



City of Puyallup

Planning Division

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June 24, 2025

Staci Saunders

2601 S. 35th St., Ste. 200

Tacoma, WA 98374

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLDDG20250040
PROJECT NAME	43rd Avenue Multi-Family
PERMIT TYPE	Downtown Design Review
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.
SITE ADDRESS	701 43RD AVE SW, PUYALLUP, WA 98373
PARCEL #	4320000160
ASSOCIATED LAND USE PERMIT(S)	PLPSP20250041
APPLICATION DATE	May 06, 2025
APPLICATION COMPLETE DATE	May 12, 2025
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. Associated preliminary site plan application (PLPSP20250041) is still under review. If the applicant has questions regarding this Downtown Design Guideline application, please reach out to the project Planner.
APPROVAL EXPIRATION	N/A – Active permit application, not approved

<p>CONDITIONS</p>	<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	MilleAnne VanDevender		mvandevender@ahbl.com
<p>- The architectural exterior elevations and renderings indicate the finished grades around the structure will vary however, it is unclear exactly how much the topography will slope. Place finished grade elevation information on the Conceptual Site Plan (and Preliminary Site Plan) by providing topographic lines with elevations. Please also provide spot elevation points for the corners of the buildings and along the south and east facing sides of the building as well as sidewalk and/or street grade to show the differences in finished grade at the face of the building and at the sidewalk and street. [Comment Correction; ; pg. N/A]</p> <p>- Provide the distance to the proposed structure from each property line on the Conceptual Site Plan. [Comment Correction; ; pg. N/A]</p>			

- Section 4.B.6.3 of the Downtown Design Guidelines says, "Where high quality materials don't wrap side elevations, propose thoughtful transitions between various siding strategies."

As shown on the exterior architectural elevations, the West Elevation does not face an alley or a street and standard materials are sufficient but please provide a detail of how the material change will transition around the corner of the building at all corners where a material change will occur. [Comment Correction; ; pg. N/A]

- Section 5.B.14 of the Downtown Design Guidelines requires a visual buffer for private exterior amenity spaces facing a public right-of-way and for unit windows facing a public right-of-way. The written narrative provided says, "Screening will be provided where line of sight obscuring is necessary." Provide information about the proposed screening by placing notes on the plans and elevations indicating where the screening will be necessary, what materials will be used for this purpose, and how the proposal will meet the requirements in Section 5.B.1. [Comment Correction; ; pg. N/A]

- Benches referenced in the written narrative as being provided at the main entrance should be included on the landscaping plan to verify the proposal meets all of the requirements in Section 5.B.4 of the Downtown Design Guidelines. [Comment Correction; ; pg. N/A]

- Section 5.B.6.1. of the Downtown Design Guidelines says, "Provide lighting to create an inviting and safe pedestrian environment."

Although some lighting is shown on the Preliminary Site Lighting plan, lighting has not been addressed on the Conceptual Site Plan or Landscape Plan. Please include pedestrian pathway lighting, main entrance lighting, and unit entrance lighting referenced in the written narrative on the Landscape Plan. [Comment Correction; ; pg. N/A]

- (Floor Plan L1 and Floor Plan L2(L3 Sim)): Please provide a fully dimensioned floor plan to demonstrate the proposed building modulation. It appears that the patio and balconies may meet the modulation requirements however, the lengths of the exterior walls between patios/balconies and other areas of the facades are not dimensioned. [ARCHITECTURAL ELEVATIONS; 2025\2025-04-22 43rd Ave-Apartments - Conceptual Building.pdf; pg. 1]

Building Review	Stan Kinnear		SKinnear@puyallupwa.gov
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- Provide building area calculations as specified in Chapter 5 of the 2021 Washington State Building Code. Reflect how building will comply with the Table 506.2. [SITE PLAN; 2025\2025-04-22 43rd Ave Apartments - Conceptual Site Plan.pdf; pg. 1]

Conditions

Condition Category	Condition	Department	Condition Status
	The future proposed monument sign will be required to meet the special provisions for signs in the RM zones, which can be found in PMC 20.60.040.	Planning Division	Open

Sincerely,
Nabila Comstock
Associate Planner
(253) 770-3361
NComstock@PuyallupWA.gov