LARSEN

253-589-2222

Commercial/Industrial/Investment Real Estate Experts Since 1974

LAKEWOOD LAND - For Sale

Pacific Highway SW Frontage

11417 - 11435 Pacific Highway SW - Lakewood, WA



Linn Larsen, SIOR

Linn Larsen, LLC
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3906 South 74th Street
Tacoma., WA 98409
253-589-2222
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SIOR

- **Property Size:** Property Size: Approx. 1.02 acres (APNs 0219122135 & 0219122136)
- **Sale Price: $650,000**
- **Zoned TOC** - Transit Oriented Commercial - allows most commercial uses, automotive sales
- **Easy access to I-5 via** Bridgeport Way SW Interchange (Exit 124)
- **Rare** frontage site on Pacific Highway SW
- **Across** from 600-stall Sounder Transit Station Parking Garage
- **Close** to Joint Base Lewis-McChord (JBLM)

Disclaimer: These statements are based upon information we believe to be correct and are obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

The following uses are permitted within the Commercial zoning districts, subject to approval of a zoning certification and all applicable development permits:

A. TOC Zoning District

1. Multifamily Dwelling (Level 2/3)
2. Assisted Living Facilities
3. Nursing Home
4. Community and Cultural Services (Level 1/2/3)
5. Daycare Facilities (Level 1/2)
6. Health Services
7. Outdoor Recreation (Level 1/2)
8. Postal Services (Level 1/2)
9. Public Maintenance Facilities (Level 1/2)
10. Religious Assembly (Level 1/2/3)
11. Social Services (Level 1/2)
12. Transportation (Level 1/2/3)
13. Communication Facilities (Level 1/2)
14. Electrical Facilities (Level 1)
15. Natural Gas Facilities (Level 1)
16. Sewage Collection Facilities
17. Stormwater Facilities (Level 1)
18. Waste Transfer Facilities (Level 1)
19. Water Supply Facilities (Level 1)
20. Amusement and Recreation (Level 1/2/3/4)
21. Business Services
22. Convenience Commercial (Level 1)
23. Eating and Drinking Establishment (Level 1/2/3/4)
24. Food Stores (Level 1/2)
25. Lodging (Level 3)
26. Motor Vehicle Services and Repair (Level 1/2)
27. Personal Services (Level 1/2)
28. Professional Offices (Level 1/2/3)
29. Sales of General Merchandise (Level 1/2/3)
30. Civic Accessory Uses
31. Commercial Accessory Uses

18A.30.540 - Administrative Uses - Commercial Zoning Districts

The following uses are permitted within the Commercial zoning districts, subject to approval of an administrative use permit and all applicable development permits: A. TOC Zoning District

1. Type 2 Group Home (Level 3)

2. Drive-Through Facilities, limited to coffee kiosks 3. Motor Vehicle Sales and Rental (Level 1/2/3)

3. Motor Vehicle Sales and Rental (Level 1/2/3)

18A.20.400- Civic Use Category - Land Use Types and **Levels**

The Civic use category includes facilities or services that serve a demonstrated public function and are generally considered to be of community importance, such as educational, cultural, medical, protective, and governmental facilities and uses.

A. Community and Cultural Services. Establishments primarily engaged in the provision of services that are strongly associated with community, social, or public importance. Examples include libraries, museums, art galleries, senior centers, community centers, performing arts theaters, and community clubs and organizations.

Level 1: Establishments which do not exceed five thousand (5,000) gross square feet.
Level 2: Establishments of between five thousand (5,000) and twenty thousand (20,000) gross square feet.
Level 3: Establishments which are larger than twenty thousand (20,000) gross square feet.

B. Daycare Facilities. The use of a building, or any portion thereof, for the regular care of individuals needing supervision and care on a less-than-around-the-clock basis. The term shall also include facilities commonly known as day care facilities, day care centers, and preschools, but not pet day cares, which shall instead be treated as a Pet Sales and Services Commercial use type. All are subject to compliance with all appropriate federal, state, and/or local licensing requirements and the specific standards set forth in LMC 18A.70.100, Daycare Facilities.

