

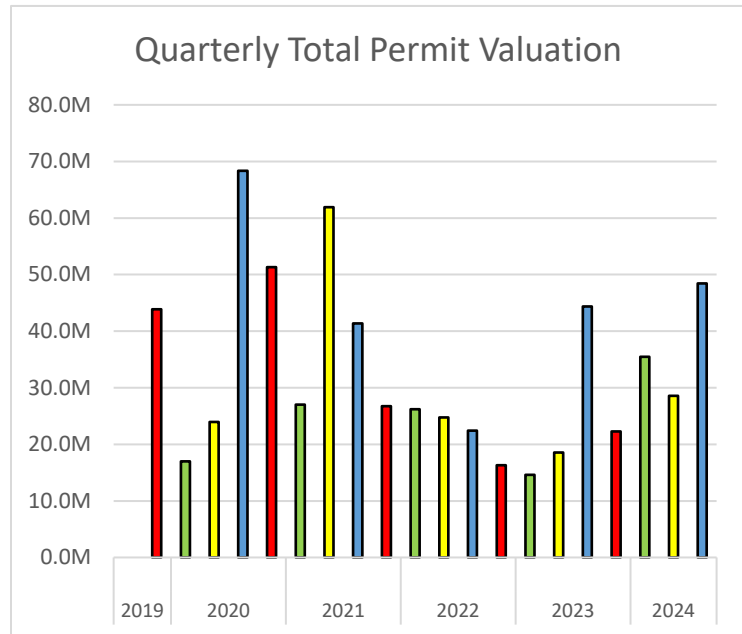
City of Lakewood, WA Q3 2024 Permit Report

New construction activity increased slightly again in Q3, 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. Over 500 multifamily units are either under construction or have been approved for construction including a new ~150 unit development in Woodbrook. 311 residential units within the downtown are currently under review.

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 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 nearly 90% of businesses are minority-owned.



5-year average annual valuation: **\$132,679,461.50**

The City recently restructured the Public Works Engineering and Community and Economic Development departments by combining them into the Planning & Public Works Department. The restructuring will help to streamline processes and interdepartmental communications. The changes are intended to improve planning and permits by facilitating faster and more consistent permitting processes.

Total permit valuation in 2022-2023 was lower than during the 2020-2021 COVID-19 emergency period. Permit activity is returning to higher levels now that the Consumer Price Index has cooled from 9.1% in June 2022 to 2.5% in August 2024. The reduced inflation combined with the Fed decreasing lending rates from 5.3% to 4.8% in September 2024 will help to drive new construction in 2025. Several large residential developments are in planning or under construction. These new developments are expected to add approximately 500 housing units. Two large industrial developments are also currently under construction.

Construction Corrections

In the last report, the Heron Heights Apartments, Copperstone Apartments, and Swan Grove Apartments were listed with incorrect information and pictures. They are all corrected below.

Swan Grove Apartments
New Apartment Buildings (90 units)



Heron Heights Apartments
New Apartment Buildings (36 units)



Copperstone Apartments
New Apartment Buildings (24 units)



Recently Completed Construction

Pierce County Interim Lakewood Library
New interim Lakewood Library building



Mountain Construction
New 33,173 sf multi-use warehouse



Recently Completed Projects:

Residential

<i>Project</i>	<i>Location</i>	<i>Description</i>
Trung	10509 Kline St SW	Duplex 3,696sf

Commercial

<i>Project</i>	<i>Location</i>	<i>Description</i>
Pierce County Lakewood Library	10202 Gravelly Lake Dr SW	New interim Lakewood library building
Pierce Transit	3701 96th St SW	New underground stormwater vault
Tyee Park Elementary Playground	11920 Seminole Rd SW	Remove existing & install new playground
Oakbrook Elementary Playground	7802 83rd Ave SW	Remove existing & install new playground
Mountain Construction Office Bldg	3411 S 90th St	New 33,173 sq ft multi-use warehouse
GC Auto Body Spray Booth	9716 26th Ave S	TI - Install prefab steel paint spray booth
Tmobile Store Remodel	10011 Bridgeport Way SW	TI - Remodel of existing Tmobile store
Anchor Physical Therapy Remodel	5815 Lakewood Towne Center	TI - Remodel for physical therapy tenant
Amazon Conveyor Upgrade	14802 Spring St	TI - Upgrade conveyor system
Kite Realty Tenant Demise	5815 Lakewood Towne Center	TI - Divide tenant space into two spaces

In-Progress Construction and Tenant Improvements

Commercial

Project	Location	Description
Casual Beauty Salon	8730 S Tacoma Way	TI - convert to beauty salon
Dalfeen	8328 S Tacoma Way	TI - Remodel to landscaping business
Just Like Home Renovation	7606 Douglas St W	TI - Remodel of existing space
K Properties	7304 Lakewood Dr W	TI - tenant remodel
Kulchin	9918 Sales Rd S	Comm. Maintenance Shop 6,000 sf
Master Pae's World Class Martial Arts	8811 S Tacoma Way	TI - General Immigration Svcs
McDonalds	15004 Union Ave SW	TI - McDonalds restaurant remodel
Mi Casa Mexican Restaurant	8701 S Tacoma Way	TI - add banquet room to restaurant
N Brothers Bakery	6020 Main St SW	Bakeshop
Springhill Suites	11711 Pacific Hwy SW	New 128 room 4-story hotel
Starbucks Tenant Improvement	10009 Bridgeport Way SW	TI - Starbucks tenant improvement
Take 5 Oil Change	9810 Gravelly Lake Dr SW	New oil change service station
The Archive	6010 Mt Tacoma Dr SW	TI - Event Space

