

# THE ADDISON ST DEVELOPMENT

## *Technical Specifications & Due Diligence Overview*

---

### Location & Identification

Address: 12524 & 12518 Addison St SW, Lakewood, WA 98499  
Parcel ID (APN): 0219204044 (Pierce County)  
Jurisdiction: City of Lakewood

### Zoning & Land Use

Current Zoning: MF3 (High-Density Multi-Family). Site supports an approximate 25-unit concept (Buyer to verify density and development standards per LMC Title 18A).

Environmental: Parcel influenced by Clover Creek corridor. Detailed 2021 Geotechnical and Topographic surveys define buildable area and Ordinary High Water Mark.

### Infrastructure & Engineering (Available in VDR)

- Mechanical: Complete Variable Refrigerant Flow (VRF) design set compliant with 2021 Washington State Energy Code.
- Electrical: Full demand load calculations and riser diagrams for 25 units.
- Utilities: Public water, sewer, and electric available at site (buyer to confirm capacity).
- Stormwater: Geotechnical findings confirm high-performance infiltration minimizing infrastructure costs.

### Virtual Data Room (VDR) Contents

- 2021 Professional Appraisal (\$935,000 land-only valuation)
- Full Civil Engineering & Grading Plans
- Landscape & Open Space Compliance Design
- Topographic & Boundary Survey
- City Correspondence (MF3 and MFTE validation)

---

DISCLAIMER: This summary is for informational purposes only. Buyer is responsible for independent verification of all zoning, environmental, and utility data with the City of Lakewood.