

Riley Johnson

Subject: FW: 06-171, East Town - Puyallup School District Letter
Attachments: 20210922150326429.pdf

From: McMillan, Michael D. <McmilMD@puyallup.k12.wa.us>
Sent: Wednesday, September 22, 2021 3:18 PM
To: Gil Hulsmann <Gil.Hulsmann@abbeyroadgroup.com>; Devereux, Brian J. <DevereBJ@puyallup.k12.wa.us>
Cc: Alyssa Mau <Alyssa.Mau@abbeyroadgroup.com>
Subject: RE: 06-171, East Town - Puyallup School District Letter

Hello,

There are unknown factors at this point of where the bus is coming from and which way on Pioneer it will be going. We will need to look at bus routes and student counts at the time of completion to determine which buses the students will ride on. This is why we can't nail down an exact location at this point. We may end up utilizing one or both stops, possibly splitting the two for one school even.

Bus stop 1 needs to be away from the intersection as far as possible without blocking the neighboring drive (if there is one). The bus will likely need to merge over to be able to turn left onto Pioneer. The stop could be moved up some if the bus ends up turning right onto Pioneer.

Bus stop 2a needs to be away from Shaw Road and Pioneer intersection enough to give good visibility for traffic turning from Shaw Road. This stop would be at the gate. Will the gate be open or locked and what is the distance from the intersection at Shaw Road?

Bus stop 2b is the alternate for 2a. It will need to be before the entrance to the parking lot.

Mike

Michael McMillan
Assistant Director of Transportation
Puyallup School District
253-841-8775

From: Gil Hulsmann <Gil.Hulsmann@abbeyroadgroup.com>
Sent: Wednesday, September 22, 2021 2:25 PM
To: Devereux, Brian J. <DevereBJ@puyallup.k12.wa.us>
Cc: Alyssa Mau <Alyssa.Mau@abbeyroadgroup.com>; McMillan, Michael D. <McmilMD@puyallup.k12.wa.us>
Subject: Re: 06-171, East Town - Puyallup School District Letter

Caution: This email came from outside the Puyallup School District. Do not reply, click any link or open attachments unless you have verified the sender.

Brian

I am a little confused on the locations you our requesting, can you or your transportation people mark the options on our site plans we sent you and send back.

Thanks

Gil

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From: Devereux, Brian J. <DevereBJ@puyallup.k12.wa.us>
Sent: Tuesday, September 21, 2021 10:24:50 AM
To: Gil Hulsmann <Gil.Hulsmann@abbeyroadgroup.com>
Cc: Alyssa Mau <Alyssa.Mau@abbeyroadgroup.com>; McMillan, Michael D. <McmilMD@puyallup.k12.wa.us>
Subject: RE: 06-171, East Town - Puyallup School District Letter

Hi Gil –

Please see the comments from PSD Transportation below. I can help facilitate an onsite meeting, if needed.

We would not access the internal bus stop, we would prefer the locations we previously talked about. Two possible stop locations would be 1) As far south as possible on Shaw Road along the sidewalk and 2) Just west of the entrance on Pioneer (next to the pool or closer to the gate). We can reassess the internal location once the property is complete but it is unlikely we would utilize that stop.

We avoid internal bus stops not just due to the width of the path, but also look at the distance, turns, parking stalls, traffic flow/congestion, speed bumps, etc.

From: Gil Hulsmann <Gil.Hulsmann@abbeyroadgroup.com>
Sent: Tuesday, September 21, 2021 9:48 AM
To: Devereux, Brian J. <DevereBJ@puyallup.k12.wa.us>
Cc: Gil Hulsmann <Gil.Hulsmann@abbeyroadgroup.com>; Alyssa Mau <Alyssa.Mau@abbeyroadgroup.com>
Subject: 06-171, East Town - Puyallup School District Letter

Caution: This email came from outside the Puyallup School District. Do not reply, click any link or open attachments unless you have verified the sender.

Good morning Brian,

I am following up on the below email dated 30 August 2021.

Please let us know if you have any questions.

Gil Hulsmann
CEO - Director of Land Development Services
Abbey Road Group Land Development Services Company, LLC
253-435-3699 Phone (ext 101)
253-446-3159 Fax
253-405-1246 Cell
Gil.Hulsmann@AbbeyRoadGroup.com
www.abbeyroadgroup.com

From: Gil Hulsmann
Sent: Monday, August 30, 2021 4:21 PM
To: Brian Devereux <deverebj@puyallup.k12.wa.us>

Cc: Gil Hulsmann (Gil.Hulsmann@abbeyroadgroup.com) <Gil.Hulsmann@abbeyroadgroup.com>

Subject: 06-71, East Town - Puyallup School District Letter

Brian Devereux,

Per your letter we are moving forward with the project.