Level 1: Home-based day care for up to twelve (12) children or adults.
Level 2: Daycare centers serving children or adults that provide services for periods of less than twenty-four (24) hours that a not based from a home.

C. Education. Educational services provided by public, private, or parochial institutions. Examples include grade schools, community colleges, public and private colleges or universities.

Level 1: Primary and secondary educational facilities such as kindergarten, elementary, middle schools, junior high schools, and high schools.
Level 2: Higher educational facilities such as community colleges, colleges or universities.

D. Essential Public Facilities. Under the state Growth Management Act, essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140; state and local correctional facilities; solid waste handling facilities; and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. For the purposes of and within this title, essential public facilities are treated as listed or substantially similar to listed use types, thereby affirming their siting in appropriate areas; except as applied to public lands, where they are liberally construed to include a broad array of public services. Essential public facilities do not include wireless telecommunications facilities.

E. Government Administration Facilities. The executive, legislative, judicial, administrative and regulatory activities of local, state, federal, and international governments or special districts that may perform public services and work directly with citizens. Examples include courthouses, armories, human and social service offices, health offices, and government offices.

Level 1: Uses that do not exceed 5,000 gross square feet.
Level 2: Uses of between five thousand (5,000) and twenty thousand (20,000) gross square feet.
Level 3: Uses that exceed twenty thousand (20,000) gross square feet.

F. Health Services. Any health-related facilities and services that are not listed elsewhere such as hospitals, day surgery facilities, medical facilities providing round-the-clock walk-in services, and blood banks.

G. Military Installations. A governmentally owned or controlled property and facilities which support a range of uses to facilitate military operations in a “compound” setting, as distinguished from stand-alone facilities such as recruiting stations. The autonomy associated with governmental ownership or control of the property, in combination with the unique character of the military operations and support structures, are not typical of civilian uses.

Level 1: State installation owned or controlled by the Washington State Military Department.
Level 2: Federal installation owned or controlled by the U.S. Department of Defense.

H. Outdoor Recreation. Recreational areas and recreation facilities which primarily are owned or operated by public or non-profit entities for the use and enjoyment of the general public. Examples include neighborhood parks, community parks, regional parks, waterfront parks, open space, arboretums, small or special landscaped areas, community and “pea patch” gardens, fairgrounds, zoos, and swimming pools. In some cases, such areas and facilities may be incidental to private development, such as open space set-asides necessary for environmental mitigation and children’s play areas (“tot lots”) within a subdivision; are intended to be principally used by a finite group; and may constitute private property.

Level 1: Natural open space and passive recreation. Protected open space areas in a natural state, together with low-impact passive recreational facilities including single-track hiking trails, beaches, viewing areas, interpretive signage, and fences.
Level 2: Neighborhood-scale active recreation and limited accessory structures. Parks, playgrounds, arboretums, and community gardens two (2) acres or less in size; open sports fields two (2) acres or less in size, with no spectator seating; improved trail systems; paved multi-use areas and bridle trails within defined park areas; ranger stations; public restrooms; playground equipment; sports equipment, including swimming pools, for neighborhood use; and picnic tables and shelters.
Level 3: Parks and playgrounds from two (2) to twenty (20) acres in size; multi-use linear trails; open sports fields with unenclosed seating for up to four hundred (400) spectators; swimming pools for community or regional use; public and private outdoor recreational facilities such as golf courses and associated driving ranges, equestrian clubs, and marinas; and arboretums and community gardens more than two (2) acres in size.
Level 4: Parks and playgrounds over twenty (20) acres in size, open sports fields with unenclosed seating for more than four hundred (400) spectators, and regional recreational facilities.

