



Date: April 15th 2024

TO: City of Puyallup, Planning and Community Development

RE: PROJECT NARRATIVE: 17 Multifamily – Residential units

INFORMATION:

Parcel Number:	42022-2008
Site Address:	212 Todd Street, Puyallup
Lot Size:	0.91 ACRES
Zoning:	RM-20 HIGH DENSITY MF RESIDENTIAL

2 - 3 story apartment building with 17 units proposed for the site located at 212 Todd Street, Puyallup WA. These units will be available for rent and not for owner occupancy.

The site currently has a single-family residence in the Northwest corner of the property and the remainder of the property is covered with gravel. The site topography itself is relatively flat and the site itself is long and narrow.

The site area is approx. 39,779 SF and zoned RM-20 High Density MF Residential. Approx. 1056 SF is required for the Right of Way Improvements.

The base density is 16 DU per acre and with the help of bonus provisions available due to critical area present at this site and our proposal to add additional accessible unit with extra accessible parking, we have proposed 17 units for this site.

The proposed buildings would be 3 stories tall with a total buildable area of approx. 26,998 SF. The construction would be Type VA with automatic NFPA 13 sprinkler system installed.

All parking is provided for at grade, covered by residential level above.

Fire and vehicular access to the site is proposed from Todd Street as discussed in the Preapplication meeting.

While the topography of the site is relatively flat, the high-water table does not make the land feasible for underground parking. Foundation as recommended in the Geotech report will be followed for the project.

Sincerely,

A handwritten signature in black ink that reads "L. Wadhvani". The signature is written in a cursive, flowing style.

Lavina Wadhvani, Principal

Veer Architecture, PLLC