

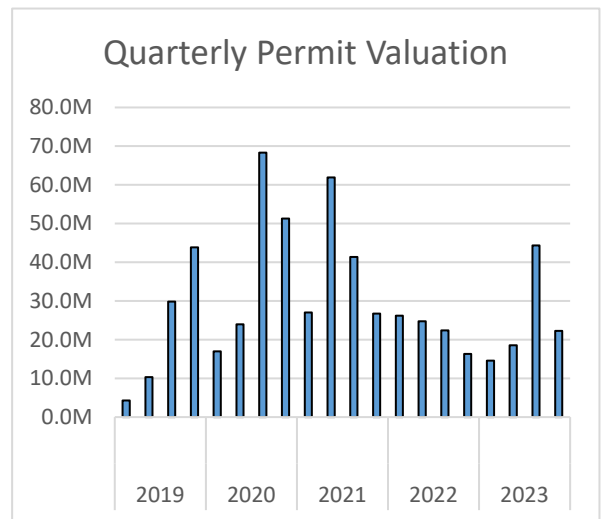
City of Lakewood, WA 2023 Annual Permit Report

Permit activity was lower than expected in 2023, though many projects are currently under construction or in permitting. Construction of single-family residences remains steady at around 50-60 new units per year. Several large residential multifamily developments are moving through the permitting process with several more in preliminary discussions. Commercial and Industrial new constructions were low, though the City saw many Tenant Improvements and commercial remodels. While this report shows relatively light permit activity continuing from 2022, the completion of several large developments over the next few years is anticipated to cause upcoming reports to show heavy permit activity.

Total Permit Valuation

Lakewood is committed to target area development 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, Springbrook, Tillicum, and the Woodbrook Business Park. In addition, Lakewood has supported a robust International District with over 85% minority-owned businesses.



Downtown Subarea

Economic Development staff are in talks with KITE realty and other stakeholders about a new 390-unit multifamily residential 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 included as required, per code. Lakewood is currently preparing for a RAISE grant application to fund project planning for Downtown Subarea street & sidewalk infrastructure improvements.

Lakewood Station Subarea

Sound Transit plans to bring [pedestrian access improvements](#) to Lakewood Station and the surrounding neighborhoods. Improvements include sidewalks, bicycle infrastructure, and expanded bus route connections in Lakewood Station and Springbrook. The Kendrick Apartments project will bring 245 units of low-income (60% of Adjusted Median Income) apartments to the Lakewood Station District. This development will help to anchor infrastructure and transportation improvements in the subarea.

