

Project Description

The Step By Step Early Learning Center Project (the project) is located 3303 8th Avenue SE in Puyallup, Washington, parcel number 0420253071. The property is zoned ARO and is approximately 3.75 acres in size.

The site is currently developed and houses multiple enterprises including Farm 12 Restaurant, Step by Step office space, and Fika Coffee and Cake company in multiple existing buildings. Site improvements include onsite parking, landscaping, and utilities, etc. that support the businesses. The overall property is bordered by 8th Avenue SE to the south, 33rd Street SE to the west, and Van Lierop Park to the north and east. This project builds on prior site improvements constructed around 2018-2019 called the Germaine Korum Center.

This project will remodel and expand an existing auxiliary building to provide classrooms, outdoor learning spaces, administrative space, and office space. A portion of the outdoor space will be enhanced with play and multi-purpose landscape areas. The project will be constructed over stormwater treatment BMPs that were installed to provide runoff treatment for parking area installed during the 2018 Germaine Korum Center project. Therefore, this project will need to redesign/add runoff treatment BMPs to the existing parking area to replace the impacted treatment BMPs; more on the design in Section 4 below.

The project will be permitted through the City of Puyallup. The City has adopted the 2019 Department of Ecology Stormwater Management Manual for Western Washington (Stormwater Manual), Puyallup Municipal Code 17.42.010, as a basis for stormwater management requirements. The project will be under stormwater review for Minimum Requirements (MR's) 1-9, assuming it is a redevelopment project per Figure 1-3.2 of the Stormwater Manual. The primary components of the stormwater mitigation plan include roof drain lines, parking area drainage, and runoff treatment BMPs (filter).

Project's that discharge through a MS4 of manmade (stabilized from erosion) to a receiving water listed as a Flow Control Exempt Receiving water do not have to provide flow control per TDA Exemptions listed in I-3.4.7 MR7: Flow Control. Therefore, this project will construct a storm main extension to connect the site with the downstream drainage

system. Ultimately, the project will discharge to the Puyallup River, a Flow Control Exempt Receiving Water.

In addition, the existing public MS4 (drainage system) was constructed by a prior developer who holds a Latecomer Agreement for use of the storm line. A fee will be negotiated with the City to honor that agreement.

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