I. Postal Services. Mailing services provided by the United States Postal Service or contractors, including branch post offices, contract stations, terminals, and distribution centers.

Level 1: Postal facilities serving neighborhoods, such as contract stations or branch offices.
Level 2: Central or main postal facilities which process mail and provide full customer services.
Level 3: Terminal postal processing facilities which provide no or limited customer services.

J. Public Maintenance Facilities. Facilities for storage and maintenance of vehicles, equipment, or related materials used in a utility or public facility activity. May include usable and/or scrap tire piles of up to a total of two hundred (200) tires as an accessory use.

Level 1: Indoor maintenance and storage facility not exceeding three thousand (3,000) gross square feet. Outdoor storage of equipment, materials, or vehicles and vehicle maintenance is prohibited.
Level 2: Indoor maintenance and storage facility not exceeding five thousand (5,000) gross square feet with outdoor storage not exceeding two thousand (2,000) gross square feet.
Level 3: City-wide or regional maintenance and storage facility exceeding five thousand (5,000) gross square feet and/or exceeding two thousand (2,000) gross square feet of outdoor storage.

K. Public Safety Services. Public safety and emergency services such as police and fire stations; animal control facilities, such as an animal shelter or Humane Society facilities; and correctional facilities. This use type may include accessory dispatch facilities but does not include stand-alone dispatch facilities (“com centers”) that, by their nature, provide service to multiple jurisdictions or entire regions, which shall instead be treated as a Level 3 Communication Facilities Utilities use type.

Level 1: Police and fire/emergency medical aid stations, including private ambulance services.
Level 2: Animal control services.
Level 3: City correctional facilities.
Level 4: County, state, federal, or private correctional facilities.

L. Religious Assembly. Religious services involving public assembly such as those that customarily occur in synagogues, temples, and churches. For the purpose of compliance with the federal Religious Land Use and Institutionalized Persons Act of 2000, except where lands are restricted to public facilities, Religious Assembly use types shall be treated equally with Community and Cultural Services Civic use types. These use types do not include homeless shelters, food banks, or other social services, which shall instead be treated as a Social Services Civic use type; daycares or preschools, which shall instead be treated as a Daycare Facilities Civic use type; schools, which shall instead be treated as an Education Civic use type; or facilities for residence of religious orders, which shall instead be treated as a Co-Housing Residential use type.

Level 1: Establishments where the principal place of assembly does not exceed five thousand (5,000) gross square feet.
Level 2: Establishments where the principal place of assembly is between five thousand (5,000) and twenty thousand (20,000) gross square feet.
Level 3: Establishments which have a principal place of assembly more than twenty thousand (20,000) gross square feet.

M. Social Services. Establishments primarily engaged in the provision of services that are strongly associated with meeting basic needs. Examples include clothing banks, food banks, temporary shelters, and counseling services.

Level 1: Establishments which are accessory to a primary Community and Cultural Services, Religious Assembly, or Education Civic use type and do not exceed one thousand (1,000) gross square feet or twenty (20) percent of the structure, whichever is less, and do not contain more than five (5) beds or serve more than fifteen (15) people per day or meal.
Level 2: Establishments which are accessory to a primary Community and Cultural Services, Religious Assembly, or Education Civic use type and do not exceed one thousand, five hundred (1,500) gross square feet or twenty (20) percent of the structures, whichever is less, and does not contain more than ten (10) beds or serve more than twenty-five (25) people per day or meal.
Level 3: Establishments which are a primary or accessory use and serve a city-wide or regional area with an intensity greater than Level 2.

N. Transportation. The provision of public or semi-public transportation services. Examples include parking garages, park-and-ride lots, commercial parking lots, bus shelters, bus stations, bus transfer centers, passenger rail stations, ferry docks, and other types of public and quasi-public transportation facilities.

Level 1: Transportation uses serving neighborhoods, such as bus shelters.

