



ALTERNATIVE METHODS OR CONSTRUCTION MATERIALS REQUEST

Engineering Design Standards

This request must be filled out completely for the City to consider any deviations from their design standards and requirements for engineering design. Please be aware the City of Puyallup's design standards are **MINIMUM** requirements. These requirements are considered by the City as fair, reasonable and promote public safety. The applicant is obligated to convince City staff this request is necessary, justifiable, and will not reduce public safety. To be granted, **all** departments must be in agreement.

When preparing this application, please print or type the reply to each question. Incomplete applications will delay the timeliness of the review. This application is the sole basis for approval of deviations from standards. include any and all supporting documentation to the application.

If you have any questions, please contact Engineering Services at (253) 864-4165.

Application Fee: \$250.00



OWNER

Name: Dos Lagos Asset, LLC
Address: 810 E. Pico Blvd, Unit B24
City St Zip: Los Angeles, CA 90021
Contact No: 213-614-8887
Email: akang@drc-eng.com

APPLICANT

Name: Leroy Surveyors & Engineers - Damon DeRosa, PE
Address: 12815 Canyon Rd., Suite F
City St Zip: Puyallup, 98373
Contact No: 253-848-6608
Email: DDeRosa@lseinc.com

ENGINEER/ARCHITECT

Name: Leroy Surveyors & Engineers - Damon DeRosa, PE
Address: 12815 Canyon Rd., Suite F
City St Zip: Puyallup, 98373
Contact No: 253-848-6608
Email: DDeRosa@lseinc.com

CONTRACTOR

Name: N/A
Address: _____
City St Zip: _____
Contact No: _____
Email: _____

SITE ADDRESS: 4202 5th St SE & 405 39th Ave SE PARCEL NO: 0419106030/0419106028 ZONING: UCX
PROJECT NAME: Dos Lagos
LAND USE APPLICATION #: P-21-0099 & P-21-0100 BUILDING PERMIT APPLICATION #: N/A

Signature of Applicant:  Date 9/9/22

Items 1-9 are issues and concerns that must be addressed by the applicant. If additional reports, supporting documents and attachments are necessary to clarify/support this request, material shall be listed in item 9 and referenced within items 1-9.

1. Describe the proposed modification (from what requirements are you seeking relief?).

2. Describe how the proposed modification is based on sound engineering principles. (Granting the modification will not result in risk or harm to the public related to storm drainage, traffic, water, sanitary sewer, transportation, fire protection or structural matters).

3. Describe how a strict application of the requirement would impose an undue hardship on the applicant.

4. Describe how the requirements for safety, environmental considerations, function, appearance and maintainability would be fully met, assuming the granting of your request.



5. Describe how the granting of the modification provides adequate protection of the public health, safety and welfare.

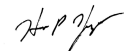
6. Does this request require different maintenance cycles, equipment or skills?

7. Does this request provide for a service life equal to or greater than the City requirement?

8. Describe how the granting of the modification will be in the best interest of the public?

9. List reports, supporting documents and attachments accompanying this request:

UVCHH' TGEQO O GPF CVKQP U'	CRRTQXGF''	F GP KGF''	F CVG''
Development Engineering			11/17/2022
Conditions:			
Per HHunger email dated 12/15/20, attached, and subsequent internal City meetings, the City is willing to accept 4x10 planter blockouts, 12-ft sidewalk, and full-width Silva Cells per the attached Preliminary City Std Detail 01.02.04 (see last page of AMR).			
Planning Department			11/17/22
Conditions: Planning will support reducing the 18 feet of frontage zone improvements (standard 10 foot planter strip and 8 sidewalk) down to 12 feet of frontage sidewalk, with 4 foot X 10 foot street tree cutouts within the sidewalk area. That will provide the benefit of 8 foot walk at each street tree cut out and a wider planter cut out. Silva cells (or equiv.) to provide root pathways to soil areas back of walk need to be provided for the entire width of the 4 foot cutouts and the entire depth of the sidewalk behind each street tree.			
Traffic Engineering	BR		10/14/22
Conditions:			
Public Works - Streets	Scott Hill		11/17/22
Conditions:			
Public Works - Water			
Conditions:			
Public Works - Collections			
Conditions:			
Stormwater Engineer			
Conditions:			
Fire Code Official			
Conditions:			
Police Department			
Conditions:			

