

Dawn Sinagra

From: Anthony Hulse <AHulse@PuyallupWA.gov>
Sent: Thursday, August 17, 2023 3:48 PM
To: Craig Deaver; Ken Cook; Dawn Sinagra; Hans Hunger
Cc: Eric Oehler; Roger Hebert; Bryan Roberts; Rachael N. Brown; Lance Hollingsworth
Subject: RE: Puyallup Duplex Fee in Lieu Request # PLSHP20220104 CES20069

Hey Craig,

See the comment responses in [blue](#) below.

- First the SPA indicates we must record the BLA first. The BLA comments state the SPA must be recorded first. [Due to the proposed layout of the BLA, the short plat amendment will need to be recorded prior/concurrently to the BLA. Disregard the comment within the short plat application to show the boundary line adjustment for the parking lot to the east.](#)
- Second, we received comments on the storm as part of the SPA. We did not receive storm review/comments on the building permits. It was our intention to have the storm design and report address both the SPA and Building permit requirements. [The frontage and preliminary stormwater feasibility is still being reviewed as part of the short plat amendment application. The short plat review must be by the city prior to the city reviewing stormwater on the building permit application as indicated on the building permit stormwater reviews.](#)
- Third regarding the frontage will this be resubmitted with the Short Plat Amendment, building permit or will we need to apply for another permit for the only the ROW improvements? [The proposed frontage will need to be provided on the resubmittal of the short plat application. A civil permit will be required for the frontage improvements. The building permits cannot be released until the civil work for frontage is issued.](#)
- Street Light Location? Do you need a separate plan? [Show the proposed street light locations on the proposed frontage plan or as a separate sheet if more room is needed. Spacing for streetlights is 300' along this section of roadway.](#)



Anthony Hulse

Civil Review Engineer, EIT
Development Engineering

Phone 253-841-5553 **Cell** 253-325-4010
333 S Meridian, Puyallup, WA

From: Craig Deaver <cdeaver@cesnwinc.com>
Sent: Thursday, August 3, 2023 5:20 PM
To: Anthony Hulse <AHulse@PuyallupWA.gov>; Ken Cook <KCook@PuyallupWA.gov>; Dawn Markakis <dmarkakis@cesnwinc.com>; Hans Hunger <HHunger@PuyallupWA.gov>
Cc: Eric Oehler <eoehler@cesnwinc.com>; Roger Hebert <Roger@hchomesinc.com>; Bryan Roberts <BRoberts@PuyallupWA.gov>; Rachael N. Brown <RNBrown@PuyallupWA.gov>
Subject: RE: Puyallup Duplex Fee in Lieu Request # PLSHP20220104 CES20069

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Hello Everyone,

I appreciate your time to review the frontage. We are in the process of updating the designs. I need some direction on submittal requirements. Today we received the Short Plat Amendment(SPA) comments. There are some contradictory and/or confusing comments. First the SPA indicates we must record the BLA first. The BLA comments state the SPA must be recorded first. Second I need some direction regarding the storm design. We received comments on the storm as part of the SPA. We did not receive storm review/comments on the building permits. It was our intention to have the storm design and report address both the SPA and Building permit requirements. Is the city's expectation. Please Confirm the correct path for recording.

Third regarding the frontage will this be resubmitted with the Short Plat Amendment, building permit or will we need to apply for another permit for the only the ROW improvements?

We would like to begin construction very soon and are working diligently to provide the city the necessary information. I anticipated recording the SPA concurrently with the BLA. There are numbers from the SPA which will need to be shown on the BLA recording. After the SPA and BLA are recorded the building permits can be issued. I understand there are issue with downtown design which may delay the building permit. The frontage improvement will be designed as part of the building permit? I expect the city will hold occupancy until frontage is completed.

Please call me with any questions or concerns.