Level 2: Transportation uses serving communities and regions, such as passenger rail and bus stations; parking facilities, including park-and-rides; and weigh stations.
Level 3: Commercial parking lots, structures, and satellite lots providing short-term parking for operational vehicles.
Level 4: Taxi, shuttle, and bus “barns” and yards, and motor pool facilities. May include usable and/or scrap tire piles of up to a total of two hundred (200) tires as an accessory use.
Level 5: Airports, heliports, landing fields or waterways, and ferry docks.

(Ord. 500 § 8, 2009; Ord. 483 § 9, 2008; Ord. 307 § 12, 2003; Ord. 264 § 1 (part), 2001.)

18A.30.550 - Conditional Uses - Commercial Zoning Districts

The following uses are permitted within the Commercial zoning districts, subject to approval of a conditional use permit and all applicable development permits:

A. TOC Zoning District

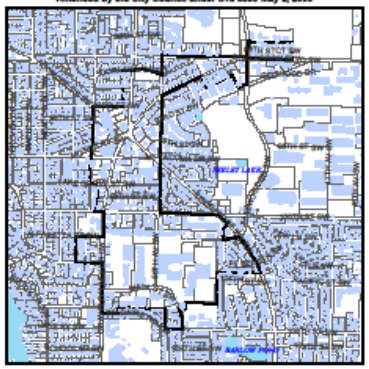
1. Type 3 Group Home (Level 1/2)
2. Education (Level 1/2)
3. Outdoor Recreation (Level 3)
4. Public Safety Services (Level 1)
5. Social Services (Level 3)
6. Transportation (Level 4)
7. Electrical Facilities (Level 2)
8. Pipelines
9. Stormwater Facilities (Level 2/3)
10. Water Supply Facilities (Level 2/3)
11. Flex Space (Level 1)
12. Research, Development, and Laboratories (Level 1)

City of Lakewood Zoning Map

Adopted by the City Council under Ord #264 20th day of August, 2001
Effective Date: September 1, 2001
Amended by the City Council under Ord #266 the 19th day of November, 2001
Amended by the City Council under Ord #293 the 2nd day of December 2002
Amended by the City Council under Ord #322 & #323 the 17th day of November 2003
Amended by the City Council under Ord #357 the 1st day of November 2004
Amended by the City Council under Ord #397 the 7th day of November 2005
Amended by the City Council under Ord #425 the 18th day of September 2006
Amended by the City Council under Ord #462 the 3rd day of December 2007
Amended by the City Council under Ord #483 the 15th day of December 2008
Amended by the City Council under Ord #500 the 21st day of September 2009
Amended by the City Council under Ord #521 the 8th day of October 2010
Amended by the City Council under Ord #539 the 15th day of August 2011
Amended by the City Council under Ord #552 the 17th day of September 2012