Elm 'Gpi lpggt''	CRRTQXGF''	F GP KGF''	F CVG''
			

CONDITIONS: _____



September 9, 2022

RE: Dos Lagos Project
Parcel Nos. 0419106030 and 0419106028
Site Addresses: 4202 5th St SE and 405 39th Ave SE
LS&E Job No. 12896

Introduction

As part of the Alternative Methods Request, the Engineer has noted potential concerns regarding the request (Items 1-9) and provided response below.

Items 1-9

- 1. Describe the proposed modification (from what requirements are you seeking relief?).**

Required 5th St SE improvements include a 10 ft planter strip and 8 ft sidewalk per City Standard 01.01.06. The project proposes to revise the frontage improvements along 5th St SE to be a 12 ft sidewalk width with 4 ft Street Tree Planter Blockouts for a functional sidewalk width of 8 ft.

- 2. Describe how the proposed modification is based on sound engineering principles. (Granting the modification will not result in risk or harm to the public related to storm drainage, traffic, water, sanitary sewer, transportation, fire protection or structural matters).**

The revised frontage improvements would allow the frontage improvements from the current project to match the frontage improvements installed as part of the neighboring Affinity Project (Parcels #0419102121 and 0419102122) which occurred along the eastern side of 5th St SE. Granting the request would not result in risk or harm to the public related to the storm drainage, water, sanitary sewer, fire protection or structural matters. Storm drainage design for the full project site will still need to meet the current stormwater manual regardless of the frontage improvement design. Water and Sewer will remain unchanged with the proposed improvement versus the required improvements. Traffic and transportation within the roadway will remain unchanged, although having a wider walking width up against the roadway would be beneficial for any future bus drop off/pick up (It would not require a concrete walking pad through the planter strip). Fire protection and structural elements will remain unchanged.



3. Describe how a strict application of the requirement would impose an undue hardship on the applicant.

A strict application of the requirement would necessitate a ROW dedication of 5-10 feet, which would severally impact the buildable areas of the subject parcels. The buildable area is already very confined since the area is zoned such that all required design/parking elements barely fit on-site with the proposed apartment building.

4. Describe how the requirements for safety, environmental considerations, function, appearance and maintainability would be fully met, assuming the granting of your request.

Granting the request would replace the 10 ft planter strip with Street Tree Planter Blockouts, reducing the required maintenance for the City. Furthermore, granting this request would allow 5th St SE to maintain a consistent appearance, with the improvements on the western side of 5th St SE matching the improvements constructed on the Eastern side of 5th St SE. The difference between having a 10 ft planter strip vs a 4 ft planter blockout would not increase risk to public safety or to the environment and functionality would not be affected by granting this request.

2x4 cutout is not acceptable

5. Describe how the granting of the modification provides adequate protection of the public health, safety and welfare.

The street trees cutouts maintain separation between the sidewalk and the street, maintaining equivalent pedestrian safety as part of this request.

Maintenance beyond back of curb is the responsibility of the adjacent property owner.

6. Does this request require different maintenance cycles, equipment or skills?

Granting the request would replace the 10 ft planter strip with 2ft x 4ft cutouts for street trees, reducing the required maintenance for the City. The City would not need to mow grass or continually weed/bark within the 10 foot buffer

7. Does this request provide for a service life equal to or greater than the City requirement?

The service life of the proposed frontage improvements would be extended as the tree planter blockout is more a protection element for the road and sidewalk to confine the root structure instead of landscape buffer/planter strip root structure that is not as confined.

8. Describe how the granting of the modification will be in the best interest of the public?

Granting this request would allow improvements along 5th St SE to maintain a consistent aesthetically pleasing appearance and will be in line with the improvements constructed across the street. As previously mentioned, there would be less ongoing maintenance cost along with an extended service life.



LEROY SURVEYORS & ENGINEERS, INC.

Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

Dos Lagos Project
LS&E Job No. 12896

9. List reports, supporting documents and attachments accompanying this request:

The following supporting items have been included with this submittal within the appendix:

- Email Communications with Hans Hunger regarding this request
- Street Tree Planter Detail from Hans Hunger

If you have any questions or need information, please contact me at 253-848-6608 xt 102 or by e-mail at DDeRosa@lseinc.com

Respectfully submitted,

LeRoy Surveyors & Engineers, Inc.

Damon DeRosa, P.E.

Cor Kruithof III, EIT



LEROY SURVEYORS & ENGINEERS, INC.

Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

Dos Lagos Project
LS&E Job No. 12896

APPENDIX

Email Communications with Hans Hunger
Street Tree Planter Detail

From: [Damon DeRosa](#)
To: [Wendy Garrison](#); epeterson@cdpcinc.com; [Alex Kang](#); [Steve Nelson](#); [Cor Kruithof](#); [LES SEIFERT](#)
Subject: FW: Puyallup Mixed Use Project Preapp Comments
Date: Wednesday, September 7, 2022 8:31:51 AM
Attachments: [01.02.04 STREET TREE PLANTER BLOCKOUTS FOR SIDEWALKS_Modified.pdf](#)

From: Hans Hunger <HHunger@PuyallupWA.gov>
Sent: Tuesday, December 15, 2020 1:54 PM
To: Damon DeRosa <DDeRosa@lseinc.com>
Cc: Bryan Roberts <BRoberts@PuyallupWA.gov>
Subject: RE: Puyallup Mixed Use Project Preapp Comments

Damon,

I'm following up on the below email for the proposed frontage of this development. I've attached a draft of an updated detail for Street Tree with Planter Block out which shows 8ft wide rather than 6ft sidewalk behind the block outs for a total of 12ft width. This still reduces the width of frontage by 6 ft from the (10ft planter strip + 8ft sidewalk) outlined in the city standards for arterials located in pedestrian oriented zones. The 12ft total width also accommodates the Silva cells dimensions of 2ftX4ft allowing the entire width of the sidewalk for tree growth.

Let me know if this modification causes any design issues for you and we can talk.

Thanks

Hans Hunger, P.E. | City Engineer

City of Puyallup

Phone 253.435.3640 | cell 253-225-4241

hhunger@PuyallupWA.gov

THE PERMIT CENTER WILL BE CLOSED TO THE PUBLIC DUE TO COVID-19 PRECAUTIONS UNTIL FURTHER NOTICE

Please send permit inquiries to permitcenter@ci.puyallup.wa.us

Check permit status, schedule inspections and pay online at <https://secure.cityofpuyallup.org/>

From: Hans Hunger
Sent: Monday, October 26, 2020 2:00 PM
To: Damon DeRosa <DDeRosa@lseinc.com>
Cc: Bryan Roberts <BRoberts@PuyallupWA.gov>
Subject: RE: Puyallup Mixed Use Project Preapp Comments

Yes, it led to a discussion of a modified standard of 10 foot wide sidewalks next to curb with 4' X 10' cut outs for street trees. This was what was required for Affinity development on east side of 5th. These would use silva cells for tree root protection. Still more discussion needed on configuration of

silva cells. See the attached detail but using 10-ft instead of 8-ft for the sidewalk width.

None of this is set in stone and Bryan Roberts was looking into the R/W width that will be required. Then we were going to reach out to you to discuss.

Hans Hunger, P.E. | City Engineer

City of Puyallup

Phone 253.435.3640 | cell 253-225-4241

hhunger@PuyallupWA.gov

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Check permit status, schedule inspections and pay online at <https://secure.cityofpuyallup.org/>

From: Damon DeRosa <DDeRosa@lseinc.com>

Sent: Monday, October 26, 2020 11:57 AM

To: Hans Hunger <HHunger@PuyallupWA.gov>

Subject: RE: Puyallup Mixed Use Project Preapp Comments

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Were you able to meet with staff?