Please see attached the following items:

- Puyallup School District Comment Letter
- Latest Site Plan
- Bus Stop/Shelter Site Plan
- Emergency Fire Access/Turn Around Exhibit

Below are the Puyallup School District Comments:

The Puyallup School District submitted a comment letter regarding Safe Routes to Schools and site circulation. See included comments with this DRT letter. Autoturn analysis is required in accordance with Traffic Engineering comments. Further issues regarding school speed zones are being examined by Traffic and Planning. The city's Safe Routes to Schools Plan does indicate a need to slow and calm traffic on this high speed 5 lane arterial corridor. The project may be required through SEPA to mitigate conditions to allow safe walking for children residing in the area as a result of the project.

Please let me know if this meets your intent.

Thank you,

Gil Hulsmann

CEO - Director of Land Development Services

Abbey Road Group Land Development Services Company, LLC

253-435-3699 Phone (ext 101)

253-446-3159 Fax

253-405-1246 Cell

Gil.Hulsmann@AbbeyRoadGroup.com

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April 22, 2021

City of Puyallup
Chris Beale
Senior Planner
333 South Meridian
Puyallup, WA 98371

East Town Crossing (City of Puyallup Case No. P-21-0034)

Mr. Beale:

Thank you for notifying the Puyallup School District (the “district”) concerning the proposed residential project. Student safety as well as ease of access for the community to district schools is a paramount priority to the district. We offer the following comments with regards to this project.

The applicant proposes to construct 192-market rate apartment units. Based upon the information submitted by the applicant for the site development/SEPA permit application, including the proposed number of units by bedroom count, the district estimates the development will generate:

- 25 elementary students
- 8 junior high students
- 6 high school students

The site is located within the Shaw Road Elementary, Kalles Junior High and Puyallup High School service areas within the Puyallup School District. Students attending Shaw Road Elementary from this project will be within the school’s walk area. To support a safe route to school, the district requests a crosswalk be added to the south leg of the project’s Shaw Road access intersection. The district will provide crosswalk supervision for this crosswalk. The district also requests a School Speed Zone be designated and signage with flashing beacons installed along the appropriate portion of Shaw Road.

Students attending Kalles Junior High and Puyallup High School will receive school bus transportation. A school bus stop waiting area will be needed for students riding the school bus. The school bus waiting area shall include sufficient lighting and a hard surface of at least 80 square feet adjacent to, but not within, a pedestrian pathway area. District staff is uncertain at this time as to the best location for the bus stop waiting. The district requests the project be conditioned for the applicant to coordinate directly with district staff to locate and install a bus stop waiting area prior to building occupancy.

The district is interested in receiving updates related to the building schedule for our planning purposes. Please make the district a party of record through the permitting process.

Sincerely,

A handwritten signature in black ink that reads "Brian Devereux". The signature is written in a cursive, flowing style.

Brian Devereux
Planning Director

c: Elizabeth Fisher, Director of Transportation
Michael McMillan, Assistant Director of Transportation

