

City of Puyallup Permit Application #: PRCTI20220683

Comment Notice #1 Response Letter

Date	July 8, 2022
Project Address	1617 E Main Ave, Puyallup, WA 98372
Contact	Meg Cummins
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Owner	Brian Simpington, Thrive

The following is in response to the comment notice received June 28th 2022.

Review Type	PLANNING REVIEW COMMENTS
Reviewer	Nabila Comstock
Reviewer Phone	253.770.3361
Reviewer Email	NComstock@PuyallupWA.gov

1. Per PMC 20.58.010, a landscape plan is needed for all proposed landscaping work. You may centralize all the landscaping onto one civil permit. Our engineering reviewer, Linda Lian, made you aware that a civil permit will be required for the changing parking areas. Please submit the landscape plans under the civil permit for all proposed landscaping changes occurring along the East Main frontage.

Response: Civil scope of work for site (parking lot improvements) has been uploaded to this permit response/revisions; including a sheet dedicated to E Main wheelchair ramp improvements to comply with ADA standards.

2. Per MC 20.25.040 (2) Landscaping Required.
 - a. (a) In all RM zones there shall be landscaping of an area equivalent to or greater than the percentage of the net lot area as set forth in Table 20.25.020(13). In residential projects, at least 10 percent of the net lot area shall be devoted to amenity areas for active use by residents of site units and shall be centrally located, and/or configured in an accessible and functional manner depending on topography, except that projects devoting at least 500 square feet of private open space per unit shall be exempt from this requirement. Specific site amenities (e.g., picnic areas, recreational areas, etc.) are encouraged within said areas. All required landscaping shall be maintained in a neat condition.

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- b. (b) All residential developments that front on a public street shall provide a minimum 15-foot-wide landscaped buffer area along collectors and arterials and 10-foot-wide buffer along residential streets and local roads. The buffer shall be a significant mix of trees, shrubs, and earth berms to reduce views of moving and parked vehicles.

Response: A) Proposed landscape work does not not reduce overall amenity area nor landscaped area compared to existing permitted conditions. Note added on LA1.00.

B) The proposed landscape replaces some existing lawn with planting beds as well as increasing existing planting beds. Current plans show +/- 115' of a mix of lawn and planting areas between the property line and closest parking area / building.

3. Plans show that some signage will be changed/removed. Please note that a separate sign permit application will be required and will be reviewed for compliance with the sign code (PMC 20.60.040) and cannot be permitted through the tenant improvement permit applications.

Response: Sheets LA1.13, LA1.15, and LA1.16 label all existing signs as existing to remain.

Clarified note on removal of headbox and pond liner on sheet DA1.5. No additional corrective action taken.