

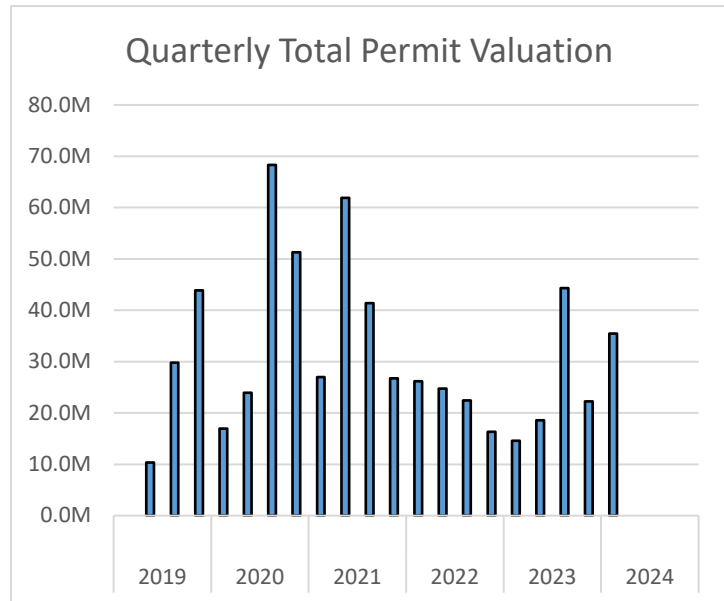
City of Lakewood, WA Q1 2024 Permit Report

New construction activity remains low in Q1, 2024, although many projects are in-progress. Several large residential commercial developments are in various stages of permitting, development, and construction. Single Family Residence (SFR) completion is low this quarter as several large SFR developments completed construction last quarter. While SFR completion is low, the City received a large influx of new SFR permit applications. One significant residential development was completed during Q1 2024 - The Meadowlark Apartments in Custer.

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.



5-year average annual valuation 2019-2023: **\$125,303,284.90**

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. The City is also moving forward with a Tax Increment Financing plan to fund a future public park in the Downtown subarea. The new Pierce College home baseball field is complete and is now in use by the Pierce College Raiders. Some landscaping and grass infill surrounding the field remains to be completed.

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. Several residential developments are in planning or under construction. These developments are expected to add approximately 500 housing units. Two large industrial developments are also under construction.

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

Carrs Restaurant
Interior and Exterior updates



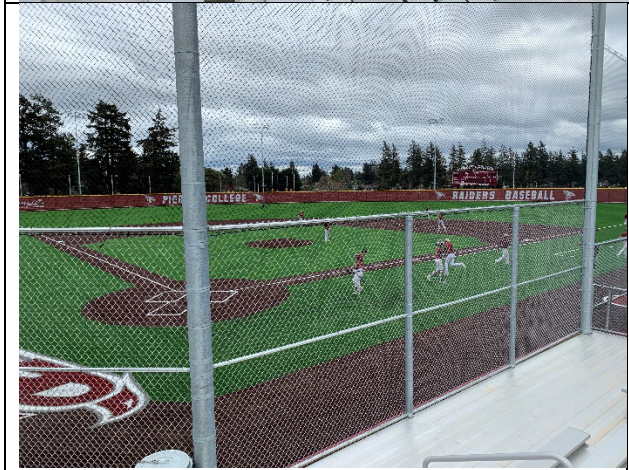
Puget Sound Pizza
New pizza restaurant



Meadowlark Apartments
New Residential Complex



Pierce College NCAA Baseball Field Upgrades



Recently Completed Projects:

Residential

<i>Project</i>	<i>Location</i>	<i>Description</i>
The Meadowlark Apartments	7731 Dean St W	3 Apt Bldgs, 18,135 sf each (63 units total)
Christine Estates	5704 79th St W	2 Duplexes, 2,141 sf each (4 units total)

Commercial

<i>Project</i>	<i>Location</i>	<i>Description</i>
RP Painting & Drywall	10107 S Tacoma Way A3	TI - New tenant, add partition walls
Puget Sound Pizza	12924 Pacific Hwy SW	TI - New tenant, remodel flooring & kitchen
Five Guys	5605 Lakewood Towne Center	TI - Remodel existing restaurant
Fort Steilacoom Park	8200 87th Ave SW	Baseball field improvements
Harmony Décor	11634 Pacific Hwy SW	TI - New tenant, remodel existing spa
La Michoacana Ice Cream & Market	9205 S Tacoma Way Suite 101	TI - New tenant, remodel to ice cream shop
Minami Sushi	6125 100th St SW	TI - Convert ice cream shop to sushi shop
Carrs Restaurant	11006 Bridgeport Way SW	TI - Interior remodel
Western State Hospital	8805 Steilacoom Blvd SW	TI - Renovate existing structure
Pet Doctor	11419 Bridgeport Way SW	TI - remodel existing veterinary office
People's Plaza	9315 Gravelly Lake Dr SW	TI - Convert suites to place of worship

Industrial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Lakewood 90	7402 150th St SW	TI - new office space

In-Progress Construction and Tenant Improvements

Commercial

<i>Project</i>	<i>Location</i>	<i>Description</i>
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 sqft standalone coffee kiosk
Kulchin	9918 Sales Rd S	Commercial Maintenance Shop 6,000 sf
Mountain Construction Office Bldg	3411 S 90th St	New 33,173sf multi-use warehouse
Oakbrook Elementary	7802 83rd Ave SE	Replace existing playground with new
Rose Spa	3711 Steilacoom Blvd SW	TI - convert to spa
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
The Archive	6010 Mt Tacoma Dr SW	TI - Event Space
Thong Thai	12836 Pacific Hwy SW	TI - new restaurant in existing space
Turn to Me Barber & Beauty Shop	10016 David Ln SW	New tenant - salon/barber shop
Tyee Park Elementary School	11920 Seminole Rd SW	Replace existing playground with same
Northwest Building	4625 100th St SW Suite D	TI - tenant improvements to shell
N Brothers Bakery	6020 Main St SW	Bakeshop

Commercial Multifamily Developments

<i>Project</i>	<i>Location</i>	<i>Description</i>
Bristol Apartments	9615 Bristol Ave SW	7 unit, 3 story apt bldg
Copperstone Apartments	6610 88th St SW	2 Apt bldgs, 12,929 sf each (24 units total)
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
Toto Townhomes	4606 108th St SW	50 SFR in 5 bldgs
Trung	10509 Kline St SW	Duplex 3,696sf
Springhill Suites	11711 Pacific Hwy SW	New apartments
Christine Estates	5702 79th St W	2 Duplexes, 2,141 sf each (4 units total)

Industrial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Los Guerreros	7005 150th St SW	12,349 SF Warehouse & Office Space
Lakewood One Industrial	4805 123rd St SW	New 135,970 sf industrial shell bldg

Residential Construction

New Single Family Residences

4 new Single Family Residences (SFR) and 1 ADU were completed in Lakewood Q1 2024. There are 38 SFR permits and 10 ADU permits in various stages of planning and construction.

SFR New Constructions

Name	Address	Status
Grigorash	8105 Veterans Dr SW	final
MTT Construction	10302 113th St Ct SW	final
Pacific Coast Renovation, LLC	8014 112th St SW	final
Swan	10518 Interlaaken Dr SW	final
Aparicio	8507 33rd Ave S	issued
Austin Court Lot 1	10412 87th Av Ct SW Lot 1	issued
Austin Court Lot 4	10512 87th Av Ct SW Lot 4	issued
Austin Court Lot 7	10511 87th Av Ct SW Lot 7	issued
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
Glastetter	6406 Wildaire Rd 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
New World Design	6406 Wildaire Rd SW	issued
Reickert	9828 Meadow Rd SW	issued
Robinson	9207 Twilight Ln	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
Austin Court Lot 3	10432 87th Av Ct SW Lot 3	accepted
Austin Court Lot 5	10502 87th Av Ct SW Lot 5	accepted
Austin Court Lot 6	10501 87th Av Ct SW Lot 6	accepted
Bear Construction	11206 Military Rd SW	accepted
Beyler	12619 Naomilawn Dr	accepted
Bulldog Plumbing & Design LLC	8420 Woodholme Rd SW	accepted

<i>Name</i>	<i>Address</i>	<i>Status</i>
Fresh collar LLC	5501 116th St SW	accepted
Jacobsen	12603 Gravelly Lake Dr SW	accepted
Olafson	0 83rd Ave	accepted
Perez	8215 North Way SW	accepted
Putnam	8614 Moreland Ave SW	accepted
Swan	6603 79th St W	accepted
Tac/PC Habitat	15205 Boat St SW	accepted
Tac/PC Habitat	15119 Boat St SW	accepted
Tac/PC Habitat	15118 Boat St SW	accepted
Tac/PC Habitat	15204 Boat St SW	accepted

Accessory Dwelling Units

<i>Name</i>	<i>Address</i>	<i>Status</i>
Batt	8105 Veterans Dr SW	final
Babbit Construction	5214 108th St Ct SW	Issued
Dumon	6924 Pleasant St SW	Issued
Harbottle	69 Loch Ln SW	Issued
Semann	6718 Wildaire Rd 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
Shchipskiy	8930 108th St SW	accepted

Plats

<i>Name</i>	<i>Address</i>	<i>Number of Lots</i>	<i>Status</i>
Interlaaken Estates	8002 112th St SW	11	final
Sleeper	8721 Dolly Madison St SW	2	final
LLC 9836	9836 Newgrove Av SW	5	accepted
Durr	8831 Frances Folsom Rd SW	3	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

<i>Project</i>	<i>Location</i>	<i>Description</i>
Around the Clock Child Care Center	8029 Steilacoom Blvd	TI - Daycare Facility
Drive Time	11205 Pacific Hwy SW	TI - Auto Sales
Fit and Performance	8107 Steilacoom Blvd SW	TI - Fitness Studio
Lakewood Mission Baptist Church	12212 Pacific Hwy SW	Contractors yard and office
Puget Sound Pizza	12924 Pacific Hwy SW	TI - New Restaurant
Quick Quack Car Wash	8618 Steilacoom Blvd SW	Quick Quack Car Wash
34th Ave Warehouse	0 34th Ave S	New 7,200sf warehouse
Café Sopoong	3810 Steilacoom Blvd SW	TI - New Restaurant
Country Place HOA Well	7800 51st Ave Ct W	Lakewood Water District new well
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 4 bldgs, construct 32,485sf church
John Dower Elementary School	7817 John Dower Rd W	New Playground & Turf Area
Master Pae's World Class 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
RPAI Lakewood LLC	5815 Main St SW Unit G	TI - add treatment rooms
SCLP I Lakewood LLC	11013 Pacific Hwy SW	TI - Neighborhood fulfillment center
Springhill Suites	11711 Pacific Hwy SW	New 128 room 4-story hotel
T-Mobile	10011 Bridgeport Way SW	TI - Remodel of existing retail store
Take 5 Oil Change	9810 Gravelly Lake Dr SW	New oil change service station

Proposed Industrial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Lakewood Industrial Park #27	4625 100th St SW	TI - renovation for industrial tenant
Lakewood Gravel Pit	11801 47th Ave SW	New warehouse building

Proposed Housing

<i>Project</i>	<i>Location</i>	<i>Description</i>
Par Development 15	5324 San Francisco Ave SW	New Apt Bldg (15 units)
Grange St Duplexes	7519 Grange St W	8 New 3-story duplexes (16 units total)
Kendrick Apartments	10301 Kendrick St SW	3 New Apt Bldgs (245 units total)
Lakewood Station Apartments	11419 Kendrick St SW	New Apt Bldg (15 units)
Swan Grove Apartments	8920 Gravelly Lake Dr SW	6 New Apt Bldgs (90 units total)