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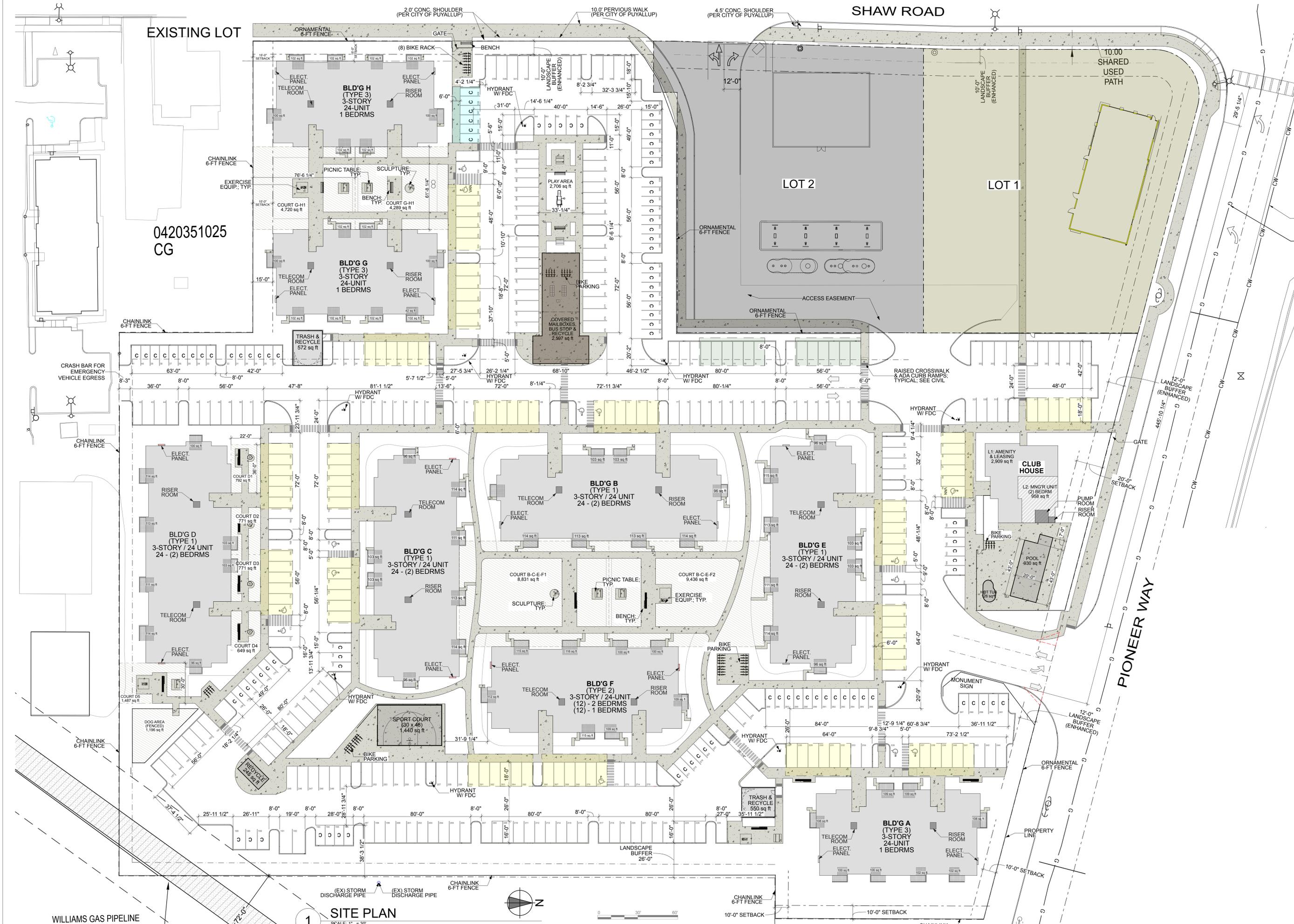
**EAST TOWN CROSSING
 MULTIFAMILY DEVELOPMENT
 PIONEER & SHAW PUYALLUP**

REVISIONS

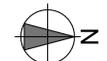
REVISIONS

DRAWN BY: BL / CM
 CHECKED BY: BL
 DATE: 2021.08.12
 TITLE: SITE PLAN
 PROJECT #: 2016
 SHEET:

