

## Chris Beale

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**From:** Planning <planning@piercetransit.org>  
**Sent:** Monday, November 17, 2025 4:10 PM  
**To:** Chris Beale  
**Subject:** RE: Notice of Complete Application - Project # PLPSP20250080 - #PT25-029

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Good Afternoon Chris,

It's been a while since we've been in contact. I hope all is well with you!

This site is adjacent to two Pierce Transit bus stops, located at the intersection of W Pioneer & 3<sup>rd</sup> St SW. Pierce Transit has reviewed the project's traffic study and the anticipated impacts on nearby transit stops.

Pierce Transit estimates that 1–3% of average daily trips generated by the development will be made via transit. With the project projected to generate 607 average daily trips, this equates to an estimated 6–18 new daily transit trips originating from or destined for the site.

To accommodate this increased demand and maintain a safe and accessible environment for future riders, we will request improvements at the two nearest bus stops:

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### **Bus Stop #3419 – Southeast corner of Pioneer & 3rd**

- **Current boardings:** 0.8 per day
- **Improvement warranted:** Construction of a concrete shelter pad and the \*purchase of a bench
- **Rationale:** Pierce Transit's standard is to provide a bench at every stop. Given anticipated ridership growth associated with the project, adding the pad and bench now will support immediate and future needs.

### **Bus Stop #3434 – Northeast corner of Pioneer & 3rd**

- **Current boardings:** 3.6 per day
- **Improvement warranted:** Construction of a concrete shelter pad and the \*purchase of a shelter and bench
- **Rationale:** A shelter is warranted at stops with 8 or more daily boardings. Project-generated transit trips are expected to raise this stop's usage to a level meeting that threshold.

\*The developer would purchase one shelter and two benches from Pierce Transit, to be installed and maintained by Pierce Transit once construction is complete.

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These improvements will enhance rider comfort and help ensure the development is well-integrated into the surrounding transportation network.

We appreciate your collaboration in supporting safe and accessible transit service for the community.

