

# MACKENZIE.

## **PRE-APPLICATION REQUEST**

**To**  
City of Puyallup

**For**  
Duke Realty  
240 15th Street SE  
Puyallup, WA 98372

**Dated**  
June 10, 2022

**Project Number**  
2220190.00



MACKENZIE  
Since 1960

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## I. PROJECT SUMMARY

<b>Applicant:</b>	Michael Chen Mackenzie 500 Union Street, Suite 410 Seattle, WA 98101 (206) 749-9993 mchen@mcknze.com
<b>Owner:</b>	CREF3 PUYALLUP OWNER LLC
<b>Site Address:</b>	240 15th Street SE Puyallup, WA 98372
<b>Assessor Parcel Number (APN):</b>	0420-274-126, 7845-000-161, 7845-000-170
<b>Assessor's Site Acreage:</b>	7.95 acres
<b>Zoning:</b>	ML (Limited Manufacturing)
<b>Overlay:</b>	N/A
<b>Comprehensive Plan:</b>	LM/W (Light Manufacturing/Warehousing)
<b>Adjacent Zoning:</b>	North: CG – General Commercial East: CB – Community Business South: OP – Professional Office, PF—Public Facilities, RS-04—High Urban Density Single-Family Residential West: ML—Limited Manufacturing
<b>Existing Structures:</b>	None – fire damage to previous cold storage buildings in August 2021.
<b>Request:</b>	Pre-Application Review meeting prior to SEPA, Demolition Permit, Site Plan review, Grading and Utilities, and Building Permit submittal.
<b>Proposed Development:</b>	Construct an approximately 133,272 SF warehouse, with parking and truck loading bay.
<b>Project Contact:</b>	Same as Applicant.

## II. INTRODUCTION

### Existing Site and Surrounding Land Use

The existing site consists of two (2) contiguous parcels. The site is currently flat, and improvements consist of two (2) single-story cold-storage warehouses. The site has frontage and two (2) points of access from 15th Street SE, and has frontage along Burlington Northern Railroad right of way, adjacent to E Pioneer. Existing development surrounding the site consists of industrial warehouses, general commercial buildings, single family residential homes, and an elementary school.

Existing landscaping on-site consists of a landscape area along the 15th Street SE frontage and pockets of landscape screens in the northeast corners of the property. These landscape screens have shrubs and ground cover.

The site is accessed by two (2) curb cuts on 15th Street SE. The existing curb cut dimensions along 15th Street SE range from approximately 30' and 26' as measured from north to south.

SURROUNDING ZONING AND LAND USE		
	Zone	Land Use
<b>Site:</b>	ML – Limited Manufacturing	Industrial
<b>North:</b>	CG – General Commercial	General Commercial
<b>East:</b>	CB – Community Business	Wholesale Trade
<b>South:</b>	OP—Professional Office; PF—Public Facility; RS-04—High Urban Density Single Family Residential	Single-Family Residential, Auto Repair; Elementary school
<b>West:</b>	ML—Limited Manufacturing	Office Park

### Description of Proposed Development

The proposal consists of demolishing any remaining existing structures on-site to accommodate a new 133,272 SF (including a 3,000 SF mezzanine) tilt concrete flex industrial/manufacturing/warehouse with office. Site improvements consist of closing the existing gated entry along the north property line (via existing access easement) and proposing two 40' wide driveways from 15th Street SE. The northern driveway will serve as truck access only and the southern driveway will be vehicular access only. Storm drainage and other utilities will be serviced from 15th Street SE.

Construction type: Type III-B fully sprinkled ESFR system.

Occupancy: S-1 or S-2 and B.

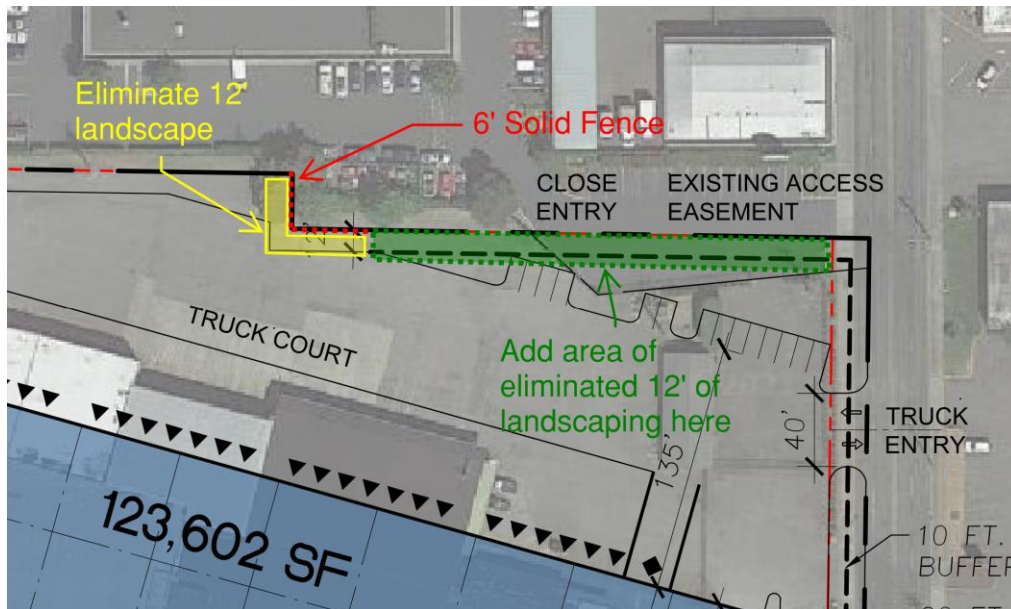
Office: The building will be designed to allow offices to be incorporated into the warehouse.

Multi-tenant: The building is being designed to support up to two (2) tenants.

### III. QUESTIONS

Based on what is proposed, Mackenzie has the following questions:

1. Confirm driveway separation requirements along 15th Street SE.
2. Confirm driveway distance from railroad along 15th Street SE.
3. Is there any flexibility in the required 15' landscape buffer adjacent to blank walls? For example, if we were to propose a 5' sidewalk parallel within the 15' landscape buffer can the landscape area that would have been within the 5' be planted elsewhere on site or installed within the remaining 10' of landscaping to provide a denser landscape buffer?
4. Is there any flexibility in the required 12' landscape buffer along the property lines? See snippet below; can the 12' landscape buffer be reduced to 0' if a solid fence is installed? The area that would have been landscaped will be added to other landscape areas to increase the buffer beyond 12'.



5. Is there flexibility in the required property perimeter and building perimeter landscaping requirements? For the reduced building perimeter landscaping we propose enhanced façade articulation along the south elevation (as noted by the dashed line).
6. Confirm stormwater design criteria.
7. Based on the previous use of cold storage, will credits be available for sewer, water, and transportation impact fees?
8. Please confirm the BNSF railroad right of way along the south property line can be utilized for measurement/calculation of meeting the required 60' yard requirement for unlimited building area.
9. Please confirm no limitation on vehicle movements will occur at the proposed curb cuts.
10. Does BNSF have any jurisdiction or review requirements when we submit our development applications?
11. Anticipated entitlement timeline for site plan review with SEPA?
12. Please confirm design review is not applicable for this project.
13. Please confirm fire department site access requirements.
14. Any other expected permits and duration for review?