AS1.1



1 SITE PLAN
 SCALE: 1" = 30'



0420351025
 CG

SHAW ROAD

PIONEER WAY

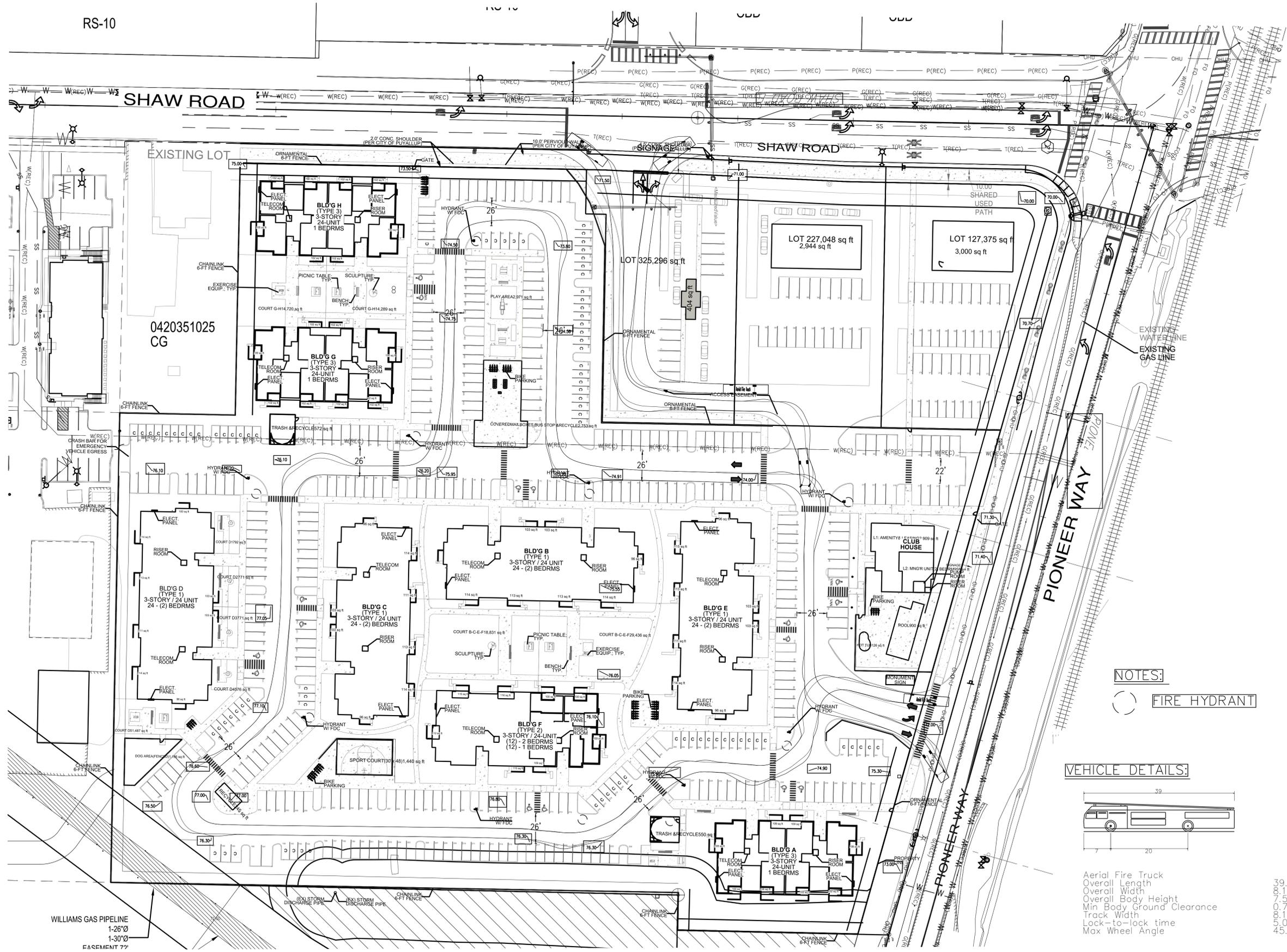
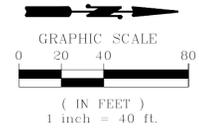
WILLIAMS GAS PIPELINE

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EAST TOWN CROSSING

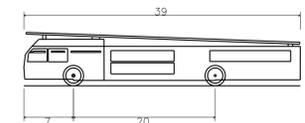
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.

FIRE ACCESS/EMERGENCY ACCESS PLAN



NOTES:
 ○ FIRE HYDRANT

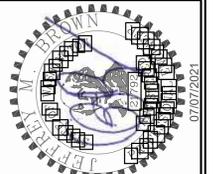
VEHICLE DETAILS:



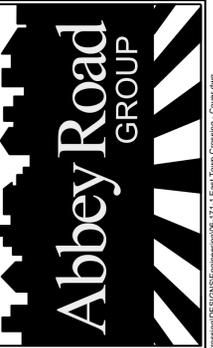
Aerial Fire Truck
 Overall Length 39.00ft
 Overall Width 20.00ft
 Overall Body Height 7.50ft
 Min Body Ground Clearance 0.75ft
 Track Width 16.7ft
 Lock-to-lock time 9.00s
 Max Wheel Angle 45.00°

East Town Crossing
 Fire Access/Emergency
 Access Plan
 Puyallup, WA

FOR: East Town Crossing, LLC.
 1001 Shaw Road
 Puyallup, WA 98372



Abbey Road Group
 Land Development
 Services Company, LLC
 2102 E MAIN AVE, SUITE 109
 PUYALLUP, WA 98372
 P.O. Box 1224, Puyallup, WA 98371
 (253) 435-3699, Fax (253) 446-3159



REVISIONS:	CHK: []	APP: []	DATE: []	PER: []
BY:				
JOB #:	06-171-1			
DESIGNED BY:	JMB			
DEVELOPMENT REVIEW:	PRB			
APPROVED BY:	GH			
DRAFTED BY:	HJU			
DATE:	07/07/2021			
SHEET:				

File: T:\PROJECTS\FILES\ACTIVE\06-171-1\East Town Crossing\DESIGN\06-171-1 East Town Crossing - Cover.dwg
 Plotted: 7/26/2021 11:25 AM
 Plotted by: Hanson, Justin

