

Nabila Comstock

From: Silas Read <sread@piercettransit.org>
Sent: Wednesday, June 18, 2025 10:45 AM
To: Nabila Comstock
Cc: Planning
Subject: RE: Notice of Complete Application - Project #PLPSP20250041 - Preliminary Site Plan & SEPA - City of Puyallup #PT25-011

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Nabila,

Thanks, that's a great question!

Assuming 2.54 persons per dwelling unit and including the proposed and existing residences, creating this pedestrian connection would **provide transit access to approximately 163 residents and facilitate 880 annual boardings.**

For planning purposes, we consider dwellings that are 0.5 miles from a transit stop to have transit access. While the ITE manual assigns a portion of total trips as transit trips, we looked at average ridership per dwelling unit within 0.5 miles along the routes that serve the South Hill Mall Transit Center (4, 400, 402) to estimate the above.

It also looks like some of the policies in the 2015 Comprehensive Plan and Puyallup Moves could support a connection like this one.

Hope this helps, please let me know if I can provide any additional information!

Best regards,

Silas Read (he/him)

Planner

P: 253.983.3472

3701 96th St. SW, Lakewood, WA 98499



From: Nabila Comstock <NComstock@PuyallupWA.gov>

Sent: Tuesday, June 17, 2025 12:13 PM

To: Silas Read <sread@piercettransit.org>

Subject: RE: Notice of Complete Application - Project #PLPSP20250041 - Preliminary Site Plan & SEPA - City of Puyallup #PT25-011

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Good afternoon Silas,

Do you have a projected ridership you expect for this site/area?

Thank you,
Nabila Comstock (she/her)
Associate Planner | City of Puyallup
(253) 770-3361
ncomstock@puyallupwa.gov

To apply for a permit, click here to access the [City's Permit Portal](#). Or scan this QR code with your phone to learn more.



From: Silas Read <sread@piercetransit.org>
Sent: Wednesday, May 28, 2025 1:46 PM
To: Nabila Comstock <NComstock@PuyallupWA.gov>
Cc: Planning <planning@piercetransit.org>
Subject: RE: Notice of Complete Application - Project #PLPSP20250041 - Preliminary Site Plan & SEPA - City of Puyallup #PT25-011