Damon DeRosa, PE

Principal Engineer/Planner

Leroy Surveyors and Engineers

12815 Canyon Road East, Suite F

Puyallup, WA 98371

Cell 253-359-8471

Office 253-848-6608 ext 102

From: Hans Hunger <HHunger@PuyallupWA.gov>

Sent: Thursday, October 22, 2020 8:07 AM

To: Alex Kang <alexkangrealestate@gmail.com>; Damon DeRosa <DDeRosa@lseinc.com>

Cc: Bryan Roberts <BRoberts@PuyallupWA.gov>; Chris Beale <CBeale@PuyallupWA.gov>; Aaron Van Aken <avanaken@heathtraffic.com>; LES SEIFERT <les@ronhovdearchitects.com>; Mark Higginson <MHigginson@PuyallupWA.gov>

Subject: RE: Puyallup Mixed Use Project Preapp Comments

Bryan, how about I schedule a quick huddle today for city staff to discuss the merits of keeping or deviating from the standards? I could make 2:30pm work.

Hans Hunger, P.E. | City Engineer

City of Puyallup

Phone 253.435.3640 | cell 253-225-4241

hhunger@PuyallupWA.gov

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From: Alex Kang <alexkangrealestate@gmail.com>

Sent: Wednesday, October 21, 2020 5:17 PM

To: Damon DeRosa <DDeRosa@lseinc.com>

Cc: Bryan Roberts <BRoberts@PuyallupWA.gov>; Chris Beale <CBeale@PuyallupWA.gov>; Hans Hunger <HHunger@PuyallupWA.gov>; Aaron Van Aken <avanaken@heathtraffic.com>; LES SEIFERT <les@ronhovdearchitects.com>; Mark Higginson <MHigginson@PuyallupWA.gov>

Subject: Re: Puyallup Mixed Use Project Preapp Comments

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Hi Bryan,

Is there any update for Damon for what we need for the planter strip requirements? We're currently blocked on updating our site plan design until we have some sort of resolution on this subject.

Thank you for your time

On Tue, Oct 20, 2020 at 3:24 PM Damon DeRosa <DDeRosa@lseinc.com> wrote:

Hi Bryan

I haven't received a response from you on this issue. Can you please respond – we are in the process of finalizing our layout and we don't feel the planter strip is necessary given the characteristics and existing infrastructure of the surrounding area.

Damon DeRosa, PE
Principal Engineer/Planner
Leroy Surveyors and Engineers
12815 Canyon Road East, Suite F
Puyallup, WA 98371
Cell 253-359-8471
Office 253-848-6608 ext 102

From: Damon DeRosa

Sent: Thursday, October 15, 2020 12:25 PM

To: Bryan Roberts <BRoberts@PuyallupWA.gov>

Cc: Chris Beale <CBeale@PuyallupWA.gov>; Hans Hunger <HHunger@PuyallupWA.gov>; Aaron Van Aken <avanaken@heathtraffic.com>; Alex Kang <alexkangrealestate@gmail.com>; LES SEIFERT <les@ronhovdearchitects.com>; Mark Higginson <MHigginson@PuyallupWA.gov>

Subject: RE: Puyallup Mixed Use Project Preapp Comments

Thanks Bryan

So the 10 foot planter strip is a recent requirement? We are concerned along 5th street that we wont be able to accommodate the 10' wide planter strip and I am really wondering why the City would want a planter strip when everything else in the vicinity is just single ribbon.

Damon DeRosa, PE
Principal Engineer/Planner
Leroy Surveyors and Engineers
12815 Canyon Road East, Suite F
Puyallup, WA 98371
Cell 253-359-8471
Office 253-848-6608 ext 102

From: Bryan Roberts <BRoberts@PuyallupWA.gov>

Sent: Thursday, October 15, 2020 11:50 AM

To: Damon DeRosa <DDeRosa@lseinc.com>

Cc: Chris Beale <CBeale@PuyallupWA.gov>; Hans Hunger <HHunger@PuyallupWA.gov>; Aaron Van Aken <avanaken@heathtraffic.com>; Alex Kang <alexkangrealestate@gmail.com>; LES SEIFERT <les@ronhovdearchitects.com>; Mark Higginson <MHigginson@PuyallupWA.gov>

Subject: RE: Puyallup Mixed Use Project Preapp Comments

Hi Damon,

Our current engineering standards require 10ft planter strips along arterial roadways. The recent developments along the east side of 5th St SE constructed a shared use path as required per our active transportation plan. What recent City projects are you referring to? Per the pre-application notes, you would not be required to re-construct frontage where curb/gutter/sidewalk already exist. Please let me know if you have any questions.