Thank you,
Craig Deaver
Principal
C.E.S. NW Inc.
429 29th Street NE Suite D
Puyallup, WA 98372
253-848-4282 Office
253-686-6040 Cell

From: Anthony Hulse <AHulse@PuyallupWA.gov>

Sent: Thursday, August 3, 2023 9:19 AM

To: Craig Deaver <cdeaver@cesnwinc.com>; Ken Cook <KCook@PuyallupWA.gov>; Dawn Sinagra <dsinagra@cesnwinc.com>; Hans Hunger <HHunger@PuyallupWA.gov>

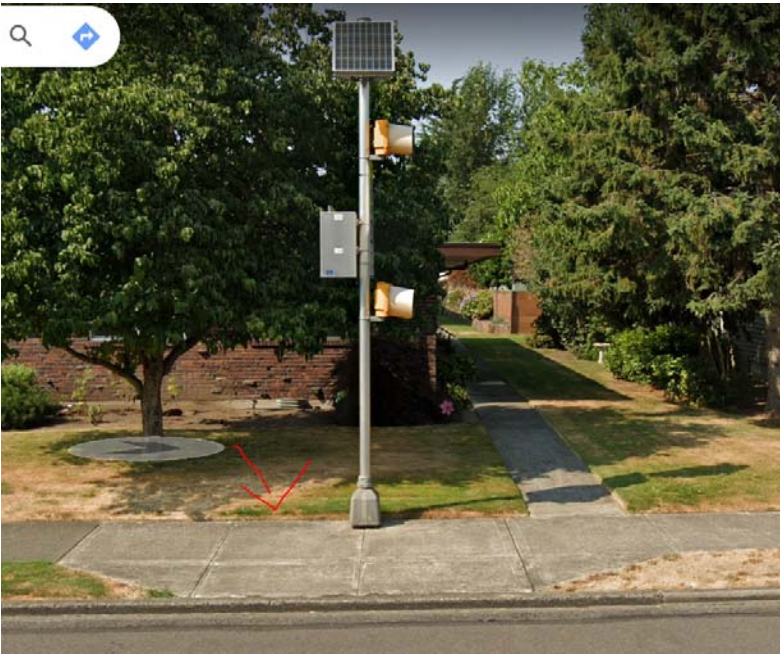
Cc: Eric Oehler <eoehler@cesnwinc.com>; Roger Hebert <Roger@hchomesinc.com>; Bryan Roberts <BRoberts@PuyallupWA.gov>

Subject: RE: Puyallup Duplex Fee in Lieu Request # PLSHP20220104 CES20069

Good Morning Craig,

Thank you for sending over those exhibits. The city has evaluated the options and exhibit 3 seems the most appropriate with a few revisions:

1. Shift the back of the sidewalk to abut the property line.
2. The proposed sidewalk must be ADA compliant. Due to the location of the hydrant, the sidewalk can be stopped just short of the western property line to avoid re-location. Additionally, the planter strip can be shortened to provide additional sidewalk width to provide a minimum 4' ADA pathway section along the power pole. See example below:



3. The planter strip width should vary along the western property line to avoid the sidewalk being placed on private property and require additional right of way dedication. The planting strip design will need to account for the roadway runoff.

4. Show the proposed street-light on the south side of 43rd Ave SW.

Please show the preliminary frontage improvements on the next submittal. Note, the city has completed this round of review. The permit center will be issuing the correction letter shortly.



Anthony Hulse

Civil Review Engineer, EIT
Development Engineering

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333 S Meridian, Puyallup, WA

From: Craig Deaver <cdeaver@cesnwinc.com>

Sent: Friday, July 28, 2023 2:10 PM

To: Ken Cook <KCook@PuyallupWA.gov>; Dawn Markakis <dmarkakis@cesnwinc.com>; Hans Hunger <HHunger@PuyallupWA.gov>; Anthony Hulse <AHulse@PuyallupWA.gov>

Cc: Eric Oehler <eoehler@cesnwinc.com>; Roger Hebert <Roger@hchomesinc.com>; Hans Hunger <HHunger@PuyallupWA.gov>

Subject: RE: Puyallup Duplex Fee in Lieu Request # PLSHP20220104 CES20069

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Hello Ken,

I am sending this e-mail as a follow up to our meeting regarding the site frontage. We have completed three rough draft frontage options for your consideration.

Frontage Option 1 – Section based on right of way centerline.

- 18' wide travel lane from ROW to face of curb.

- Cement concrete curb and gutter.
- 6.5' planter strip.
- 5' sidewalk.
- Back of sidewalk coincides with ROW.
- Issue 1– requires power pole relocation, Poles might be able to remain in planter with some modification to the sidewalk.
- Issue 2- Storm low point and will need to be routed to the west and discharge to wetland. Water quality will be difficult to achieve.
- Issue 3 – Grade transition in the roadway. May have to redesign entire roadway to have standard sections.
- Issue 4 – roadway curve has super elevations and we me encroach into this section.
- Issue 5 – transition across adjacent driveway – taper section will likely require driveway transition work.

