

MACKENZIE.

PRE-APPLICATION MEETING REQUEST

To

City of Puyallup Development
and Permitting Services

For

Puyallup Public Safety Building
Puyallup, WA

Dated

September 3, 2024

Project Number

2170269.07



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1. Pre-Application Conference Application
2. Proposed Site Plans

I. PROJECT SUMMARY

Applicant: Mackenzie
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Owner: Benaroya Capital Company, LLC
9675 SE 36th Street, Suite 115
Mercer Island, WA 98040

Site Address: 1015 39th Avenue SE
Puyallup, WA 98374

Assessor Site Acreage: Approximately 59.14 acres

Zoning: Business Park (MP)

Comprehensive Plan: Business/Industrial Parks (B/IP)

Adjacent Zoning: Public Facilities (PF) – north, east, west, south
Urban Center Mixed Use (UCX) – east
Limited Manufacturing (ML) – south

Existing Structures: Benaroya South Hill Business + Technology Center – A mixed use, multipurpose business center with four (4) main buildings

Request: Pre-application Conference

Project Contact: Mackenzie
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II. INTRODUCTION

Description of Request

Formally request a Pre-application Conference to discuss the leasing and tenant improvements of a public safety building in the Benaroya South Hill Business + Technology Center, consisting of approximately 48,000 SF building space and associated site improvements, located at 1015 39th Avenue SE, Puyallup, WA 98374.

Site and Surrounding Land Use

The southeast Puyallup site (tax lots 0419034036 and 0419034038) is zoned Business Park (MP) per the City of Puyallup's zoning map. The site is currently developed with a business park and technology center comprised of four (4) main buildings. Adjacent land is also in the MP Zone on the north, south, east, and west of the property. Adjacent land to the southeast is zoned Urban Center Mixed Use (UCX) and to the south, there are some lots zoned Limited Manufacturing (ML).

The site is near Highway 512, a major highway, but the nearest major intersection is at 5th Street SE and 39th Avenue SE. Per the City of Puyallup, the Business Park zone allows Public Service uses outright. As the building is already developed and will only require tenant improvements, the design and development standards for the building are met. Discussed further below, the improvements outside of the main building will primarily include a secure parking and loading area directly adjacent to the building.

Description of Proposed Development

The proposed public safety building would be located in the South Building of the subject site, containing 78 parking spaces, an emergency generator, and secured officer entryway. The purpose of the building will be for police and public safety, often noted as a public services use. The City of Puyallup Municipal Code permits public service uses outright in the Business Park zone, per Table 20.35.101 in Chapter 20.35 of the Puyallup Municipal Code (PMC).

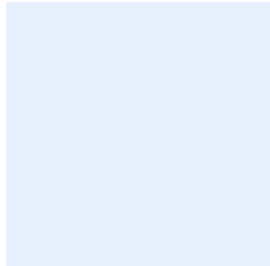
According to Chapter 20.55 of the PMC, there is no specific minimum parking required for public service uses. The code does define "one space for each 500 square feet of employee work area, plus open space for each 1,000 square feet of floor area devoted exclusively to storage and/or housing of accessory mechanical equipment" for manufacturing and industrial uses, which is the zoning category which Business Parks are listed under in the development code. This would suggest that the proposed development would require 96 parking spaces if using a total of 48,000 SF of usable area or only three (3) spaces if calculated by approximately 1,300 SF of office area per the Mackenzie Site Plan dated July 13, 2024; however, there are currently 410 spaces for public parking to the north and 667 spaces for public parking to the south of the building. With these lots in place, parking requirements should be met.

Likewise, the landscaping requirements would range depending on the total required parking spaces. If the site plan, which denotes 78 total stalls, is approved, then a minimum of 5% of the parking lot would be required to be landscaped per Section 20.58.005 of the PMC. Also, per Section 20.35.035 of the PMC, landscaped areas at least 30' in width are required along all public street frontages. Due to the secured lot and required fencing and gating, the same code section requires that all fences should be screened with vegetation. The applicant requests review of these standards to determine if the adjacent parking lots and landscaping already in place will satisfy the requirements.

Permanent Building on Site

- South Building of Benaroya South Hill Business + Technology Center:
 - Approximately 100,000 SF office and mixed-use building that includes:
 - Public common space.
 - Offices.
 - Holding.
 - Equipment storage.
 - Evidence storage.
 - Building will be shared with another tenant, Central Pierce Fire and Rescue – also a public service use – and include a shared public common space.
 - Tenant Improvements:
 - 78 parking stalls in a secured lot with entry gate.
 - Emergency generator.
 - Approximately 9,000 SF secured evidence storage.
 - Secured officer entry directly from secured parking lot.
 - Public entries on the north and west of the leased area, with the north entry being enclosed between the two (2) building tenants.
 - Public entrances will be located on the south and west side of the building, directly adjacent to public automobile parking.
- Code Summary:
 - Construction Type and Occupancy to be confirmed. Building to be one (1) story with all spaces on grade.
 - Security gate will be included at the entrance to the secured parking area.

Aerial Image – Project Site



III. QUESTIONS

The applicant has the following questions to be answered by Puyallup officials and/or discussed at the pre-application conference.

Planning

1. Please confirm the required parking spaces for public service uses.
2. Please confirm the applicability of parking lot landscaping and, if any, necessary landscape requirements.
3. Please confirm if a site plan review will be required. If so, will it be a separate site plan review application, or can it be submitted and reviewed concurrently with the commercial tenant improvement permit?

Engineering

4. Please describe requirements for where stormwater should discharge and what analysis might be necessary to provide in our application.

Transportation

5. Please confirm whether any frontage improvements will be required.
6. Please confirm whether traffic impact study will be required.