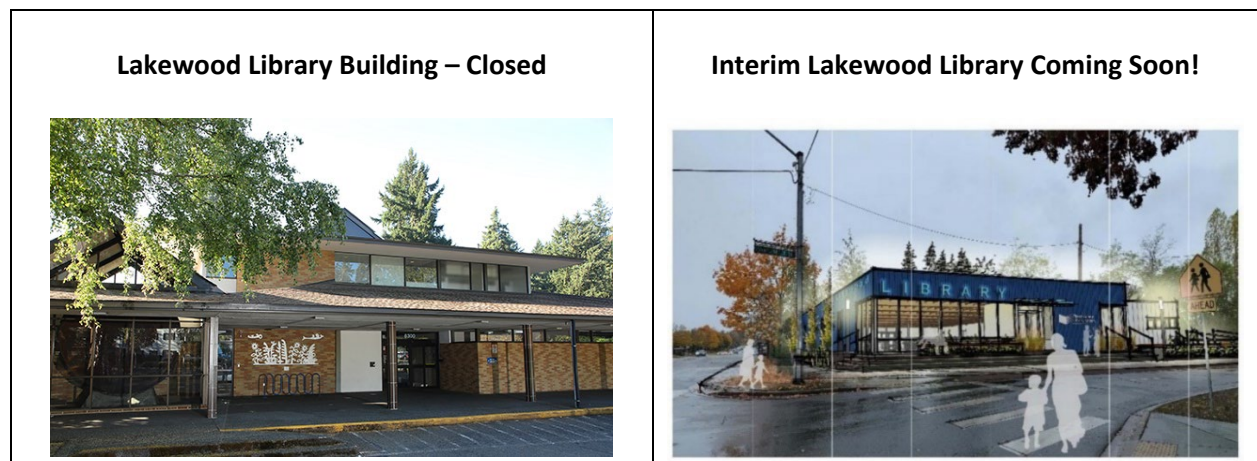
Major Developments

Alliance Towne Center Housing Project

Alliance Residential has applied to redevelop 10.37 acres of the Lakewood Towne Center into a master planned residential apartment complex. This project brings 390 units of apartments affordable to those who make 60% of the Area Median Income. This new construction requires the demolition of the building that Barnes & Noble currently occupies. The City is working with all involved parties to relocate the Barnes & Noble to a different location within Towne Center.

Lakewood Library – Interim Library and Tillicum Branch

The Lakewood Library recently closed due to safety concerns. A property at Gravelly Lake Dr. SW and Alfaretta St. SW will be the location for an interim library. The interim library will be approximately 7,000-10,000 square feet and will offer full library services. Conversations are currently underway regarding the future of the Tillicum branch of the library system. The goal of the discussion is to bring a more permanent library and community-use structure to Tillicum.



Tillicum & Woodbrook

Development in Tillicum and Woodbrook continues with residential development in Tillicum and Industrial development in Woodbrook. In Tillicum, Tacoma/Pierce County Habitat for Humanity is building two units sponsored in honor of [Dr. Claudia Thomas](#) and her contributions to the City and the people of Lakewood. Dr. Thomas served on the first Lakewood City Council and championed the City's policy of reserving 1% of the City's budget for social services and community purposes.



Habitat for Humanity – In honor of Dr. Claudia Thomas

The Woodbrook Industrial Park continues to bring new construction and tenants to Lakewood.

Coleman American Moving



IPT Lakewood



Yanmar Agricultural Machinery



Sunset Trading



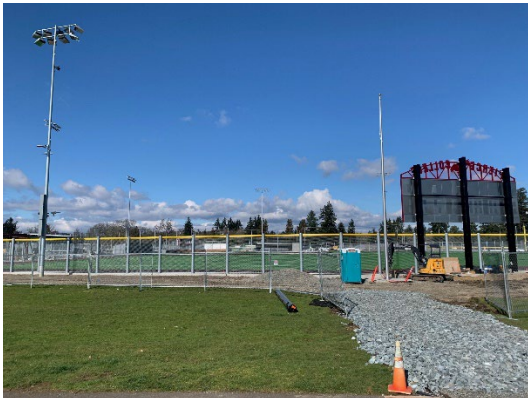
Parks and Public Infrastructure

Several upgrades to Fort Steilacoom Park have been completed over the past few years. Last year, a new playground, new restrooms, and a new entrance gateway were completed at the park. This year, the [Baseball Fields](#) at Fort Steilacoom Park are being updated and improved by Pierce College to serve as their NCAA standard home field. Springbrook Park also received new playground equipment.