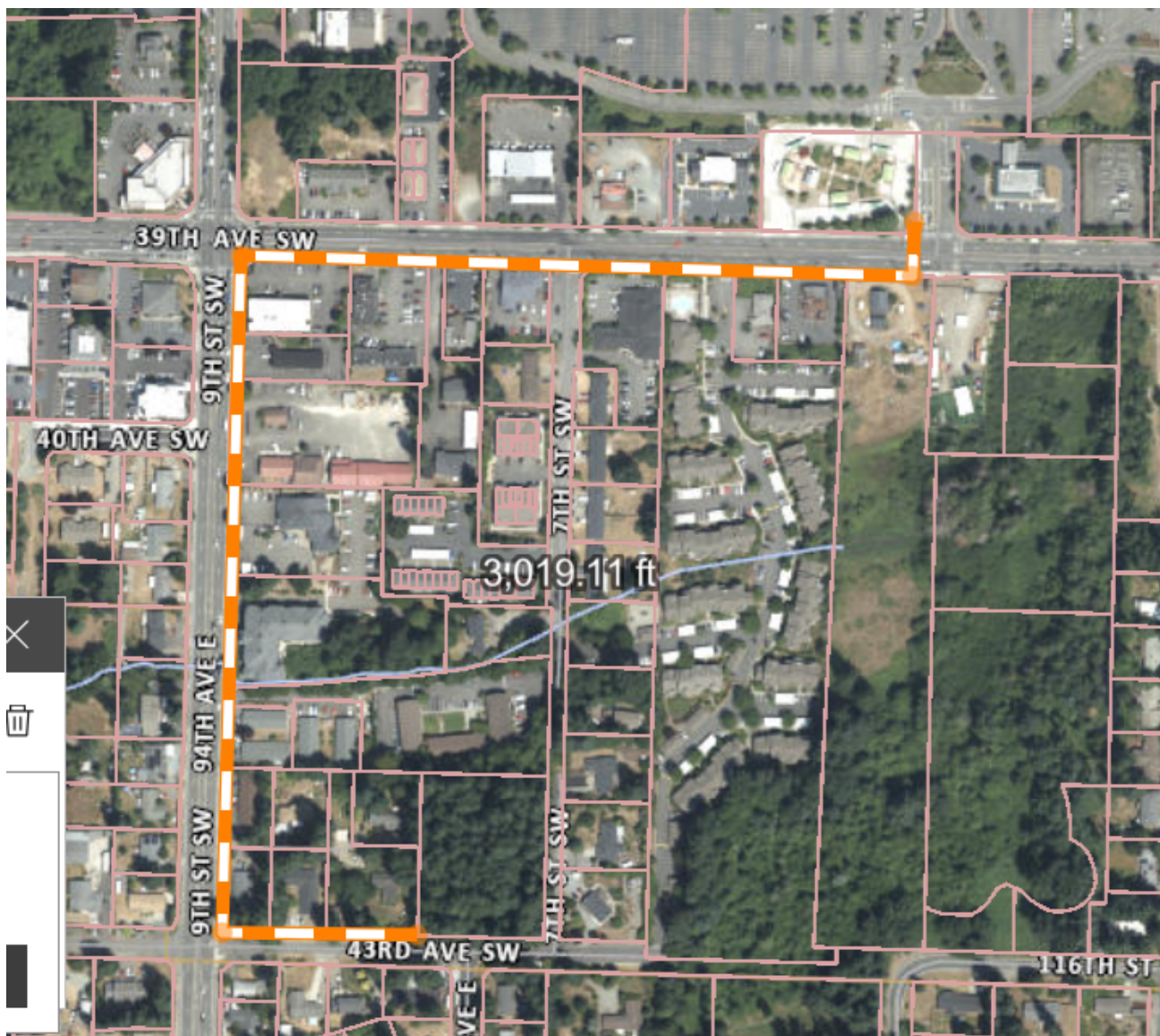
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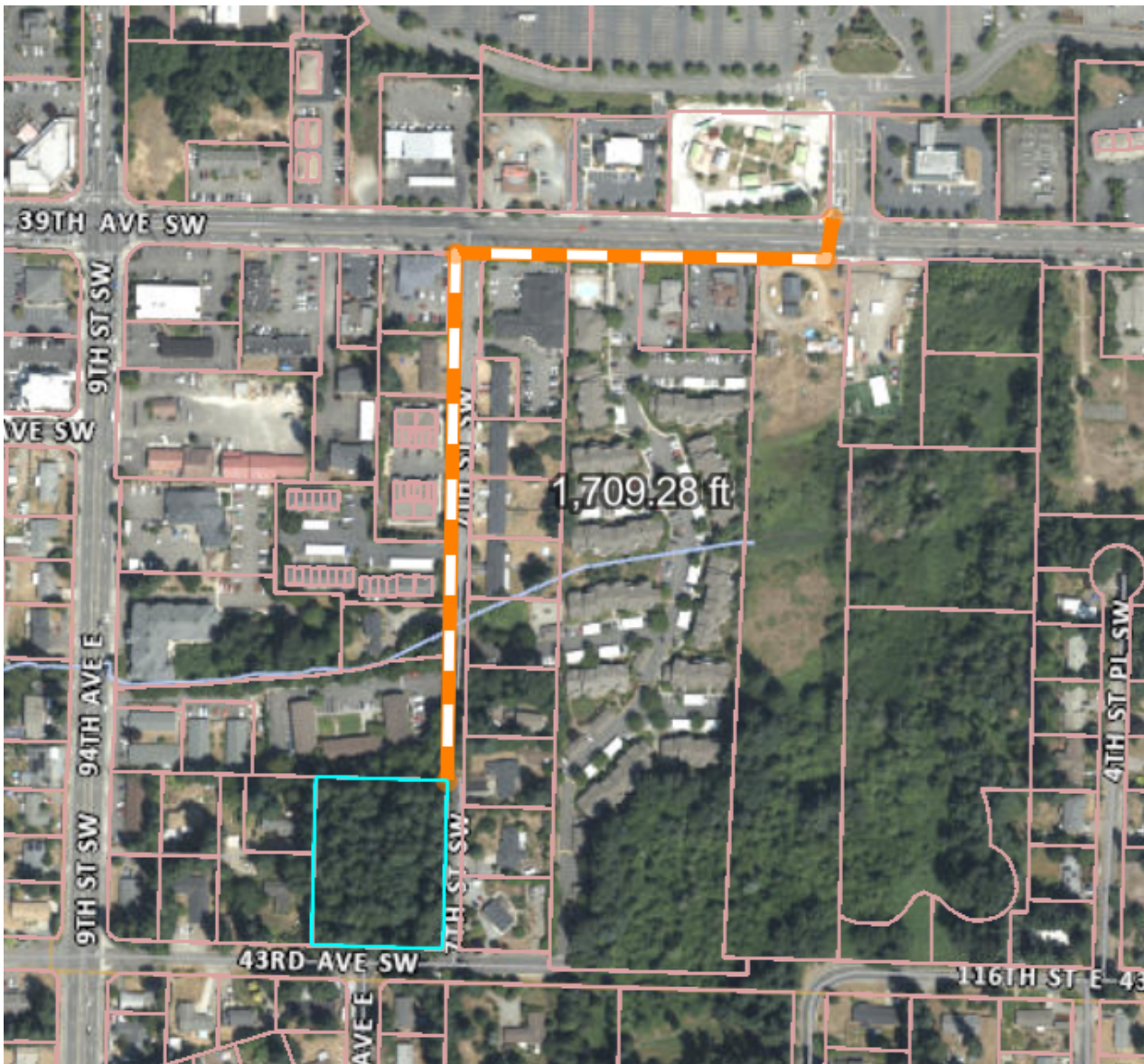
Hi Nabila,

