



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

August 01, 2023

Michael Chen
 500 Union Street, Suite 410
 Seattle, WA 98101

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	PLPSP20220155
PROJECT NAME	Fortress Puyallup
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Construct an approximately 135,900 square foot warehouse with truck loading bays and parking.
SITE ADDRESS	240 15TH ST SE, PUYALLUP, WA 98372;
PARCEL #	0420274126;
ASSOCIATED LAND USE PERMIT(S)	PRAMR20230739 PRGR20230909 PRCNC20230967 PRCCP20231096
APPLICATION DATE	October 26, 2022
APPLICATION COMPLETE DATE	November 02, 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	Active permit application, not approved; 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. 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.

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. 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.

The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'Correction Response Letter' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center at permitcenter@puyallupwa.gov.

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.
- 3 Click 'Upload Documents' at bottom of the page.

How to use this letter

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

The **“Corrections”** 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.

Corrections

Planning Review - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

- Per our e-mail correspondence and my e-mail sent on July 24, 2023:

We can remove the requirement for the berm along the rear property lines and a 1:3 slope will not be required. We will required Type 1a landscaping, which does not include a berm.

Type 1a

Type 1a is intended to be used in scenarios where more than 15 feet of landscaping yard width is present, particularly if used pursuant to PMC 20.26.500 as a zone transition landscaping area. Two staggered rows of evergreen trees (of differing species) with evergreen and deciduous shrubs arranged to provide 100 percent visual separation from ground level up to six feet within three years from time of installation. Native conifers shall be used. Appropriate shrub masses and living ground cover (excluding turf grass) shall provide 75 percent ground area coverage within three years. A six-foot-high masonry wall or wood opaque fence shall be established and maintained along the common property line at either edge of the landscape buffer. Type 1d also may be used in lieu of this standard for specific land uses and situations where additional screening is warranted, as determined by the Director. Bio-swales or rain gardens may be placed within these landscaping areas as long as they are designed to meet the intent

- It appears that this calculation was only done for the trailer parking area. This calculation needs to be made for the entire site as well. Please include on your resubmittal the 10% landscaped minimum for the entire paved area of the site.

Please provide calculations on the landscape plans that show that at least 10% of all paved areas are landscaped in accordance with PMC 20.58.005. [landscape plans, L0.01]:

In order to further mitigate the impacts of more substantial expanses of paved areas on development sites, the following shall apply:

- (1) All paved areas of over 10,000 square feet shall have at least five percent of all paved areas landscaped to provide shade to reduce the heat island effect related to paved surfaces, reduce stormwater runoff, improve air quality, provide visual breaks to large paved areas and improve general appearance. Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. Internal parking lot landscaping design and spacing shall conform to the "Type IV" landscaping standards contained in the city's vegetation management standards (VMS) manual.
 - (a) In the event that a project provides 20 percent more than the required minimum number of parking stalls (per PMC 20.55.010) for a specific use or group of uses on a development complex site, or in the event that the total sum of paved areas on a site exceeds 100,000 square feet, at least 10 percent of all paved areas shall be landscaped in accordance with this section and the vegetation management standards (VMS) manual.

Building Review - Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov

- Additional Submittal Item: Provide a Geo-Tech report for soils with the building permit applications.
- A separate demolition permit will be required for the demo of the structures currently on the site and will require documentation from the Puget Sound Clean Air agency at the time of submittal for the demo permit.

- Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that apply to project.

The proposed Code Analysis (sheet G0.01) claims the building area been calculated on unlimited area buildings (section 507). Per 507.2.1 reduced open space the minimum reduced shall not be less than 40 feet with 3 conditions. Appears you meet the 3 conditions on sheet A1.10 but the site plan reflects 38 feet to the south property line adjacent to the Union Pacific Railroad. Provide code path how it can be reduced to 38 feet or revise site plan to reflect required 40 feet setback.

Two different construction types and occupancies are noted, application notes IIIB, S-1 or S-2 and B and the Site Plan (G0.01) notes VB, S-1, F-1 and B. Acknowledge this preliminary but upon submittal for permits all construction types and occupancy will need to match.

Electric Vehicle Charging Infrastructure are required in place for charging stations per IBC section 429 Washington State amendments for occupancy B square footage and will need to be shown on the plans. None are currently noted in parking calculations or on the site plan. **Note if building permit is applied for after July 1, 2023, the EV parking requirements change to require EV parking provided for all occupancies.

Plans will need to be per the applicable codes 2018 adopted February 1, 2021, for all permits. Unless submitted after July 1, 2023, to current state adopted code.

All electrical is permitted by the Washington State Department L & I.

Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard. Minimum one electric vehicle charging infrastructure is required to be accessible.

**Note if permit is applied after July 1, 2023, there are significant accessibility requirements changes in the code.

If VB construction the truss specs will also be required with the truss engineers' stamps and a layout that matches the submitted plans at the time of submittal.

Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

- COMMENTS DUE 07/27/2023

New comment ***Sheet A1.10 reflects two electric charging parking stalls to be included in the proposed parking layout. The anticipated adoption date of the 2021 I-codes October 28, 2023. Per 2021 IBC section 429 (Washington State Amendments) with WAC 51-50-0429 has substantial changes in the Electric vehicle charging

infrastructure requirements. Please review the new standard and be prepared to update the EV parking number based on Table 429.2 of the 2021 IBC including WAC 51-50-0429.

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If VB construction the truss specs will also be required with the truss engineers' stamps and a layout that matches the submitted plans at the time of submittal.

A separate demolition permit will be required for the demo of the structures currently on the site and will require documentation from the Puget Sound Clean Air agency at the time of submittal for the demo permit.

Signs are separate permit.

Separate electrical permit is required with Washington State Department of Labor & Industries.

<https://lni.wa.gov/licensing-permits/electrical/electrical-permits-fees-and-inspections>
or Licensing information: Call 1-800-647-0982

Engineering Review - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov

- The pre-developed land use basin (5.213 acres) and proposed land use basin (5.44 acres) do not match, revise accordingly. [drainage report, pg 38]
- The west TDA pre-developed land-use basin (5.213 acres) and post-developed (5.44 acres) basins do not match, this is a difference of about 10,000SF. Per the comment response letter the proposed basin is slightly larger due to grading and site layout. Provide an analysis for matching basins for the pre-developed and post-developed conditions. Comparing different sized basins does meet the intent of minimum requirement #7. [drainage report, pg 40]
- Provide a wetland report which provides the habitat score to determine the required mitigation. [drainage report, pg 21]
- The East basin of the site shall be modeled as forested for the pre-existing conditions, unless reasonable historic information is provided that indicates the site was prairie prior to settlement. See the Flow Control Performance Standard. [drainage report, pg 27]
- The pre and post development discharges for the east basin do not match, see previous comment regarding the west basin sizes not being equal in size. [drainage report, pg 80]
- Include the replaced sidewalk within the east basin analysis. [drainage report, pg 31]
- City of Puyallup approval blocks are not required for preliminary site plans. Please remove. [site plan, pg 2]
- The drawing index is not accurate. Revise accordingly. [site plan, pg 1]
- Create a soils report note 6 that speaks to the known soil contamination within the lot. [site plan, pg 2]

Engineering Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Label EV gate as electronic w/Opticom per conditions of the approved AMR [Site Plan P3]
- City standards require minimum 35ft curb radius for this commercial driveway [Site Plan P3]
- For civil submittal, extend empty conduit (w/pull string) + j-box to the north side of driveway. This will allow the City to expand street lights along this corridor in the future.
[Site Plan P3]
- For civil submittal, extend empty conduit (w/pull string) + j-box to the north side of driveway. This will allow the City to expand street lights along this corridor in the future.
[Site Plan P3]
- Show fire apparatus maneuvering site. Coordinate with David Drake on type and size of vehicle to model. [Site Plan P5]
- Determine the required radius on the north side of intersection to allow inbound right trucks to access site without encroaching into adjacent lanes of traffic. [TS-1.0]

Conditions

Condition Category	Condition	Department	Condition Status
	Sign Posted On Site must be provided.	Planning Division	Resolved
	Signed Affidavit must be provided.	Planning Division	Resolved
Submit With Civil Permit Application	A connection to the SSMH is not desired by the City, tap the main with a sewer saddle per city standard 04.02.01[site plan, pg 4]	Development & Permitting Services	Open
Submit With Civil Permit Application	The backflow devices will need to be placed downstream of the water meters. [site plan, pg 4]	Development & Permitting Services	Open
Submit With Civil Permit Application	Fill out right of way dedication and REETA forms found on the city website located here: https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=	Development & Permitting Services	Open
	Staff is supportive of reducing the blank wall planter width along the south side of the building dependent upon mitigation in the form of CU-Structural plant soils (or equivalent) in a total soil volume equal to that which would have been provided if the full 15' planter had been installed. Mitigation and installation details will be required at the time of civil permit approval. [planning]	Planning Division	Open
Standard Conditions	<p>TRAFFIC ENGINEERING GENERAL CONDITIONS:</p> <p>Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10. Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application</p> <p>Park impact fees shall be charged based on size of building. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10</p> <p>Per Puyallup Municipal Code Section 11.08.135,</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.		
Submit With Civil Permit Application	The perimeter of all parking areas and associated access drives which abt public right-of-ways shall be screened with on-site landscaping, earth berms, fencing, or a combination of both. The berm will need to be detailed to accurately depict the berm elevation, fence, and plantings on the final landscape plan and submitted with the associated civil permit application.	Planning Division	Open
Prior to Issuance	Buildings cannot cross parcel lines even when owned by the same property owner. A lot combination will be required. Lot combinations are an administratively approved permit that also requires a review and recording with Pierce County. https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application	Planning Division	Open

Sincerely,
Nabila Comstock
Assistant Planner
(253) 770-3361
NComstock@PuyallupWA.gov