Commercial Multifamily Developments

Project	Location	Description
Bristol Apartments	9615 Bristol Ave SW	7 unit, 3 story apt bldg
Christine Estates	5708 79th St W	Duplex 2,141sf (Lot #2)
Copperstone Apartments	6610 88th St SW	12 units (2) apartment bldgs, 12,929sf ea.
Duvall Apartment Building	7703 59th Ave W	8 units, 6304 SF
Heron Heights Apartments	8931 Gravelly Lake Dr SW	36 units, 2 bldgs
Harman 112th St Townhomes	4808 112th St SW	20-21 SFR townhome units
Lakewood Station Apartments	11419 Kendrick St SW	New 15 unit 3-story apartment bldg
Swan Grove Apartments	8920 Gravelly Lake Dr SW	90 unit, (6) 3 story apt bldgs, 11,763sf ea.
Toto Townhomes	4606 108th St SW	50 SFR in 5 bldgs

Industrial

Project	Location	Description
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

5 new Single Family Residences (SFR) were completed in Lakewood Q3 2024. There are 38 SFR permits and 8 ADU permits in various stages of planning and construction.

New SFR Construction

Name	Address	Status
Austin Court Lot 1	10412 87th Av Ct SW Lot 1	final
Austin Court Lot 7	10511 87th Av Ct SW Lot 7	final
Dhami	11813 Vernon Ave SW	final
Habitat for Humanity	15216 88th Ave Ct SW	final
Habitat for Humanity	15210 88th Ave Ct SW	final

New SFR In-Progress

Name	Address	Status
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 6	10501 87th Av Ct SW Lot 6	issued
Austin Court Lot 9	105421 87th Av Ct SW Lot 9	issued
Beyler	315 Lake Louise Dr SW	issued
Fresh collar LLC	5501 116th St SW	issued
Glastetter	6406 Wildaire Rd SW	issued
Golovanov	12610 Glenwood Ave SW	issued
Jacobsen	12603 Gravelly Lake Dr SW	issued
New World Design	6406 Wildaire Rd SW	issued
Pacific North Homes	12106 Cochise Ln SW	issued
Perez	8215 North Way SW	issued
Putnam	8614 Moreland Ave SW	issued
Ronald	6012 16th St SW	issued
Tac/PC Habitat	15205 Boat St SW	issued
Tac/PC Habitat	15119 Boat St SW	issued
Tac/PC Habitat	15118 Boat St SW	issued
Tac/PC Habitat	15204 Boat St SW	issued
Tash	31 Country Club Dr SW	issued
Thongsuphaphon	9937 Clara Blvd SW	issued
Tucci	6341 Estates Dr SW	issued

New SFR Proposed

Name	Address	Status
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
Habersetzer	9911 Farwest Dr SW	accepted
Habitat for Humanity	15210 Portland Ave SW	accepted
Habitat for Humanity	15211 Portland Ave SW	accepted
Habitat for Humanity	15215 88th Ave Ct SW	accepted
Han	10201 98th St SW	accepted
Heimon	12809 Dubois SW	accepted
Malanch	7718 Bernese Rd SW	accepted
Olafson	0 83rd Ave	accepted
Sowieja	12101 Docken Ln SW	accepted
HC Homes LLC	19 Forest Glen Ln SW	approved
Swan	6603 79th St W	approved
Whittington	8808 Wildwood Ave SW	processing

Accessory Dwelling Units

Name	Address	Status
Harbottle	69 Loch Ln SW	issued
Semann	6718 Wildaire Rd SW	issued
Homes4U	9110 Highland Ave	accepted
Jacobsen	12603 Gravelly Lake Dr SW	accepted
Mustain	7616 112th St SW	issued
Peebles	6417 Montclair Ave SW	accepted
Putnam	8614 Moreland Ave SW	issued
Wohlers	5214 108th St Ct SW	issued

Plats

Name	Address	Number of Lots	Status
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
Goloborodko	9364 Dekoven Dr SW	3	accepted
Kirichuk	9802 Kenwood Dr SW	2	accepted
Niklas	385 Lake Louise Dr SW	2	accepted
Paddock	11530 Gravelly Lake Dr SW	2	accepted
Steilacoom LLC	5922 Steilacoom Blvd SW	2	accepted

Proposed Projects (accepted pre-planning)

Proposed Commercial

Project	Location	Description
34th Ave Warehouse	0 34th Ave S	New 7,200sf warehouse
Café Sopoong	3810 Steilacoom Blvd SW	TI - New Restaurant
Chambers Creek	8409 87th Ave SW A-1	TI - Add breakroom, washer & dryer
Grace Slavic Baptist Church	5602 112th St SW	Demo 4 bldgs, construct 32,485sf church
Kite Realty	5815 Lakewood Towne Center Blvd B1/B2	TI - shell space improvements
Navistar	10920 Steele St S Ste 4	TI - improve existing whse & office
SCLP I Lakewood LLC	11013 Pacific Hwy SW	TI - Neighborhood fulfillment center
Strongtree Warehouse	7301 150th St SW	New 13,920 sq ft prefab metal bldg
Wards Lake Park Restroom	2716 84th St S	New prefab restroom bldg
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
Kite Realty	10330 59th Ave SW Unit A/B	TI - Renovate retail store for new tenant
The UPS Store	8520 Steilacoom Blvd SW STE 101	TI - Remodel for UPS store
David's Nail Salon	12837 Pacific Hwy SW	TI - Remodel to nail salon
Hong	11634 Pacific Hwy SW STE C	TI - Create opens space floor plan

Proposed Housing

Project	Location	Description
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 th 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)
Linden Apartments	5219 San Francisco Ave SW	2 New Apt Bldgs (24 units total)
Woodbrook Apartments	13815 64 th Ave Ct SW	6 New Apt Bldgs (96 units total)