Bryan Roberts, P.E.

Traffic Engineer

D 253-841-5542

M 253-278-1156

City of Puyallup

333 S Meridian
Puyallup WA 98371

From: Damon DeRosa <DDeRosa@lseinc.com>
Sent: Thursday, October 15, 2020 9:59 AM
To: Bryan Roberts <BRoberts@PuyallupWA.gov>
Cc: Chris Beale <CBeale@PuyallupWA.gov>; Hans Hunger <HHunger@PuyallupWA.gov>; Aaron Van Aken <avanaken@heathttraffic.com>; Alex Kang <alexkangrealestate@gmail.com>; LES SEIFERT <les@ronhovdearchitects.com>; Mark Higginson <MHigginson@PuyallupWA.gov>
Subject: RE: Puyallup Mixed Use Project Preapp Comments

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Hi Bryan

I would like to have discussion about this City's requirement for a 10' planter strip. Presently, there are no planter strips (double ribbon) in between the curb and sidewalk in the vicinity. These include recently constructed improvements by the City and other developers. I am not sure why we would be singled out to construct something completely different. This would severely impact our development plan as it would necessitate dedication of 5-10' of R/W.

Can you please let us know why this is required and why the City and/or other developers were able to eliminate this improvement? Was it an AMR, etc?

Thanks

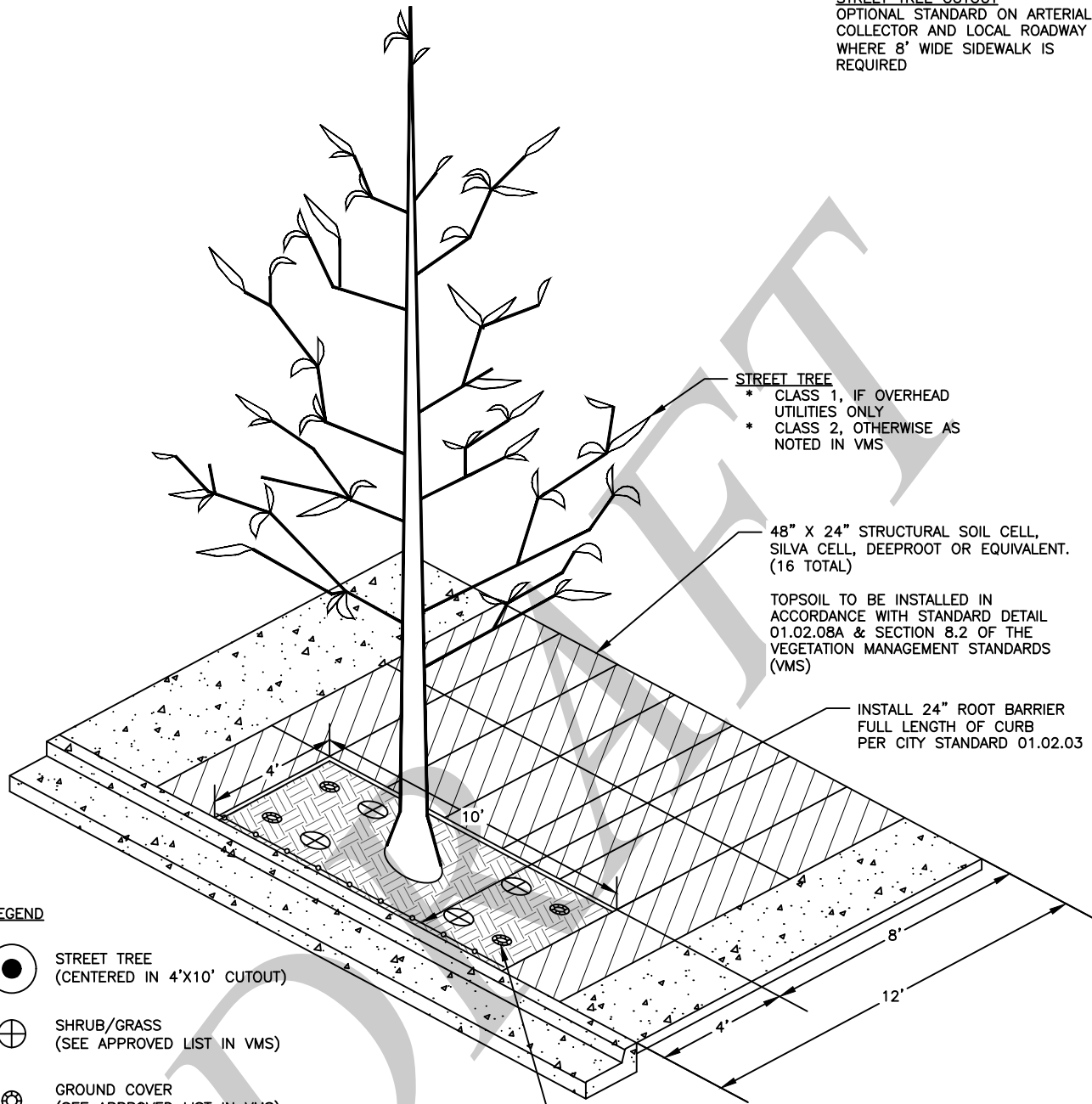
Damon DeRosa, PE
Principal Engineer/Planner
Leroy Surveyors and Engineers
12815 Canyon Road East, Suite F
Puyallup, WA 98371
Cell 253-359-8471
Office 253-848-6608 ext 102

