



City of Puyallup

Planning Division

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Matt Cyr
 5020 Main Street, Suite H
 Tacoma, WA 98407

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	PLDDG20220086
PROJECT NAME	The Ezra Multi-Family
PERMIT TYPE	Downtown Design Review
PROJECT DESCRIPTION	Architectural review for conformance of new mixed use, 4 story, 45 ft tall building with Downtown Design guidelines.
SITE ADDRESS	
PARCEL #	5745001371;
ASSOCIATED LAND USE PERMIT(S)	P-21-0141 PLPSP20220085
APPLICATION DATE	May 29, 2022
APPLICATION COMPLETE DATE	May 31, 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 - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- The building footprint has expanded substantially replacing a surface parking lot and onsite stormwater detention in favor of off site direct discharge to the City's stormwater system. It is our understanding that this direct discharge is contingent on the City's capital improvement project of the storm water system that serves this site and that a meeting is scheduled next week to discuss this project's participation in that capital improvement project. Should the project later be revised to again include onsite stormwater treatment, would you anticipate re-designing the building once more in order to include a surface parking lot?
- How are you accounting for modification of the shape of the plaza space to accommodate the required dedication of the 25ft radius on the SW corner of 3rd St and Pioneer? Will this modification require changes to the building shape or design? If so, this would either delay the official meeting with the Design Review Board or we could proceed with the design review board meeting with your understanding that significant alterations to the approved design would have to be re-evaluated by the Board.
- The requested Auto Turn analysis was not provided in this last resubmittal for the preliminary site plan permit. How are you accounting for any changes that may need to be made to the building once that sight distance analysis is completed? Again any significant changes made to the building after the Board has issued a decision will have to be re-evaluated by the Board.
- Additional Submittal Item Required: The design review documents submitted were exceptionally thorough which is much appreciated. There was one item that we need a little more information on however in order to get this project on the earliest possible design review meeting. For the calculations for the percentages of the materials for each façade (pg. 29 of the submittal, section 4.B.6 Façade Materials). It was difficult to tell what material was being counted as high quality material exactly. Our concern is that the windows may be being counted toward the high quality material calculations but it is impossible to tell one way or the other from the submitted information. A color key would be helpful to help distinguish each material on the graphics and a breakdown of the square footage of each material that is being counted toward the percent calculation. Please resubmit a revised package that includes this updated information to the online permits portal at your earliest convenience.

CONDITIONS

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