



City of Puyallup
Planning Division
 333 S. Meridian, Puyallup, WA 98371
 (253) 864-4165
 www.cityofpuyallup.org

June 6, 2022

Staci Saunders
 2601 S. 35th St., Ste. 200
 Tacoma, WA 98374

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	I
PERMIT #	PLDDG20220017
PROJECT NAME	43rd Ave. Multi-Family
PERMIT TYPE	Downtown Design Review
PROJECT DESCRIPTION	Proposed 4-story apartment building on a 1.67 acre site in the RM-Core zone with 58 units, 76 parking stalls, 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	XXX 7 th St SW
PARCEL #	4320000160
ASSOCIATED LAND USE PERMIT(S)	P-21-0022 PLPSP20220016
APPLICATION DATE	February 17, 2022
APPLICATION COMPLETE DATE	March 04, 2022
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.
APPROVAL EXPIRATION	N/A – Active permit application, not approved
CONDITIONS	Active permit application, not approved; 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. 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. 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.
--	---

HOW TO USE THIS LETTER

This review letter includes two sections: “**Action Items**” and “**Conditions**”.

The “**Action Items**” 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.

ACTION ITEMS

Planning Review - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov
Please see the comments below for Planning’s review comments on design review. Please also reference the Downtown Design Review Excel Table attached in Documents & Images for the remainder of the comments and requirements from planning.

- Please provide a surveyed site plan that delineates where the exact property lines are located to assist with determining if the required RM-Core setbacks, property development standards, and design requirements are being met. [Design Review Conceptual, pg.1]
- Please provide a dimensioned floor plan layout for each floor that includes the proposed square footage of the exterior decks. This was not included in the submitted plans. [Design Review Conceptual, pg.1]
- Lighting has not been addressed on the site plan or landscape plan. Please include pedestrian pathway lighting, main entrance lighting, and unit entrance lighting referenced in the design review narrative on the landscaping plan. [Design Review Conceptual, pg.1]
- Please provide the mid-roof height for each elevation on the site plan. [Design Review Conceptual, pg.2]
- Per DDG 4.B.6, a minimum of two different materials is required, each a minimum of 30% of the façade.
 - Please provide a visual and the calculations that show this requirement is being achieved. [Design Review Conceptual, pg.2]
- Per DDG 5.B.3, a minimum of 30% transparency within the pedestrian view plane should be achieved for ground-floor residential buildings. Please provide a visual and the calculations that show this requirement is being achieved. [Design Review Conceptual, pg.2]
- Downtown Design Guidelines Chapter 3.B.6 (3) require the incorporation of a flat roof (less than 3:12 pitch) with cornice or parapet articulation in the overall building form. The elevations propose 5:12 and 8:12 pitches. Please reduce the roof pitch to less than 3:12. [Design Review Conceptual, pg. 3]
- Please provide exterior renderings for each elevation. [Design Review Conceptual, pg. 4]
- Benches referenced in the submitted narrative will need to be included on the landscaping plan (5.B.4) [Landscape Plan, pg.1]

Building Review - Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov

- Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that apply to project.
- Provide complete calculations for VA Construction for 67,335 square foot R-2 Apartment building to meet Table 506.2 of the 2018 IBC.
- The truss specs will also be required with the truss engineers' stamps and a layout that matches the submitted plans at the time of submittal.
- Electric Vehicle Charging Infrastructure are required in place for charging stations per IBC section 429 Washington State amendments for occupancy R-2 and will need to be shown on the plans.
- Plans will need to be per the applicable codes 2018 adopted February 1, 2021 for all permits.
- All electrical is permitted by the Washington State Department L & I.
- Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard. A minimum of one electric vehicle charging infrastructure is required. Apartments are required to have Type A & B units for accessibility, and this will need to be clearly depicted on the plans.

Please reach out to me if I can answer any other questions in relation to Building code items for this project. No other Building items at this time.

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

DRT Letter
 June 06, 2022

Case PLDDG20220017
 Page 3 of 4

