



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

jef mondonedo
 207 4TH AVE SE
 PUYALLUP, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLDDG20220021
PROJECT NAME	Bradley Heights Multi-Family Project
PERMIT TYPE	Downtown Design Review
PROJECT DESCRIPTION	proposing a 233-unit multi-family project consisting of (10) apartment buildings + (1) rec center
SITE ADDRESS	202 27TH AVE SE, Unit: 1, PUYALLUP, WA 98374;
PARCEL #	0419036006;
ASSOCIATED LAND USE PERMIT(S)	P-21-0098 PLPSP20220049
APPLICATION DATE	February 24, 2022
APPLICATION COMPLETE DATE	March 01, 2022
PROJECT STATUS	<u>Active Development Review Team (DRT) review case – resubmittal required.</u> 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	<p>Active permit application, not approved;</p> <p>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.</p> <p>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.</p> <p>Subsequent applicant re-submittals shall make a good faith effort to</p>

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 - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Design revisions required before board meeting can be scheduled. Refer to Preliminary DDG Review table available in Puyallup permit portal document and images cache for detailed list of required corrections to design. For each item listed as 'applicant needs to address' please update the architectural narrative to address how your design meets the requirement or if revised would meet the requirement. If item is listed as 'revision required' then staff found the current design inconsistent with the DDGs and changes are required in order for the design to meet the DDG standards. Please revise design to meet requirements and then update the architectural narrative to address how the changed design meets each applicable standard. Those standards marked 'Not Applicable' are not applicable to your project and DO NOT need to be incorporated into the design.
- Provide dimensions upper floor private open space. Must be minimum of 10' X 6' [Elevations, P1-A]

- Provide dimensions for bottom floor private open space. Must be minimum of 60 sf.
[Elevations, P1-A]

CONDITIONS

Sincerely,
Rachael N. Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov