

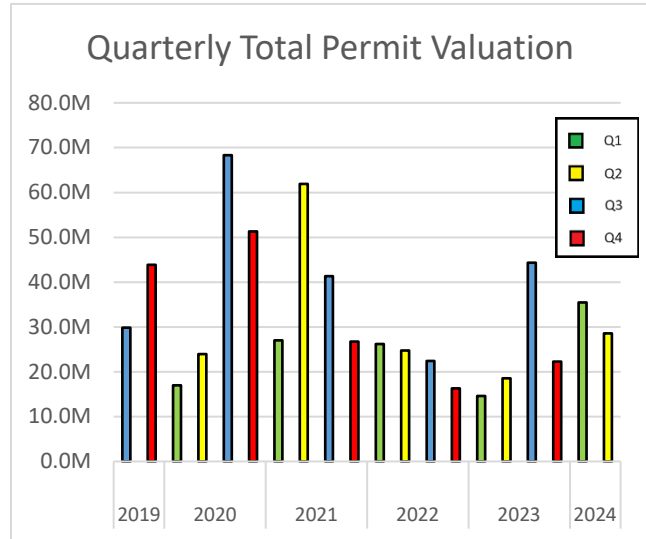
# City of Lakewood, WA Q2 2024 Permit Report

New construction activity increased slightly in Q2, 2024, including several large residential commercial developments which 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 in 2023. Over 500 multifamily units are either under construction or have been approved for construction.

## 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: **\$128,951,667.80**

The City is currently restructuring the Public Works & Engineering and the Planning departments by combining them into the Planning & Public Works Department. The city is restructuring these departments to streamline processes and interdepartmental communications. These changes are intended to improve planning and permitting by facilitating faster and more consistent permitting processes.

Emergency Food Network (EFN) has completed their 21,600 sf food distribution warehouse in the International District. EFN supplies food to non-profits and community groups in the region. The City is also moving forward with a Tax Increment Financing plan to fund a future public park in the Downtown subarea. The Pierce College home baseball field is complete and is now in use by the Pierce College Raiders. The new 4000 sf batting practice facility and other support structures are also now complete.

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.

# Recent Construction

**Emergency Food Network**  
New 21,600 sf food storage warehouse



## Recently Completed Projects:

### Residential

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Christine Estates	5702 79th St W	Duplex 2,141sf (Lot #1)

### Commercial

<b><i>Project</i></b>	<b><i>Location</i></b>	<b><i>Description</i></b>
Around the Clock Child Care	8029 Steilacoom Blvd	TI - Daycare Facility
Drive Time	11205 Pacific Hwy SW	TI - Auto Sales
Emergency Food Network	3310 South 90th St	New 21,600 sf food storage warehouse
Fit and Performance	8107 Steilacoom Blvd SW	TI - Fitness Studio
Ft Steilacoom Park Project #1	8714 87th Av SW	New dugouts, scoreboard, backstop & fencing
Ft Steilacoom Park Project #3	8200 87th Av SW	New 4000 sf batting practice facility
Gild Team Auto	8016 Durango St SW	TI - Auto Repair Shop
Gold Doctor	2402 S 84th St	TI - Jewelry Retailer
Gravity Coffee	9505 S Tacoma Way	New 949 sqft standalone coffee kiosk
Rose Spa	3711 Steilacoom Blvd SW	TI - convert to spa
Seamar Lakewood Medical	7424 Bridgeport Way W	TI - create x-ray room & pharmacy
Turn to Me Barber & Beauty	10016 David Ln SW	New tenant - salon/barber shop

# In-Progress Construction and Tenant Improvements

## Commercial

<b>Project</b>	<b>Location</b>	<b>Description</b>
Casual Beauty Salon	8730 S Tacoma Way	TI - convert to beauty salon
John Dower Elementary School	7817 John Dower Rd W	New Playground & Turf Area
Kulchin	9918 Sales Rd S	Commercial Maintenance Shop 6,000 sf
Master Pae's World Class Martial	8811 S Tacoma Way	TI - General Immigration Svcs
Mountain Construction Office Bldg	3411 S 90th St	New 33,173sf multi-use warehouse
N Brothers Bakery	6020 Main St SW	TI - Bakeshop
Oakbrook Elementary	7802 83rd Ave SE	Replace existing playground with new
Pierce County Lakewood Library	10202 Gravelly Lake Dr SW	Interim Library Building
RPAI Lakewood LLC	5815 Lakewood Towne Ctr Blvd	TI - interior remodel for new tenant
Smiley Lifting Solutions	2624 112th St S	TI - New Tenant, no remodel
The Archive	6010 Mt Tacoma Dr SW	TI - Event Space
T-Mobile	10011 Bridgeport Way SW	TI - Remodel of existing retail store
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
Elements Total Child Care	10619 Farwest Dr SW	Home daycare in primary residence
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
Copperstone Apartments	6610 88th St SW	2 apt bldgs, 12 units @ 12,929sf each
Duvall Apartment Building	7703 59th Ave W	8 units, 6304 SF
Heron Heights	8931 Gravelly Lake Dr SW	36 multifamily units, 2 bldgs
Harman 112th St Townhomes	4808 112th St SW	20-21 SFR townhome units
Swan Grove Apartments	8920 Gravelly Lake Dr SW	6 New Apt Bldgs (90 units total)
Toto Townhomes	4606 108th St SW	50 SFR in 5 bldgs
Trung	10509 Kline St SW	Duplex 3,696sf

## Industrial

<b>Project</b>	<b>Location</b>	<b>Description</b>
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

6 new Single Family Residences (SFR) and 2 ADU were completed in Lakewood Q2 2024. There are 35 SFR permits and 8 ADU permits in various stages of planning and construction.

