



SYNTHESIS 9, LLC

November 22, 2022

To: City of Puyallup
Development Services Center

Re: East Town Crossing – Revision No.3
Project P-20-0077
2902 E Pioneer

• ARCHITECTURAL DESIGN REVIEW– COMMERCIAL: Provide analysis for PMC 20.26.300 (1)-(5), PMC 20.46 (SPO Overlay) and 20.30.037 (site plan design principles) related to the two commercial structures.

Narratives for each commercial lot have been included with this resubmittal.

• COMMERCIAL SITE PLAN: A required plaza space on the lot 1 commercial building shall be located on the Shaw Road and Pioneer side per PMC 20.30.037; additional landscape area (min. 8 feet) shall be located between the plaza and the Shaw Road shared use path, with a large perpendicular access walk way connecting to the shared use path. Additional comments will occur at the time of civil.

A plaza and 8-ft of landscaping have now been provided with this resubmittal.

• OPEN SPACE AND SITE LAND AREA: Open space calculation sheets provided (dated 05/17/22) indicate the site is 8.29a. The density calculation now states the site is 8.67a; four different calculations have been provided since the last resubmittal. Please provide a sheet from your land surveyor with a certified letter from your surveyor, indicating the correct and true land area of the RM zoned land area.

The open space areas have been coordinated with the civil engineer and the surveyor

• LANDSCAPE: Please anticipate full comments at the time of civil permit on the overall landscape planting plans. Staff does not conduct full review at a preliminary site plan stage. However, some issues are noted right now that need to be accounted for in the design:

Most of the comments have been addressed in the landscape drawings provided with this resubmittal. It is our understanding that any missing items can be addressed at time of civil permit submittal.

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