Fort Steilacoom Baseball Fields Groundbreaking



Fort Steilacoom Baseball Fields Scoreboard



Fort Steilacoom Baseball Fields Facilities

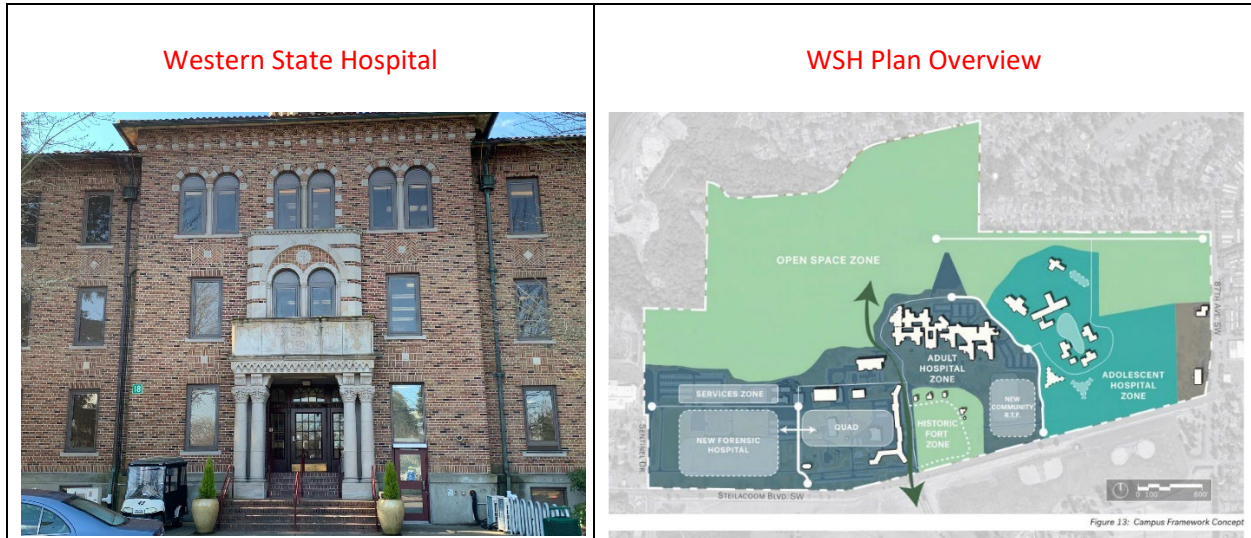


Springbrook Park Playground



Western State Hospital Master Plan

The [Western State Hospital Master Plan](#) calls for a new 350-bed forensic hospital and new administration building 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. The project is now underway and completion is expected in 2028. Total valuation for the project is approximately \$750 million.



Recently Completed Projects:

Major Commercial Tenant Improvements & Remodels

Daiso Retail Store



Los Guerreros Grocery Store



Comiks the Gathering



Martha African Market



New Restaurants & Restaurant Remodels

Bloom Thai



Lakewood BBQ



Minami Sushi



Buffalo Wild Wings To-Go Kitchen



Completed Commercial

Project	Location	Description
Americas Best Contacts & Eyeglasses	5700 100th St SW	TI - Retail Remodel
Bloom Thai Cuisine	7402 Custer Rs W Suite 103	TI - 12 seat restaurant
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
Davita	6111 Lakewood Towne Ctr Blvd SW	TI - retail business (Daiso)
Grooming by Lou	8404 83rd Ave SW	TI - change restaurant to dog grooming
Harmony Decor	11634 Pacific Hwy Sw	TI - Convert to spa
Healing Stone Consulting	5515 Steilacoom Blvd SW	TI - Convert space to 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
Lakewood BBQ	12115 Pacific Hwy S	Remodel - Restaurant interior
Los Guerreros Grocery Store	10515 Pacific Hwy SW	Expansion and site redevelopment
Martha African Market	11111 Bridgeport Way SW	TI - Lakewood Grocery and Restaurant
McDonalds	7413 Custer Rd W	Remodel – Add 2 nd drive thru lane
Minami Sushi	6125 100th St SW	TI - convert ice cream shop to sushi
One Day Café	9601 S Tacoma Way	TI - New Café
Pine and Moss LLC	8520 Steilacoom Blvd SW	TI - change chiro office to gift shop
Rainbow Trading	8013 Steilacoom Blvd SW	TI - New Daycare Facility
Seamar Med-Dent	7424 Bridgeport Way W	TI - medical/dental office
Starbucks	10314 S Tacoma Way	TI - Café & Drive-thru
Taco Bell	9511 Bridgeport Way	TI - Restaurant Remodel

Completed Public Infrastructure and Community

Project	Location	Description
Harry Todd Park Restroom	8929 N Thorne Ln SW	New restroom bldg at Harry Todd Park
Lakewood Water District	4205 108th St SW	New well house bldg
Pierce Transit	3701 96th St SW	New 24,675 sf Fuel & Wash Facility
Springbrook Park	12604 Addison St SW	New park equipment, bike racks, grill
Western State Hospital	6901 Steilacoom Blvd	Renovate 14,240 sf behavioral health ward