7 Adult Family Home permits were completed in Q2 2024.

## SFR New Constructions

<b>Name</b>	<b>Address</b>	<b>Status</b>
B&R Land Inc	8166 Veterans Dr SW	final
Brendible	15521 A to 15521 B Portland Ave SW	final
Development Construction Svcs	8933 107th ST SW	final
Habitat for Humanity	15217 Boat St SW	final
Habitat for Humanity	15211 Boat St SW	final
Reickert	9828 Meadow Rd SW	final
Aparicio	8507 33rd Ave S	issued
Austin Court Lot 1	10412 87th Av Ct SW Lot 1	issued
Austin Court Lot 3	10432 87th Av Ct SW Lot 3	issued
Austin Court Lot 4	10512 87th Av Ct SW Lot 4	issued
Austin Court Lot 5	10502 87th Av Ct SW Lot 5	issued
Austin Court Lot 7	10511 87th Av Ct SW Lot 7	issued
Beyler	315 Lake Louise Dr SW	issued
Dhami	11813 Vernon Ave SW	issued
Glastetter	6406 Wildaire Rd SW	issued
Golovanov	12610 Glenwood Ave SW	issued
Habitat for Humanity	15216 88th Ave Ct SW	issued
Habitat for Humanity	15210 88th Ave Ct SW	issued
Jacobsen	12603 Gravelly Lake Dr SW	issued
New World Design	6406 Wildaire Rd SW	issued
Perez	8215 North Way SW	issued
Putnam	8614 Moreland Ave 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

## SFR New Constructions (cont.)

<b>Name</b>	<b>Address</b>	<b>Status</b>
Bear Construction	11206 Military Rd SW	accepted
Beyler	12619 Naomilawn Dr	accepted
Brooks	9915 Lake Steilacoom Dr SW	accepted
Bulldog Plumbing & Design LLC	8420 Woodholme Rd SW	accepted
Fresh collar LLC	5501 116th St SW	accepted
Habersetzer	9911 Farwest Dr SW	accepted
Olafson	0 83rd Ave	accepted
Pacific North Homes	12106 Cochise Ln SW	accepted
Sowieja	12101 Docken Ln SW	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
Austin Court Lot 6	10501 87th Av Ct SW Lot 6	approved
Swan	6603 79th St W	approved

## Accessory Dwelling Units

<b>Name</b>	<b>Address</b>	<b>Status</b>
Dumon	6924 Pleasant St SW	final
Putnam	8520 121st St SW	final
Harbottle	69 Loch Ln SW	issued
Semann	6718 Wildaire Rd SW	issued
Delta Sierra	11208 Military Rd SW	accepted
Homes4U	9110 Highland Ave	accepted
Jacobsen	12603 Gravelly Lake Dr SW	accepted
Mustain	7616 112th St SW	accepted
Putnam	8614 Moreland Ave SW	accepted
Shchipskiy	8930 108th St SW	accepted
Wohlers	5214 108th St Ct SW	expired

## Plats

<b>Name</b>	<b>Address</b>	<b>Number of Lots</b>	<b>Status</b>
Durr	8831 Frances Folsom Rd SW	3	final
Bridge Residence	11701 Interlaaken Dr SW	2	final
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
LLC 9836	9836 Newgrove Av SW	5	accepted
Kirichuk	9802 Kenwood Dr SW	2	accepted
Niklas	385 Lake Louise Dr SW	2	accepted
Carlyle Court LLC	4702 to 4731 124th SW	2	expired
Irwin	11412 Gravelly Lake Dr SW	2	expired

## Proposed Projects (accepted pre-planning)

### Proposed Commercial

<b>Project</b>	<b>Location</b>	<b>Description</b>
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
Grace Slavic Baptist Church	5602 112th St SW	Demo 4 bldgs, construct 32,485sf church
Kite Realty	5815 LW T.C. Blvd Ste B1/B2	TI - shell space improvements
Lakewood Mission Baptist Church	12212 Pacific Hwy SW	Contractors yard and office
Nails by KB	6501 Motor Ave SW	TI - Nail Salon
Navistar	10920 Steele St S Ste 4	TI - improve existing whse & office
Quick Quack Car Wash	8618 Steilacoom Blvd SW	Quick Quack Car Wash
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
Tommy's Express Carwash	10204 S Tacoma Way	New automated car wash
Western State Hospital	9601 Steilacoom Blvd SW	New forensic hospital, 461,941 sf

### Proposed Industrial

<b>Project</b>	<b>Location</b>	<b>Description</b>
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

<b>Project</b>	<b>Location</b>	<b>Description</b>
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)
Kendrick Townhomes	4500 – 4504 111 <sup>th</sup> St SW	8 townhome Bldgs (45 units total)
Lakehaus Apartments	11138 Gravelly Lake Dr SW	2 New Apt Bldgs (24 units total)
Lakewood Station Apartments	11419 Kendrick St SW	New Apt Bldg (15 units)