

May 27, 2022

City of Puyallup  
Attn: Ms. Katie Baker  
333 S. Meridian  
Puyallup, WA 98371

**RE: Preliminary Site Plan Review, Downtown Design Review, and SEPA Checklist Applications  
Project: The Ezra  
Address: 330 3<sup>rd</sup> Street SW, Puyallup, WA 98371**

Dear Ms. Baker:

Puyallup AOB Development, LLC (the “Applicant”), an entity owned and controlled by McBride-Cohen Management Group, LLC (“MCMG”), is pleased to submit the following Preliminary Site Plan Review, Downtown Design Review, and SEPA Checklist Applications for review and approval of The Ezra (the “Project”). The property is currently owned by the City of Puyallup, with a purchase and sale agreement executed between the two parties. Included with this submittal are the following materials:

- One (1) copy of the Preliminary Site Plan Review Application
- One (1) copy of a Project Narrative (This Letter)
- One (1) copy of the Downtown Design Review Application
- One Copy of the SEPA Checklist
- One (1) copy of the Pre-Application Meeting Notes
- One (1) copy of a Critical Areas ID Form
- One (1) copy of a Vicinity Map
- One (1) copy of a Preliminary Architectural Site Plan
- One (1) copy of a Preliminary Landscape Plan
- One (1) copy of a Design Review Package
- One (1) copy of a Preliminary Civil Plan
- One (1) copy of a Preliminary Vault Design
- One (1) copy of a Preliminary Drainage Design and Erosion Control Report
- One (1) copy of a Traffic Scoping Worksheet
- One (1) copy of a Site Survey
- One (1) copy of a Groundwater Level Monitoring and Preliminary Infiltration Feasibility Evaluation
- One (1) copy of a Small Scale Pit Infiltration Test
- One (1) copy of a Draft Geotechnical Report
- One (1) copy of a Phase I Environmental Site Assessment
- One (1) copy of the CenturyLink Encroachment Agreement

The Project proposes to redevelop the existing site from its current use as a surface parking lot to a multifamily building. The multifamily building proposes 67 to 83 residential units within three (3) levels developed over ground level structured and surface parking. In accordance with the purchase and sales agreement terms, the Project is being marketed as a “for sale” condo development which would yield approximately 67 units. In the event that pre-sales marketing effort is not successful, the Project will be

developed as approximately 83 “for rent” units. Please note that both “for rent” and “for sale” options have been considered in these applications. The following is a brief summary of Project related design elements:

- **Parking:** The parking for the Project will be ground level on site structured and surface parking, and dedicated on street frontage parking and one-way traffic flow on the revised 3<sup>rd</sup> Street SW. In total, 114 stalls are proposed with the Project; however, approximately 20 stalls within the Project will be dedicated to the senior center located to the east of the Project.
- **Design:** The architectural design of the building will feature classic Puyallup design modern accents. Building and roof modulations are included to address downtown design standards. Please see the Design Review Package for more information related to building and site design.
- **Stormwater:** The Project site has limited infiltration capacity, therefore, the stormwater will need to be treated and detained on site prior to discharge to the downstream system. At this time the Project proposes a vault located below surface parking to meet the City’s stormwater requirements, but may pay a fee in lieu to discharge treated stormwater to the downstream system without detaining on site.
- **Utilities:** Existing utilities within the Project frontage are anticipated to be adequate.
- **Existing Easements:** An existing easement for communication is located within the site. MCMG has received approval to encroach the easement airspace as long as 14 foot clear is provided within the easement area.
- **Landscape:** Landscaping is designed to City design standards. This includes the plaza located at the north east corner of the Project.
- **Phasing:** The Project will be completed in a single phase, with the anticipation that temporary certificates of occupancy will be issued by level in a phased occupancy approach.
- **Transportation:** A transportation scoping worksheet has been prepared for the Project’s maximum scope. The scoping worksheet anticipates 576 average weekday daily trips with with 45 PM peak hour trips. The scoping worksheet distributes trips according to the revised one-way traffic revision on 3<sup>rd</sup> Street SW.
- **Access:** Access to the Project will be from 3<sup>rd</sup> Street SW and an alley access to the South.
- **Refuse:** Refuse will be collected within the site and picked up by solid waste in the south alley.

Thank you for your attention to these applications. Should you have any questions or comments with the included materials, then please do not hesitate to contact me at [mattc@mcconstruction.com](mailto:mattc@mcconstruction.com).

Sincerely,



Matt Cyr  
Planning Manager

cc: Loren Cohen, McBride-Cohen Management Group  
Bill Riley, Riel and Associates