

1010



*Service Disabled Veteran Owned Small Business*

09 November 2021

City of Puyallup  
Development & Permitting Services  
333 South Meridian  
Puyallup, WA 98371

Re: 03-143-06 | Cascade Shaw Development – Short Plat Application submittal for parcel 0420351003 located 808 Shaw Rd, Puyallup, WA 98372 and within the jurisdiction of the City of Puyallup.

To Whom it May Concern:

On behalf of our clients, Greg Helle with Cascade Shaw Development, LLC; the Abbey Road Group Land Development Services Company, LLC is submitting a Short Plat Application for the Cascade Shaw Development project located at 808 Shaw Rd, Puyallup, WA 98372.

The proposed project (Parcel #'s: 0420351003) is between 25<sup>th</sup> Street SE and Shaw Road. South of E Pioneer and directly north of Puyallup Seventh-day Adventist Church. The proposal consists of a request to move lot lines within one existing lot the total development area will be 421,938 SF (9.69 Acres) for a total of two lots through a Short Plat process for means of future development. The Multi-Family lot will be 390,827 SF (8.97 Acres) and will have seven (7) 3-story apartment buildings constructed with 24 units per building, and a clubhouse / office building / managers unit. There will be multiple areas for recreational / open space, totaling over 56,866 SF. The site will also have one (1) commercial lot totaling, Lot #1: 31,111 SF.

The site is ready for development currently, with prior water connections, sanitary sewer access, and traffic signals. The site has also been cleared and filled under a separate permit.

The following items have also been submitted and under review by the City of Puyallup.

- Re-zone / Comprehensive Plan Amendment Packet Approved
- Pre-Application Meeting: #P-20-0086
- Vicinity Meeting Held 2 June 2021

**Proposed Site Information:**

**Multi Family Lot:**

- Site Area: 390,827 sf / 8.97 acres
- Buildings: 7 Multi Family Buildings (3 stories), (1- & 2-Bedroom Units), plus 1 Clubhouse
- Unit Count: 168 (1- & 2-Bedroom Units); 1 manager unit, Total= 169
- Parking Count: 395 stalls

**Commercial Lot #1:**

- Site Area: 31,111 sf / 0.71 acres
- Buildings: TBD
- Unit Count: TBD
- Parking Count: 30

**Access:**

- Shaw Rd: Access from existing roundabout currently serving the Pioneer Crossing Development

**Abbey Road Group Land Development Services Company, LLC**  
PO Box 1224, Puyallup, WA 98371  
Phone: 253-435-3699 Fax: 253-446-3159  
[www.abbeyroadgroup.com](http://www.abbeyroadgroup.com)

Phasing Plan:

- Phase 1: Start 1 June 2022, 30 months for the full build out. Multi Family Site Construction and Building Construction
- Phase 2: Start 1 June 2022, 30 months for the full build out. Commercial Build Out
- NOTE: Depending on the Market, Phase 1 and Phase 2 may be combined.

The following items are part of the Short Plat Submittal Packet:

**SHORT PLAT APPLICATION**

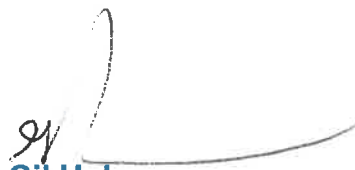
- Exhibit 1010: Cover Letter
- Exhibit 1011: Short Plat Signed Application by Registered Land Surveyor (8 copies)
  - o Exhibit 1012: Short Plat Survey
    - Lot 1 Closure Report
    - Lot 2 Closure Report
  - o Exhibit 1013: Parcel Acreage and Legal Descriptions
  - o Exhibit 1014: Title Report / Plat Certificate (Less than 2 weeks old)

Parcel Number: 0420351003 (808 Shaw Rd); Date: 03 November 2021

- o Exhibit 1015: Critical Area ID Form
- o Exhibit 1016: Stormwater Report (2 copies)
- o Exhibit 1017: Pre-Application Meeting Notes (P-20-0086)

Please accept the Short Plat Application and associated information to review at you your convenience.

Sincerely,



**Gil Hulsmann,**  
**CEO – Director of Land Development Services**  
**Abbey Road Group Land Development Services Company, LLC**  
253-435-3699 Phone / 253-446-3159 Fax  
253-405-1246 Cell  
[Gil.Hulsmann@abbeyroadgroup.com](mailto:Gil.Hulsmann@abbeyroadgroup.com)  
[www.abbeyroadgroup.com](http://www.abbeyroadgroup.com)

GH/rj

Job # 03-143-6

T:\PROJECTS FILES (ACTIVE)\03-143-6, Cascade Christian Shaw Road Property Future Development Planning\PERMITTING\Short Plat

Enclosure(s):

**SHORT PLAT APPLICATION**

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