This project is about a quarter mile from our South Hill Mall Transit Center, but the pedestrian route to get there would be quite a bit longer. Could there be an opportunity for a pedestrian connection through the unopened ROW on 7th St SW as part of this project?

Walk distance as proposed:



Walk distance with pedestrian connection:



Thanks for your help!

Silas Read (*he/him*)

Planner

P: 253.983.3472

3701 96th St. SW, Lakewood, WA 98499



From: Robin Loewen <RLoewen@PuyallupWA.gov>

Sent: Wednesday, May 21, 2025 4:10 PM

To: Andrew Annanie <Andrew.annanie@puyalluptribe-nsn.gov>; Andy Whitener, Squaxin <awhitener@squaxin.us>; Angela Angove, PC surface water <angela.angove@piercecountywa.gov>; Annette Bullchild, Nisqually <bullchild.annette@nisqually-nsn.gov>; Brad Beach, Nisqually <beach.brad@nisqually-nsn.gov>; Cassie Moeller <Cassie.Moeller@piercecountywa.gov>; City of Edgewood <comdev@cityofedgewood.org>; City of Fife <comdev@cityoffife.org>; City of Sumner Planning <ryanw@sumnerwa.gov>; Claudia Henry Pierce County <claudia.henry@piercecountywa.gov>; Clay Gustaves Williams Pipeline <Clay.Gustaves@Williams.com>; DAHP <SEPA@dahp.wa.gov>; Dan Krenz - USACE <Daniel.A.Krenz@usace.army.mil>; David Troutt - Nisqually Natural Resources <troutt.david@nisqually-nsn.gov>; Dept of Commerce <reviewteam@commerce.wa.gov>; Dr. Martin Fox,