Frontage Option 2 – Section based on existing alignment of double yellow channelization.

- Double yellow channelization alignment varies from ROW centerline.
- 12' wide travel lane from existing double yellow channelization to face of curb.
- Cement concrete curb and gutter.
- 6.5' planter strip.
- 5' sidewalk.
- Distance between back of sidewalk and ROW varies between approximately 1' at west end to 4.75' at east end of frontage improvements.
- Issue 1– requires power pole relocation, Poles might be able to remain if the planter is modified.
- Issue 2- Storm low point and will need to be routed to the west and discharge to wetland. Water quality will be difficult to achieve.
- Issue 3 – Grade transition in the roadway. May have to redesign entire roadway to have standard sections.
- Issue 4 – roadway curve has super elevations and we me encroach into this section.

Frontage Option 3 – Based on existing edge of pavement.

- 6.5' planter strip from edge of pavement to 5' sidewalk.
- 5' sidewalk alignment varies.
- A portion of back of sidewalk at west end of frontage improvement encroaches into private property by approximately 1'
- The back of sidewalk at the east end of frontage improvements is approximately 5.5' from ROW.
- Issue 1– requires power pole relocation
- Issue 2- Storm will sheet flow to the ROW and picked up in an interceptor ditch.

Frontage Option 4 – Based on existing edge of pavement.

- 6.5' planter strip from edge of pavement to 5' sidewalk except at existing power pole locations.
- 5' sidewalk alignment varies.
- Meander sidewalk around existing power poles in 2 locations to avoid pole relocation. At westerly pole there is approximately 3.6' from EOP to front of sidewalk and at easterly pole there is approximately 5.3'
- At west end of frontage improvements reduce planter strip to a minimum of approximately 5.5' so 5' wide sidewalk fits entirely within ROW
- No really issues.

Please note all options need to stop west end of sidewalk short of existing fire hydrant to avoid relocation. It is assumed all lighting will be located on the south side of the roadway.

Please review the information and let me know if you have any questions. We still prefer the frontage fee in lieu option for the site. This will allow the full pedestrian corridor to be developed more consistently and cohesively.

Thank you,
Craig Deaver
Principal
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429 29th Street NE Suite D
Puyallup, WA 98372
253-848-4282 Office
253-686-6040 Cell

From: Ken Cook <KCook@PuyallupWA.gov>
Sent: Friday, July 7, 2023 5:53 AM
To: Craig Deaver <cdeaver@cesnwinc.com>; Dawn Sinagra <dsinagra@cesnwinc.com>; Hans Hunger <HHunger@PuyallupWA.gov>; Anthony Hulse <AHulse@PuyallupWA.gov>
Cc: Eric Oehler <eoehler@cesnwinc.com>; Roger Hebert <Roger@hchomesinc.com>; Hans Hunger <HHunger@PuyallupWA.gov>
Subject: RE: Puyallup Duplex Fee in Lieu Request # PLSHP20220104 CES20069

Good Morning Craig;

Anthony will be responding more in depth when he returns. We did meet regarding this site, and the decision was that having curb/gutter/sidewalk here was of value to the general neighborhood as a start to a pedestrian link over to the commercial areas on Meridan. Having this section done will also raise the priority for the City to fill in the gap with a capital project. Drainage is a challenge but there may be options as well.

It is understood that frontage improvements are expensive. However they are required by our City codes. Once Anthony responds we would be willing to do a Teams meeting to further explain the City position and to hear concerns or points that perhaps were not considered.

Thanks Craig,

Ken Cook, P.E. | Development Engineering Manager
City of Puyallup
Phone 253 864-4177 | cell 253 254-9775
KCook@PuyallupWA.gov

From: Craig Deaver <cdeaver@cesnwinc.com>
Sent: Thursday, July 6, 2023 6:20 PM
To: Ken Cook <KCook@PuyallupWA.gov>; Dawn Markakis <dmarkakis@cesnwinc.com>; Hans Hunger <HHunger@PuyallupWA.gov>; Anthony Hulse <AHulse@PuyallupWA.gov>
Cc: Eric Oehler <eoehler@cesnwinc.com>; Roger Hebert <Roger@hchomesinc.com>
Subject: RE: Puyallup Duplex Fee in Lieu Request # PLSHP20220104 CES20069

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Hello Ken,

I'm following up to your email regarding the frontage. There is a 425' space between our site and the closest improvements. If improvements are installed there is approximately 83' before it turns into county owned property and roads. The potential to punch through 116th is unlikely with a large wetland crossing the street. The improvements will begin and end at our site. See the attached wetland map for reference.

