

<b>Name</b>	<b>Address</b>	<b>Status</b>
Huss-Schmidt	8311 112th St SW	final
Miller	10025 Lake Steilacoom Dr SW	final
Othieno	7620 Harmony Pl SW	final
Babbit Construction	5214 108th St Ct SW	issued
Dumon	6924 Pleasant St SW	issued
Harbottle	69 Loch Ln SW	issued
Kerby	12621 Gravelly Lake Dr SW	issued
Richards	8118 South Way SW	issued
Wohlers	5214 108th St Ct SW	issued
Delta Sierra	11208 Military Rd SW	accepted
Homes4U	9110 Highland Ave	accepted
Putnam	8520 121st St SW	accepted
Putnam	8614 Moreland Ave SW	accepted
Semann	6718 Wildaire Rd SW	accepted
Shchipskiy	8930 108th St SW	accepted

## Plats

<b>Name</b>	<b>Address</b>	<b>Number of Lots</b>	<b>Status</b>
Interlaaken Estates	8002 112th St SW	11	final
Sleeper	8721 Dolly Madison St SW	2	final
LLC 9836	9836 Newgrove Av SW	5	accepted
Bridge Residence	11701 Interlaaken Dr SW	2	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

## Proposed Projects (accepted pre-planning)

### Proposed Commercial

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
34th Ave Warehouse	0 34th Ave S	New 7,200 sf warehouse
Around the Clock Child Care Ctr	8029 Steilacoom Blvd	TI - Daycare Facility
Café Sopoong	3810 Steilacoom Blvd SW	TI - New Restaurant
Drive Time	11205 Pacific Hwy SW	TI - Auto Sales
Fit and Performance	8107 Steilacoom Blvd SW	TI - Fitness Studio
Gild Team Auto	8016 Durango St SW	TI - Auto Repair Shop
Gold Doctor	2402 S 84th St	TI - Jewelry Retailer
Grace Slavic Baptist Church	5602 112th St SW	Demo bldg, construct 32,485 sf church
John Dower Elementary School	7817 John Dower Rd W	New Playground & Turf Area
Lakewood Live Edge	4034 - 4048 100th St SW	New commercial bldg
Master Pae's WC Martial Arts	8811 S Tacoma Way	TI - General Immigration Svcs
Nails by KB	6501 Motor Ave SW	TI - Nail Salon
Pierce County Lakewood Library	10202 Gravelly Lake Dr SW	Interim Library Building
Puget Sound Pizza	12924 Pacific Hwy SW	TI - New Restaurant
Rose Spa	3711 Steilacoom Blvd SW	TI - Convert to spa
SCLP I Lakewood LLC	11013 Pacific Hwy SW	TI - Neighborhood fulfillment center
Springhill Suites	11711 Pacific Hwy SW	New 128 room 4-story hotel
Take 5 Oil Change	9810 Gravelly Lake Dr SW	New oil change service station
The Archive	6010 Mt Tacoma Dr SW	TI - Event Space
Tyee Park Elementary School	11920 Seminole Rd SW	Replace existing playground with same
United Towing & Transportation	11002 34th Ave S	TI - Towing Services
Wards Lake Park Phase 2	2716 84th St S	New Playground Equipment

### Proposed Industrial

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



## Proposed Housing

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Grange St Duplexes	7519 Grange St W	8 New 3-story duplexes 16 units
Kendrick Apartments	10301 Kendrick St SW	3 New 5-over-1 bldgs, 245 units
Lakewood Station Apartments	11419 Kendrick St SW	New 15 unit 3-story apartment bldg
Swan Grove Apartments	8920 Gravelly Lake Dr SW	6 apt bldgs., 11,763 sf each. 90 units