



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

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www.cityofpuyallup.org

April 06, 2023

Azure Green Consultants

409 E PIONEER

PUYALLUP, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	PLDDG20220153
PROJECT NAME	Bell Place Apartments - 5 Story Building
PERMIT TYPE	Downtown Design Review
PROJECT DESCRIPTION	The proposed 105,053 sq. ft. building is 5-stories with a roof deck. The 1st level contains a parking garage with the remaining space to service the business aspect of the apartment use. 2nd-5th levels are apartment units, with the 2nd level also containing recreation amenities for tenant use.
SITE ADDRESS	204 4TH ST SW, PUYALLUP, WA 98371;
PARCEL #	5745001631;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	October 12, 2022
APPLICATION COMPLETE DATE	October 18, 2022
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	N/A – Active permit application, not approved

CONDITIONS	<p>Active permit application, not approved;</p> <p>Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter.</p> <p>DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City’s adopted development standards and codes.</p> <p>Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active.</p> <p>The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.</p>
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HOW TO USE THIS LETTER

This review letter includes two sections: **“Action Items”** and **“Conditions”**.

The **“Action Items”** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The **“Conditions”** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

ACTION ITEMS

Planning Review - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Design review permit ID assigned here for purposes of tracking the application for future Design Review Board review. Planning staff will be reviewing the design review materials with the parent land use permit (PLPSP20220152). Applicant will receive consolidated review notes under PLPSP20220152. Design review submittals are not sent to the Board until staff review has been provided under both the design review submittal and the parent land use permit.

Building Review - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Building code compliance subject to complete building application. Include percentage of protected opening on west elevation - facing 5th St SW, allowable area calculations, type of construction and separation from property lines.

CONDITIONS

Sincerely,
Rachael N. Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov