

CES ♦ NW
I N C O R P O R A T E D
CIVIL ENGINEERING & SURVEYING

February 16, 2024

City of Puyallup
Development Services Center
333 South Meridian
Puyallup, WA 98371

RE: Pre-Application Request, 1200 7th St SE (CES# 19078)

Dear City Staff:

This letter serves as a request for a pre-application meeting regarding the potential multi-family development of a single parcel located at 1200 7th Street SE, Puyallup WA (Parcel 7845001330). The proposal includes one shared tax parcel with one 5-unit townhouses (5 units) building and the necessary site development improvements, i.e. grading, utilities and fire access improvements.

The site is approximately 0.46-acres within the Medium Density Multiple-Family Residential (RM-10) zoning and bordered by developed multi-family homes on the east and southsides. To the north and west are single-family residences. There are no known on-site critical areas. The roadway (7th Avenue SE) is developed with curb, gutter and sidewalk on the north side of the road and a gravel shoulder on the south.

The project proposes to extend water and sewer services from the existing water and sewer mains in 7th Avenue SE into the proposed parking lot. It is assumed that flow control be mitigated with a detention tank. There is an existing storm, sanitary sewer and water mains within 7th Avenue SE.

Our schematic site plan is based on the following:

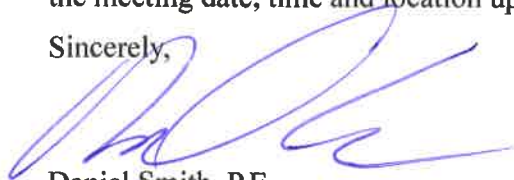
- Zoning: Medium Density Multiple-Family Residential (RM-10)
- Setbacks:
 - Front – 15 feet
 - Rear – 15 feet
 - Interior side – 10 feet
 - Street side – 10 feet
 - Maximum Height – 28 feet with option to achieve bonus height. (1) Five-foot increase when parking is located under the building utilizing a minimum of 60 percent of the building footprint area; or (2) Ten-foot increase when parking is underground utilizing a minimum of 60 percent of the building footprint area. (Ord. 3172 § 1, 2018; Ord. 2694 § 1, 2001)
- The connection point for the water and sewer line would be under the roadway connecting with the mains in 7th Avenue SE (fronting the property).
- The storm design will comply with City of Puyallup Standards with a detention tank.
- The proposed site plan depicts one access point from 7th Avenue SE.
- Parking: Two spaces provided per unit with to ADA stalls.

Specific questions we would like the City of Puyallup staff to address:

- A preapplication meeting was held in December 2019. (P-19-0127), followed by Site Plan Review (P-20-0057) which included a SEPA for which a Preliminary DNS was issued for the site plan and SEPA. Understanding these permits are now expired, we are seeking the renewal of these permits or if or if new plans and reports will be required.
- Civil Engineering application and review (E-21-0286) was last submitted in May 2022 which was approved. Understanding this permit is now expired, we are seeking the renewal of these permits or if or if new plans and reports will be required.
- Zoning density credits. The project proposes to obtain 6 units by providing additional open space;
- Frontage improvement and right-of-way requirements;
 - Will the City be continuing with their CIP of 7th Avenue SE?
 - If so, what is the expected timing of construction?
 - Will the City be providing frontage improvements for this project (curb, gutter, sidewalk, planter and driveway approach)?
- Storm water location and the associated connection fees (if any);
- Impervious surface and maximum coverage requirements.
- Tree retention requirements. The project proposes to retain the existing tree in the back of the property;
- Parking dimensions and allowable locations;
- Landscape buffer and/or open space requirements;
- Zoning requirements not previously discussed;
- Fire requirements – sprinklers and building constraints;
- Water requirements and connection fees;
- Sewer requirements and connection fees;
- Energy code requirements;
- City site development and building permit process.
- Any applicable impact fees;

We look forward to meeting with staff and bringing this project to fruition. Please contact us with the meeting date, time and location upon scheduling.

Sincerely,



Daniel Smith, P.E.
Senior Project Manager

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