



City of Puyallup

Planning Division

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www.cityofpuyallup.org

January 26, 2024

Azure Green Consultants

409 E PIONEER

PUYALLUP, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	3
PERMIT #	PLPSP20220152
PROJECT NAME	Bell Place Apartments - 5 Story Building
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Proposed five (5) story, 89-unit multi-family residential development proposal. Project is located in the RM-CORE (high density residential) zone district. Bedroom totals; 18 studios, 48 one-bedroom units, 15 two-bedroom units, eight three-bedroom units. Project will include street improvements, landscaping, off-street parking (89 stalls), recreational amenities for residents, storm water controls, and utility connections. The project will require architectural design review approval by the Design Review Board.
SITE ADDRESS	204 4TH ST SW, PUYALLUP, WA 98371;
PARCEL #	5745001631; 5745001632; 5745001641;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20220001; PLDDG20220153
APPLICATION DATE	October 12, 2022
APPLICATION COMPLETE DATE	October 19, 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. 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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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 - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- TRANSIT: City staff has reached out to Pierce Transit Planning Dept. for feedback – covered shelters are warranted at the existing stop locations (2) which are located one block east (on the north AND south side of Pioneer at 3rd Street) – this development will impact that stop locations further by drawing additional ridership. The applicant would be responsible to install covered shelters at those locations. Possible replacement of panels off site to accommodate concrete thickness for bolt hardware may be required. Exact placement will need to be reviewed at civil stage (off-site) based on available ROW and sight distance/loading areas
- Landscaping is shown across northern driveway. [Landscape Plan, Sheet L-1]
- Switch decorative street light and street tree at north east corner of site to meet 30 ft setback from curb corner requirement. See VMS pg. 27 [Landscape Plan, sheet L-1]
- 4'x10' wide tree wells required on Pioneer, [site plan, Sheet S1]
- Soil cells under pavement required under all sidewalks adjacent to street tree planting areas to mitigate for reduced planting area volume. [Landscape Plan, sheet L-1]
- Two Public bike racks shall be added on the Pioneer frontage in ROW. Bike racks shall be this kind: <https://www.landscapeforms.com/en-us/product/Pages/Key-Bike-Rack.aspx>. [Landscape Plan, sheet L-1]
- Two public street benches shall be required. Benches shall be this model: <https://www.landscapeforms.com/en-us/product/Pages/Parc-Vue-Bench.aspx> [Landscape Plan, Sheet L-1]
- Two Public bike racks shall be added 4th St SW frontage. Since there is no available paved space in ROW, bike racks shall be added to patio area. Bike racks shall be this kind: <https://www.landscapeforms.com/en-us/product/Pages/Key-Bike-Rack.aspx>. [Landscape Plan, sheet L-1]
- Street tree on south side of 4th St SW may not meet distance from stop sign standard. If needed, switch decorative street light and street tree positions. See VMS pg. 26 for street tree setback standards table [Landscape Plan, sheet L-1]
- Per Puyallup VMS 2022, Street trees proposed in sight distance areas are required to be larger cultivated nursery stock, with tall branching up the trunk from the nursery, or with branching pruned at the time of installation to limit conflicts and provide a clear zone below the tree canopy for the expected drivers eye height per MUTCD standards. Add additional street trees on either side of driveway on Meeker. [Landscape Plan, sheet L-1].
- Parking analysis to propose reduction of required parking ratio can only be applied to senior apartment use because a reduced parking requirement is already defined in the planned action area for multi-family uses. A revised parking study that evaluates the parking impact of senior apartments only is permitted and would be evaluated by the City. The parking study as written cannot be accepted because it evaluates multi-family uses, which already have a reduce parking rate of 1 parking unit per dwelling unit which cannot be further reduced.. [Parking Study, pg. 2]

- Soil cells shall be installed under the entire length and width of sidewalk along W Pioneer to facilitate healthy street tree growth in undersized street tree cutouts. [Landscape Plan, Sheet L-1]

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

- Show building location
[Sight Distance Exhibit]
- Show face of curb
[Sight Distance Exhibit]
- Show face of curb
[Sight Distance Exhibit]
- Will need to verify there are no sight obstructions at NE/SE corner of building
[Sight Distance Exhibit]
- General Comments:
Based on required number of parking spaces (per the Planning Department), provide an updated traffic scoping worksheet that reflects the proposed split of Multi-Family and Senior Adult Housing. Please provide clarification on how the applicant would separate Multifamily & Senior housing in perpetuity.

Please see markups on the sight distance exhibit (SD1). Identify any obstructions that may impact entering sight distance triangle.

As stated in Ken Cook's 10/19/23 email, the frontage design will require an AMR to be processed and approved. Please provide this application prior to PSP resubmittal.

- Site Plan comments:
Show preliminary locations of City standard streetlights (01.05.04) @150ft spacing. Streetlights are required by code. Existing utility mounted lights do not meet City standards.
-Remove decorative streetlights from design.

Per Ken Cook's 10/19/23 email, frontage improvements are to include 4.5ft wide landscaping (5ft shown on site plan)

Clearly identify roadway widths (from ROW CL) using face of curb (not back of curb).

West Meeker and 4th Street SW should be 20ft wide to be compatible with ROW and frontage improvements. Adjacent offsite curb alignments to be confirmed during civil review.

-30ft half-street improvements to include 5ft walk, 4.5ft planter, 0.5ft curb, 20ft half street width.

-4th St SW frontage labeled with 7.5ft planter width

For the W Pioneer frontage, please provided a note that Silva Cells will be required. During civil review, please coordinate with Planning and Traffic engineering to specify established tree species that will not have tree limbs under 7ft (prevent sight line obstructions).

Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Sign Posted On Site must be provided.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Submit With Building Permit Application	<p>REVIEW COMMENTS UPDATE 5/22/2023 - NEW REQUIREMENTS WITH 2021 I-CODES</p> <p>Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that apply to project. Provide calculations for all building statistics upon submittal to support construction type, height, and allowable area calculations. Plans will need to be per the applicable codes 2021 to be adopted July 1, 2023 for all permits. Provide all truss specs with building permit application.</p> <p>Clearly define all fire rated assemblies on the plans with supporting U.L. assembly details.</p> <p>Provide Life Safety plan with all travel distance clearly defined.</p> <p>***MAJOR CHANGE TO REQUIREMENTS IN 2021 I CODE FOR EV PARKING*** Electric Vehicle Charging Infrastructure are required in place for charging stations per IBC section 429 Washington State amendments for occupancy R-2 and will need to be shown on the plans. Have requested to be shown on site plan and in parking calculations but site plan was not updated to reflect EV parking, 2021 requires substantially more spaces. 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.</p> <p>***Include in the parking calculations handicap stalls and Electric Vehicle Charging stations. Reflect locations on parking plans.</p>	Building Division	Open

Condition Category	Condition	Department	Condition Status
	<p>Indicate on plans the type A and B units and all specific details on the plans.</p> <p>All electrical is permitted by the Washington State Department L & I.</p> <p>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.</p>		
<p>Submit With Civil Permit Application</p>	<p>Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10.</p> <p>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 per new dwelling unit based on its size. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10</p> <p>School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the District.</p> <p>Per Puyallup Municipal Code Section 11.08.135 the applicant/owner would be expected to construct half- street improvements including curb, gutter, 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.</p> <p>At the time of civil permit review provide a separate street lighting plan sheet for the City to review.</p> <p>Streetlight design shall provide the following:</p>	<p>Traffic Division</p>	<p>Open</p>

Condition Category	Condition	Department	Condition Status
	<p>i. Provide details on how streetlights will be powered.</p> <p>ii. Location of conduit runs.</p> <p>iii. Wiring Schedule</p> <ol style="list-style-type: none"> 1. Conduit size and type for each raceway 2. Conductors details <p>iv. Pole schedule</p> <ol style="list-style-type: none"> 1. STA & offset for each luminaire <p>v. Show location of junction boxes</p> <p>Existing NO PARKING restrictions on 4th St SW and W Pioneer will remain. Remaining W Meeker on-street parking area will maintain existing 4HR parking restriction.</p> <p>Improvements will be provided on the south side of W Meeker connecting frontage to 5th Street NW for improved pedestrian mobility.</p>		
Submit With Civil Permit Application	Water - In order to connect to the water main in W Meeker for fire flow, the 10 inch cast iron pipe will require replacement with a 12 inch ductile iron pipe. The existing pipe is at the end of its useful life (100 years) and installing new services on the main or other improvement such as paving over the utility would be counter to the City's Comprehensive Plan and good construction practices. The city may be willing to partner/cost-share with the developer to produce a successful outcome.	Engineering Division	Open
Submit With Civil Permit Application	Storm – For the civil submittal show the direct connection and acknowledge the off-site improvements that are required to be built in order to enable the Planned Action SEPA through the TDA exemption to flow control exempt waters which is provided by the manual (I-3.4.7). The City has, through an area-based methodology, come up with a contribution amount that mitigates the projects stormwater impacts through the contribution to the off-site improvements.	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
Submit With Civil Permit Application	Sewer – The proposed connection is to a 75-year-old vitrified clay pipe. For the civil submittal full details of the connection shall be shown and for construction, if a proper connection is not possible due to the condition of the pipe or otherwise, the contractor shall be responsible for upgrades to the system that will enable the connection and retain the integrity of the entire system.	Engineering Division	Open
Submit With Civil Permit Application	Sidewalks – Reconstruction of the mostly sub-standard sidewalks adjacent to the property shall be addressed in the civil submittal	Engineering Division	Open
Submit With Civil Permit Application	Illumination – Include with civil submittal: draft hardware specifications and locations for streetlights. These items were requested during this Preliminary Site Plan and not submitted. Delays caused by deferring this requirement will not be attributed to the city.	Engineering Division	Open
Submit With Building Permit Application	Lot Combination Permit Application required. Application form can be downloaded from the City website at https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application . Building permit for building will not be issued until lot combination has been completed.	Planning Division	Open
SEPA Condition	CULTURAL RESOURCES: The city has received two comment letters from tribal agencies requesting on site cultural resource survey at the land use or civil review phase due to a high probability area for encountering cultural resources. This will be a SEPA mitigation measure.	Planning Division	Open
Submit With Civil Permit Application	An Alternative Materials/Methods Request (AMR) will be required to be reviewed and approved prior to receiving the civil submittal. Without the approval of the AMR based on the October 19, 2023 email from Ken Cook to Paul Green the deviations to standards cannot be submitted and reviewed under the civil permit. The AMR is its own separate permit process and when done in	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>conjunction with the City is a quick and straightforward process. The AMR can be applied for in our permitting portal. The referenced email is in the Documents and Images section of this permit and should be visible and downloadable. We note that the site plan submitted under this permit for this submittal did not exactly match the agreed upon dimensions from the email. Ensure that all parameters are as discussed (or explain why they are not) and respond to the AMR questions thoroughly. Submit the email as part of the AMR paperwork.</p>		

Sincerely,
Rachael N. Brown
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RNBrown@PuyallupWA.gov