For the following reasons we believe this should be approved:

43rd Avenue SW does not currently have a stormwater drainage system and the roadway is nearly flat along the project frontage. The closest catch basin to the site is located approximately 190' to the east within 4th St. Pl. SW. The rim of the existing catch basin is approximately 12' higher than the road elevation along the project frontage making it infeasible to connect a proposed storm drainage system to the existing.

43rd Avenue SW is a minor collector per the Functional Classification Map 2015. As illustrated in the City's Standard Plan 01.01.03 the required frontage improvements include curb, gutter, 6.5-foot wide planter and a 5-foot wide sidewalk. In its current condition, there is no curb, gutter, planter or sidewalk along 43rd Avenue SW the frontage improvements could smoothly connect to and transition. The nearest existing frontage improvements are associated with the existing Best Buy retail store located approximately 425' to the east of the proposed site.

The adjoining parcels located between the proposed project and the existing Best Buy parcel are developed residential properties. Therefore, it is not anticipated that adjacent frontage improvements will be constructed within a reasonable time frame or if ever. The same scenario exists on both sides of 98th Avenue E. within Pierce County where both side of the road are developed with existing residential properties likely eliminating the opportunity for developer driven frontage improvements in the future.

The existing frontage roadway has a superelevation which will cause significant roadway construction beyond the project frontage improvements.

I would like a chance to discuss this matter in detail with you. When are you available for a phone call or meeting?

Thank you,
Craig Deaver
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253-686-6040 Cell

From: Ken Cook <KCook@PuyallupWA.gov>
Sent: Thursday, July 6, 2023 2:22 PM
To: Dawn Sinagra <dsinagra@cesnwinc.com>; Hans Hunger <HHunger@PuyallupWA.gov>; Anthony Hulse <AHulse@PuyallupWA.gov>
Cc: Craig Deaver <cdeaver@cesnwinc.com>; Eric Oehler <eoehler@cesnwinc.com>
Subject: RE: Puyallup Duplex Fee in Lieu Request # PLSHP20220104 CES20069

Hi Dawn;

The City would not be in favor doing the fee-in lieu option at this location. Anthony is on vacation this week, and will be responding further on this site regarding frontage improvements next week.

Thanks Dawn,

Ken Cook, P.E. | Development Engineering Manager

City of Puyallup

Phone 253 864-4177 | cell 253 254-9775

KKCook@PuyallupWA.gov

From: Dawn Sinagra <dsinagra@cesnwinc.com>

Sent: Thursday, July 6, 2023 8:24 AM

To: Hans Hunger <HHunger@PuyallupWA.gov>; Ken Cook <KKCook@PuyallupWA.gov>; Anthony Hulse <AHulse@PuyallupWA.gov>

Cc: Craig Deaver <cdeaver@cesnwinc.com>; Eric Oehler <eoehler@cesnwinc.com>

Subject: RE: Puyallup Duplex Fee in Lieu Request # PLSHP20220104 CES20069

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Hello,

I am following up on the review of the Fee in Lieu request for frontage improvements for the Puyallup Duplex Short Plat Amendment PLSHP20220104. When do you anticipate a decision? Thank you for your time.

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Dsinagra@cesnwinc.com

From: Dawn Sinagra

Sent: Wednesday, June 21, 2023 8:19 AM

To: hhunger@puyallupwa.gov; Ken Cook <KKCook@PuyallupWA.gov>; Anthony Hulse <AHulse@PuyallupWA.gov>

Cc: Craig Deaver <cdeaver@cesnwinc.com>; Eric Oehler <eoehler@cesnwinc.com>

Subject: Puyallup Duplex Fee in Lieu Request # PLSHP20220104 CES20069

Good morning,

Please accept our official Fee in Lieu for the frontage improvements for Puyallup Duplex Short Plat Amendment PLSHP20220104. The application and justification letter are attached for your review. Please let us know if you need anything else for your review.

Wkdq#|rx/#

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