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City of Puyallup
333 S Meridian
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Subject: Bradley Heights – Construction Phasing
PRCNC20240278 - 0286
PRCCP20240845
AGC Job #3227

For Bradley Heights apartments, the applicant intends to use a phased approach with respect to occupancy of the apartment buildings.

Phase 1 is intended to be occupied by July 31, 2026 and will consist of the Amenity Building and Buildings A, B, and C.

Phase 2 is intended to be occupied by August 10, 2026 and will consist of Building H.

Phase 3 will consist of Buildings D, E, F, and G.

The civil improvements are materially complete with the exception of the StormTank Detention facility. This facility will be completed prior to occupancy of Phase 3.

Following are comments/concerns expressed by the City and our explanation of how these issues will be addressed such that phasing can be accomplished while providing necessary access, utilities, storm drainage control, trash service, emergency access, etc.

Comments: Stormwater not shown or addressed on phasing plans. How will the storm system function for the whole property while phases 2 and 3 are under construction?

The whole site will be finished with asphalt and sidewalks, landscaping will be nearing completion and building framing will be done with some siding and paint still needing completion in the west end. Primarily only interior work being done.

Where will the run off be routed to while the west end is still under construction?

Vaults 2, 3, and 4 will be operational with a Baker Tank set up at the vault 2 location to address drainage to vaults 1 and 2 until construction of those facilities are complete and operational. Vaults 2, 3, and 4 all drain to a common conveyance system, through a StormFilter vault, then to the existing Storm system in 27th Ave SE. Vault 1 treatment and detention operate separately. The storm treatment system will pull vault 2 water, treat it and deposit it back in the storm system at vault 1 to drain into the city system.

How will the project stay compliant with TESC measures?

Running the storm water through the Baker Tank treatment system will keep the site in TESC compliance until all landscaping is done and the site landscaping is stabilized.

Comments: For water and sewer show in detail which portions of the system will be built in Phase 1 and how they will function separately during the phase 2 and phase 3 utility construction. If these utilities are to be 100% complete prior to any occupancy then call that out. Also provide call out for sewer laterals from unfinished buildings to be plugged. In order for utilities to be 100% complete, they must be flushed/cleaned.

All water and sewer systems will be 100% connected with plumbing DWV rough in inspected by the city and signed off in each building. Final inspections for buildings will still need to be completed.

Comments: This plan will make the Bldg D work area essentially an island. Presumably materials and equipment will need to be moved to this area and the access for the Bldg D work area should not be across developed/occupied areas where residents may be. This portion of the phasing plan may need to change as the "loop" circulation for fire access should also be maintained.

At no time will the loop be blocked for emergency vehicle access. If materials are delivered to the shown fenced in parking spaces, use of the road will be no more than standard traffic would use the space. Small forklift will bring materials into fenced area then be parked out of the loop for emergency vehicles, if forklift use is needed for extended time, that use will be inside the fenced area, not in the drive path.

Comments: The proposed temporary trash area is far away from the 1st phase occupied units and very close to work areas. Is this needed here? Could it be relocated to serve the 1st phase occupied units better?

Temporary use of the 3 bay recycle area can be utilized by trash dumpsters and the other recycle areas remain in use for recyclables.

I hope that this response addresses the City's concerns with allowing the buildings to be occupied in a phased process. Please call or e-mail if you have any questions or need additional information.

Sincerely,



Robert A. Trivitt, PE
Project Manager