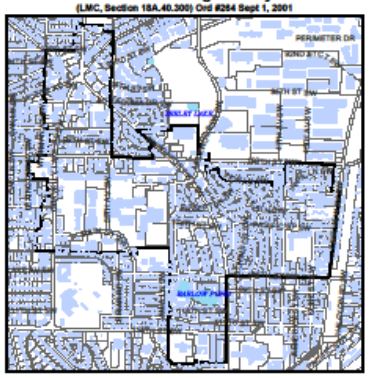
Tax Incentive Urban Use Center

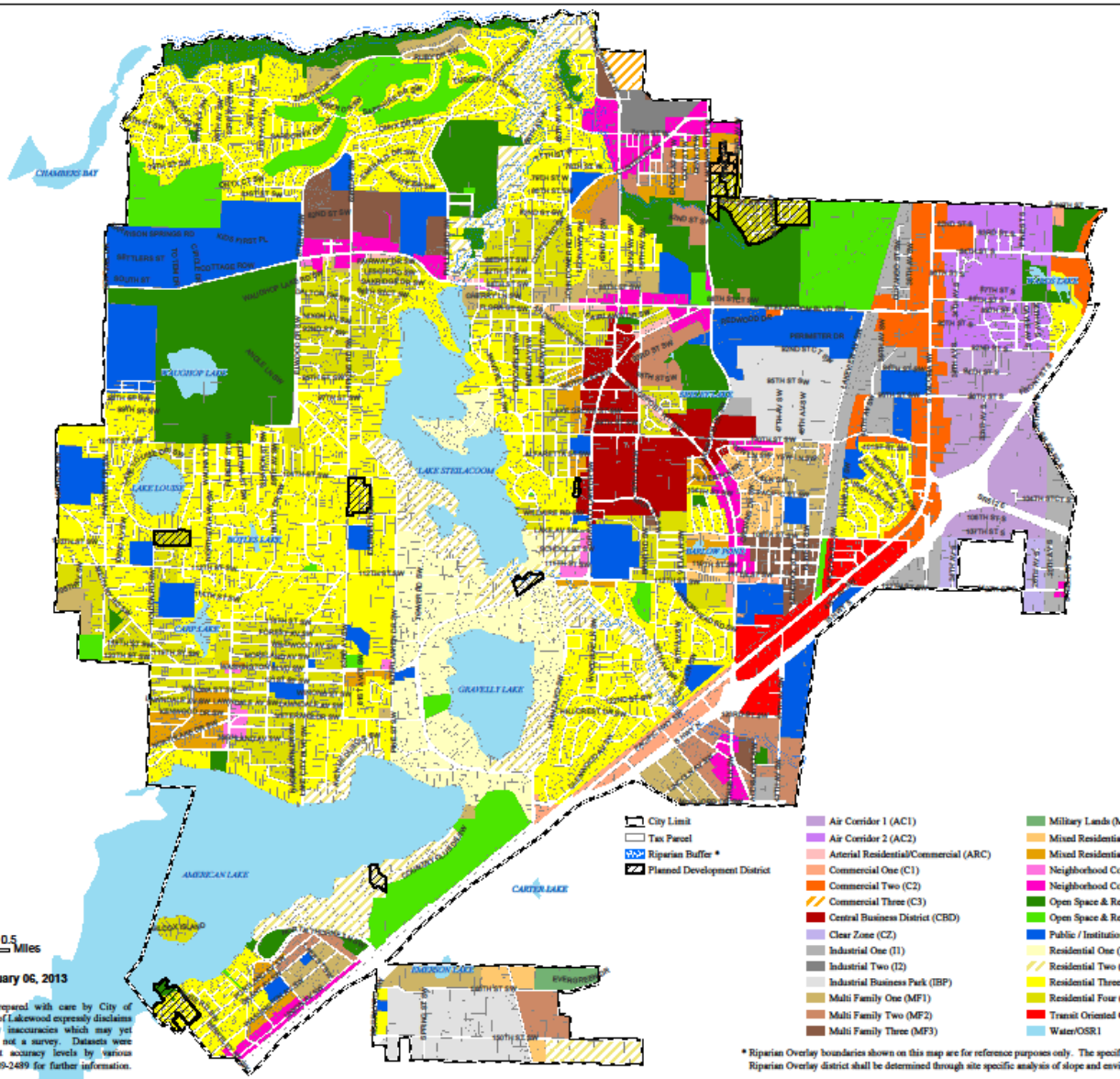
(LMC, Chapter 3.64) Ord #286 Nov 4, 2002
Amended by the City Council under Ord #383 May 2, 2006



Senior Housing Overlay

(LMC, Section 18A.40.300) Ord #284 Sept 1, 2001





0 0.25 0.5 Miles

Map Date: February 06, 2013

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Call 253-589-2489 for further information.

* Riparian Overlay boundaries shown on this map are for reference purposes only. The specific limits of the Riparian Overlay district shall be determined through site specific analysis of slope and environmental conditions.