Completed Residential

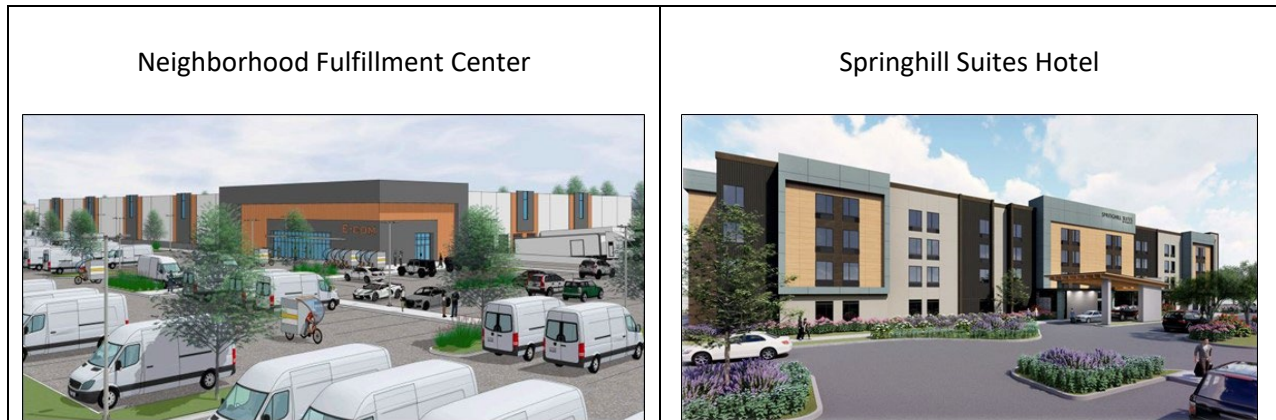
Project	Location	Description
Harman Construction	11108 Freiday St SW	14 unit, 3-bldg residential complex
Mikshanskiy	9428 Edgewood Ln SW	Duplex

Completed Industrial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Coleman American Moving	3230 85th St S	TI - new office space
Coleman American Moving Services	3230 85th St S	New 125,250 sf warehouse and comm space
Extrusion Tech	10406 Sales Rd S	New 40,200 sf industrial bldg w/ 5,961 sf mezz
IPT Lakewood Bldg V	15102 Woodbrook Dr SW	Construct new 148,407 sf shell bldg
Lakewood 90	7402 150th St SW	TI - new office space
Steele St Office	10920 Steele St S	TI - new office space
Sunset Trading	10920 Steele St S	TI - new occupant, warehouse/logistics
Yanmar Agricultural Machinery	7402 150th St SW	TI - new occupant, agricultural machinery

In-Progress Construction and Tenant Improvements

Major Upcoming Commercial & Industrial Developments



In-Progress Commercial

Project	Location	Description
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
Gravity Coffee	9505 S Tacoma Way	New 949 sf standalone coffee kiosk
Kulchin	9918 Sales Rd S	New Commercial Maintenance Shop 6,000 sf
La Michoacana Ice Cream & Market	9205 S Tacoma Way	TI - convert space to restaurant & market
Luxie Nails & Spa	7304 Lakewood Dr W Suite 17	TI - Convert to Nail Salon & Spa
N Brothers Bakery	6020 Main St SW	TI - convert to bakeshop
Smiley Lifting Solutions	2624 112th St S	TI - New Tenant, no remodel
Thong Thai	12836 Pacific Hwy SW	TI - new restaurant in existing space

In-Progress Public Infrastructure & Community

Project	Location	Description
Fort Steilacoom Park	8200 87th Ave SW	NCAA Baseball field improvements for Pierce College
Oakbrook Elementary	7802 83rd Ave SE	Replace existing playground with new
Tyee Park Elementary School	11920 Seminole Rd SW	Replace existing playground with new

In-Progress Residential Commercial Multifamily & Mixed-Use Developments

<i>Project</i>	<i>Location</i>	<i>Description</i>
Bristol Apartments	9615 Bristol Ave SW	7 unit, 3 story apt bldg
Christine Estates	5702 79th St W	8 SFR in 4 Duplexes
Copperstone Apartments	6610 88th St SW	24 units, 2 apt bldgs, 12,929 sf each
Duvall Apartment Building	7703 59th Ave W	8 units, 6,304 sf
Gravelly Lake 55	8931 Gravelly Lake Dr SW	36 units of 55+, 2 bldgs
Meadow Park Gardens	7703 Lakewood Dr	63 units of 55+, 3x 18,135 sf bldgs
Toto Townhomes	4606 108th St SW	50 SFR in 5 bldgs
Trung	10509 Kline St SW	2 SFR Duplex