|

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Alexander Kang
(714) 337-2073

STREET TREE CUTOUT
 OPTIONAL STANDARD ON ARTERIAL,
 COLLECTOR AND LOCAL ROADWAY
 WHERE 8' WIDE SIDEWALK IS
 REQUIRED



STREET TREE
 * CLASS 1, IF OVERHEAD
 UTILITIES ONLY
 * CLASS 2, OTHERWISE AS
 NOTED IN VMS

48" X 24" STRUCTURAL SOIL CELL,
 SILVA CELL, DEEPROOT OR EQUIVALENT.
 (16 TOTAL)

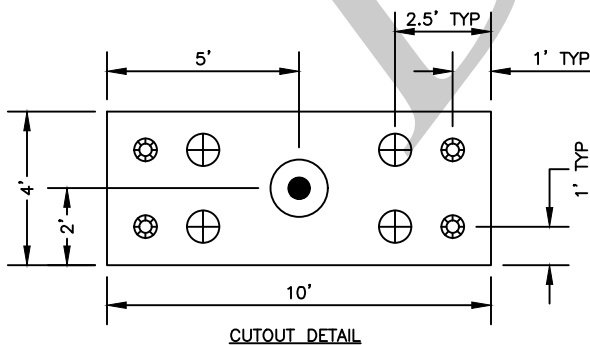
TOPSOIL TO BE INSTALLED IN
 ACCORDANCE WITH STANDARD DETAIL
 01.02.08A & SECTION 8.2 OF THE
 VEGETATION MANAGEMENT STANDARDS
 (VMS)

INSTALL 24" ROOT BARRIER
 FULL LENGTH OF CURB
 PER CITY STANDARD 01.02.03

LEGEND

- STREET TREE
(CENTERED IN 4'X10' CUTOUT)
- SHRUB/GRASS
(SEE APPROVED LIST IN VMS)
- GROUND COVER
(SEE APPROVED LIST IN VMS)

SHRUBS AND GROUND COVER
 (SEE LEGEND AND LAYOUT LEFT)



- NOTE**
1. TREE SHALL BE CENTERED IN OPENING.
 2. ALL VEGETATION SPECIES SHALL BE PER THE PUYALLUP VEGETATION MANAGEMENT STANDARDS (VMS).



**CITY OF
 PUYALLUP**
 OFFICE
 of
 THE CITY ENGINEER

APPROVED FOR PUBLICATION



DATE SEALED:

**STREET TREE PLANTER
 BLOCKOUTS FOR SIDEWALKS**

(NOT TO SCALE)

FILE NAME: C:\USERS\DYOUNG\DESKTOP

CITY STANDARD
01.02.04