Muckleshoot <Martin@muckleshoot.nsn.us>; Elizabeth Weldin, PC surface water <elizabeth.weldin@piercecountywa.gov>; Erick Thompson, PC surface water <erick.thompson@piercecountywa.gov>; Ted Hardiman <ted@fruitlandwater.com>; George Walter - Nisqually Environmental <walter.george@nisqually-nsn.gov>; hannah <hannah@puyallupsummerchamber.com>; Heidi Thomas - Nisqually Transportation <thomas.heidi@nisqually-nsn.gov>; KBelin TWD <kbelin@cityoftacoma.org>; Laura Murphy - Muckleshoot Indian Tribe <Laura.murphy@muckleshoot.nsn.us>; Mary Nicholl <Mary.nicholl@pse.com>; Herrington, Matthew <matthew_herrington@comcast.com>; MBA Pierce County <ahallenberg@masterbuilderspierce.com>; Mike Burger <Mike.Burger@muckleshoot.nsn.us>; PALS - Pierce County <aclark@co.pierce.wa.us>; Pierce County Permit Center <PCPERMITS@piercecountywa.gov>; Pierce County Surface Water <PCWATER@piercecountywa.gov>; Planning <planning@piercettransit.org>; Planning <Planning@PuyallupWA.gov>; Tara Doyle-Enneking <exec@puyallupsummerchamber.com>; PSCAA <SEPA@psc Cleanair.org>; Planning <Planning@PuyallupWA.gov>; Puyallup School District - Brian Devereux <deverebj@puyallup.k12.wa.us>; Puyallup Tribe - SEPA Review <SEPARreview@PuyallupTribe-nsn.gov>; Sandy Leek - South Region Municipal Liaison Manager <sandy.leek@pse.com>; Sarah Grice <sarah.grice@piercecountywa.gov>; Sean Vance <sean@valleywaterdistrict.com>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shelley Shaffer <sshaffer@cityoftacoma.org>; Tacoma Water <rdowns@cityoftacoma.org>; Tim Susee, Central Pierce Fire <tsusee@grahamfire.org>; TPCHD <SEPA@tpchd.org>; WA Dept of Natural Resources <sepacenter@dnr.wa.gov>; WDFW Region 6, South Sound <R6SSplanning@dfw.wa.gov>; WSDOT <OR-SEPA-REVIEW@wsdot.wa.gov>; Yakama Nation <esanchez@yakama.com>; Yakama Nation - Cultural Resources <casey_barney@yakama.com>

Cc: Nabila Comstock <NComstock@PuyallupWA.gov>

Subject: Notice of Complete Application - Project #PLPSP20250041 - Preliminary Site Plan & SEPA - City of Puyallup

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CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

NOTICE OF COMPLETE LAND USE APPLICATION

Re: PROJECT ID: PLPSP20250041 - NOTICE OF COMPLETE APPLICATION

Brief Project Description: *Proposed 3-story apartment building on a 1.67 acre site in the RM-Core zone with 41 units, associated parking, and open space/recreation areas. Project will include storm water improvements, landscaping, new street improvements and utilities. Project is subject to Downtown Design Review Guidelines and review and approval by the city Design Review Board.*

Please find attached to this email the notice of application, SEPA checklist and submitted site plan for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s).

Where to find permit materials: Permit specific information may be found on the attached notice and on the [Cityview Portal](#).

Submitting comments/questions: Please provide comments within by **June 11th, 2025**. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case. Please reference the

case number or the project name in future correspondence or emails. Comments may be provided by replying to the Case Planner Nabila Comstock via email at NComstock@PuyallupWA.gov.

Robin Loewen
DPS Support Specialist
City of Puyallup
333 S Meridian
Puyallup, WA 98371
253-841-5439

To apply for a permit, click here to access the [City's Permit Portal](#). Or scan this QR code with your phone to learn more.

