



**AZURE | GREEN**

CONSULTANTS

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September 2, 2021

City of Puyallup  
333 South Meridian Street, 2<sup>nd</sup> Floor  
Puyallup, WA 98371

Re: Bradley Heights  
Pre-Application Meeting

To Nabila Comstock,

As you recall we previously had a preapplication meeting to discuss the development of the Bradley Heights property. The application number was P-19-0105. Timberlane Partners has entered into a conditional purchase and sale agreement with respect to the property. They have retained Azure Green to assist in a feasibility study.

We are requesting a preapplication meeting to determine the probable requirements to develop tax parcel 0419036006, located at 202, 27<sup>th</sup> Ave. SE, Puyallup, WA. The property is currently an operating mobile home park.

It is the intent of Timberlane Partners to develop the property for 2 to 4 story garden apartments. A preliminary site plan and renderings are being submitted for purposes of this preapplication review. The site plans show 272 units in 14 buildings. The parking as shown will accommodate 237 units. The number of units will be reduced to 237 units with final development plans unless we can provide some additional parking by removing or reconfiguring some of the buildings.

The preliminary site plan depicts a gated entry at the center of the site with additional emergency vehicle and exit only gates at the east and west side of the site.

We understand that the Housing Action Plan developed by BERK Consulting includes a recommendation to expand the Multifamily Tax Exemption (MFTE) program to include the south Hill Regional Growth Center. This property is in the South Hill Regional Growth Center and is a good candidate for the MFTE program. Timberlane Partners are very interested in participating in this voluntary program to help it be successful. Can you update us on the process moving forward to implement the expansion of the program to include the South Hill Regional Growth Center?

Sincerely,

*Paul E. Green*

Paul E. Green, P.E.  
Director of Planning and Engineering