Kind Regards,

**Tina Vaslet**

Planner – Bus Stops

P: 253.983.2706 | C: 253.255.8521



**From:** Robin Loewen <[RLoewen@PuyallupWA.gov](mailto:RLoewen@PuyallupWA.gov)>

**Sent:** Tuesday, October 28, 2025 11:43 AM

**To:** Andrew Annanie <[Andrew.annanie@puyalluptribe-nsn.gov](mailto:Andrew.annanie@puyalluptribe-nsn.gov)>; Andy Whitener, Squaxin <[awhitener@squaxin.us](mailto:awhitener@squaxin.us)>; Angela Angove, PC surface water <[angela.angove@piercecountywa.gov](mailto:angela.angove@piercecountywa.gov)>; Annette Bullchild, Nisqually <[bullchild.annette@nisqually-nsn.gov](mailto:bullchild.annette@nisqually-nsn.gov)>; Brad Beach, Nisqually <[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)>; Cassie Moeller <[Cassie.Moeller@piercecountywa.gov](mailto:Cassie.Moeller@piercecountywa.gov)>; City of Edgewood <[comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)>; City of Fife <[comdev@cityoffife.org](mailto:comdev@cityoffife.org)>; City of Sumner Planning <[ryanw@sumnerwa.gov](mailto:ryanw@sumnerwa.gov)>; Claudia Henry Pierce County <[claudia.henry@piercecountywa.gov](mailto:claudia.henry@piercecountywa.gov)>; Clay Gustaves Williams Pipeline <[Clay.Gustaves@Williams.com](mailto:Clay.Gustaves@Williams.com)>; DAHP <[SEPA@dahp.wa.gov](mailto:SEPA@dahp.wa.gov)>; Dan Krenz - USACE <[Daniel.A.Krenz@usace.army.mil](mailto:Daniel.A.Krenz@usace.army.mil)>; David Troutt - Nisqually Natural Resources <[troutt.david@nisqually-nsn.gov](mailto:troutt.david@nisqually-nsn.gov)>; Dept of Commerce <[reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)>; Dr. Martin Fox, Muckleshoot <[Martin@muckleshoot.nsn.us](mailto:Martin@muckleshoot.nsn.us)>; Elizabeth Weldin, PC surface water <[elizabeth.weldin@piercecountywa.gov](mailto:elizabeth.weldin@piercecountywa.gov)>; Erick Thompson, PC surface water <[erick.thompson@piercecountywa.gov](mailto:erick.thompson@piercecountywa.gov)>; Ted Hardiman <[ted@fruitlandwater.com](mailto:ted@fruitlandwater.com)>; George Walter - Nisqually Environmental <[walter.george@nisqually-nsn.gov](mailto:walter.george@nisqually-nsn.gov)>; hannah <[hannah@puyallupsumnerchamber.com](mailto:hannah@puyallupsumnerchamber.com)>; Heidi Thomas - Nisqually Transportation <[thomas.heidi@nisqually-nsn.gov](mailto:thomas.heidi@nisqually-nsn.gov)>; KBelin TWD <[kbelin@cityoftacoma.org](mailto:kbelin@cityoftacoma.org)>; Laura Murphy - Muckleshoot Indian Tribe <[Laura.murphy@muckleshoot.nsn.us](mailto:Laura.murphy@muckleshoot.nsn.us)>; Mary Nicholl <[Mary.nicholl@pse.com](mailto:Mary.nicholl@pse.com)>; Herrington, Matthew <[matthew\\_herrington@comcast.com](mailto:matthew_herrington@comcast.com)>; MBA Pierce County <[ahallenberg@masterbuilderspierce.com](mailto:ahallenberg@masterbuilderspierce.com)>; Mike Burger <[Mike.Burger@muckleshoot.nsn.us](mailto:Mike.Burger@muckleshoot.nsn.us)>; PALS - Pierce County <[aclark@co.pierce.wa.us](mailto:aclark@co.pierce.wa.us)>; Pierce County Permit Center <[PCPERMITS@piercecountywa.gov](mailto:PCPERMITS@piercecountywa.gov)>; Pierce County Surface Water <[PCWATER@piercecountywa.gov](mailto:PCWATER@piercecountywa.gov)>; Planning <[planning@piercettransit.org](mailto:planning@piercettransit.org)>; Planning <[Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov)>; Tara Doyle-Enneking <[exec@puyallupsumnerchamber.com](mailto:exec@puyallupsumnerchamber.com)>; PSCAA <[SEPA@psccleanair.org](mailto:SEPA@psccleanair.org)>; Planning <[Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov)>; Puyallup School District - Brian Devereux <[deverebj@puyallup.k12.wa.us](mailto:deverebj@puyallup.k12.wa.us)>; Puyallup Tribe - SEPA Review <[SEPARReview@PuyallupTribe-nsn.gov](mailto:SEPARReview@PuyallupTribe-nsn.gov)>; Sandy Leek - South Region Municipal Liaison Manager <[sandy.leek@pse.com](mailto:sandy.leek@pse.com)>; Sarah Grice <[sarah.grice@piercecountywa.gov](mailto:sarah.grice@piercecountywa.gov)>; Sean Vance <[sean@valleywaterdistrict.com](mailto:sean@valleywaterdistrict.com)>; Shaun Dinubilo <[sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)>; Shelley Shaffer <[sshaffer@cityoftacoma.org](mailto:sshaffer@cityoftacoma.org)>; Tacoma Water <[rdowns@cityoftacoma.org](mailto:rdowns@cityoftacoma.org)>; Tim Susee, Central Pierce Fire <[tsusee@grahamfire.org](mailto:tsusee@grahamfire.org)>; TPCHD <[SEPA@tpchd.org](mailto:SEPA@tpchd.org)>; WA Dept of Natural Resources <[sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)>; WDFW Region 6, South Sound <[R6SSplanning@dfw.wa.gov](mailto:R6SSplanning@dfw.wa.gov)>; WSDOT <[OR-SEPA-REVIEW@wsdot.wa.gov](mailto:OR-SEPA-REVIEW@wsdot.wa.gov)>; Yakama Nation <[esanchez@yakama.com](mailto:esanchez@yakama.com)>; Yakama Nation - Cultural Resources <[casey\\_barney@yakama.com](mailto:casey_barney@yakama.com)>

**Cc:** Chris Beale <[CBeale@PuyallupWA.gov](mailto:CBeale@PuyallupWA.gov)>

**Subject:** Notice of Complete Application - Project # PLPSP20250080 - Preliminary Site Plan & SEPA - City of Puyallup

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**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: PLPSP20250080 - NOTICE OF COMPLETE APPLICATION**

**Brief Project Description:** Proposed development of city-owned property; the property is located at the SW corner of West Pioneer and 3rd St SW (currently a public surface parking lot). The development proposal consists of a five-story multifamily building containing 140 residential units. The project includes 99 parking spaces within a ground-floor parking garage, approximately 2,300 square feet of leasable retail space, and a fitness gym for resident use on the ground floor. The structure will be approximately 163,000 square feet in size and 63 feet in height. Design elements consistent with the Downtown Design Guidelines will be incorporated.

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 **November 19, 2025, 3:00pm**. 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 Chris Beale via email at [CBeale@PuyallupWA.gov](mailto:CBeale@PuyallupWA.gov).

**SEPA Planned Action:** The project is located in the City's Downtown Planned Action Environmental Impact Statement area. The City's SEPA Responsible Official anticipates the subject project will qualify as a project covered by the previous environmental review under the Downtown Planned Action SEPA EIS. The Responsible Official is presently evaluating the project and submitted SEPA checklist. If the project is consistent with and qualifies under the planned action EIS, no new SEPA Threshold Determination will be made for this project. More information may be found here: [www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS](http://www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS).

Thank you,

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.*