In-Progress Industrial

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

Proposed Projects

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

Proposed Commercial

Project	Location	Description
Aha Di Tru & Services	8811 S Tacoma Way	TI - General Immigration Svcs
Around the Clock Child Care Center	8029 Steilacoom Blvd	TI - Daycare Facility
Café Sopoong	3810 Steilacoom Blvd SW	TI - New Restaurant
Drive Time	11205 Pacific Hwy SW	TI - Auto Sales
Eventful Spaces	6010 Mt Tacoma Dr SW	TI - Event Space
Fit and Performance	8107 Steilacoom Blvd SW	TI - Fitness Studio
Gio's Sandbox Child Care Facility	7716 Bridgeport Way SW	New child care facility
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	New 32,485 sf church
Lakewood Live Edge	4034 - 4048 100th St SW	New 6,000 sf commercial bldg
Metropolis Lakewood LLC	8323 S Tacoma Way	Self-storage facility
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
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

Proposed Public Infrastructure & Community Projects

Project	Location	Description
John Dower Elementary School	7817 John Dower Rd W	New Playground & Turf Area
Wards Lake Park Phase 2	2716 84th St S	New Playground Equipment

Proposed Industrial Projects

Project	Location	Description
34th Ave Warehouse	0 34th Ave S	New 7,200 sf warehouse
Lakewood Industrial Park #27	4625 100th St SW	TI - renovation for industrial tenant
SCLP I Lakewood LLC	11013 Pacific Hwy SW	TI - Neighborhood fulfillment center
O'Bannan Durango Warehouse	8500 Durango St SW	New 20,280 sf concrete warehouse

Residential

New Single Family Residences & Housing

Residential construction stayed steady through 2023. Over the past year, Lakewood has added 44 new Single Family Residences (SFR) and 7 ADUs. There are 23 SFR permits and 13 ADU permits in various stages of planning.

Harman Construction 14-unit Development



MTT Construction Development



Northridge Development in Oakbrook



In-Progress Residential Developments

Project	Address	Description
Grange St Duplexes	7519 Grange St W	16 SFR in 8 Duplexes
Interlaaken Estates	8002 112 th St SW	11 SFR Townhomes
Toto Homes	10820 Kendrick St SW	50 SFR Townhomes

Proposed Multifamily Developments

Project	Address	Description	Area
Kendrick Apartments	10301 Kendrick St SW	Apts 3-bldg 245-units	Lakewood Station
Alliance Towne Center	TBD	Apts 390-units	Downtown
Swan Grove Apartments	8920 Gravelly Lake Dr SW	Apts 6-bldg 90-units	North of Downtown
Lakewood Station Apts	11419 Kendrick St SW	Apts 1-bldg 15-units	Lakewood Station
Lincoln Apts	12622 Lincoln Ave	Apts 1-bldg 6-units	Springbrook

Residential Single Family Plats

Plats Completed

Name	Address	Number of Lots
Grayhawk Crossing	11210, 11320 Military Rd SW	17
Interlaaken Estates	8002 112th St SW	11
Glenwood Estates	12818 Glenwood Ave SW	6
Ofelt	10815 95th Av SW	4
Palermo	6208 120th St SW	3
Grigorash	11313 Loch Lea Dr SW	2
Portland Ave	15206 Portland Ave SW	2
Sleeper	8721 Dolly Madison St SW	2
St. Johns Luthran Church	8602 Bridgeport Way SW	2
Stock	8109 North Thorne Ln SW	2

Plats In-Progress

Name	Address	Number of Lots
LLC 9836	9836 Newgrove Av SW	5
Carlyle Court LLC	4702 to 4731 124th SW	2
Irwin	11412 Gravelly Lake Dr SW	2
Kirichuk	9802 Kenwood Dr SW	2
Niklas	385 Lake Louise Dr SW	2

Plats Pending

Name	Address	Number of Lots
Habitat for Humanity	15123 to 15127 88th St SW	9
B&R Land Inc	8142 Veterans Dr SW	4
Kearney	12105 Cochise Ln SW	3
Madden	12795 Gravelly Lake Dr SW	3