



City of Puyallup
Development Services Center
333 S Meridian, Puyallup, WA 98371
(253) 864-4165 Fax (253) 840-6678
www.cityofpuyallup.org

DATE: December 5, 2017

TO: Mike de Alwis
Jehan de Alwis
Gil Hulsmann, Abbey Road Group
Brett Lindsay, S9 Architects

FROM: Lesley Christensen, Senior Permit Technician

PROJECT: P-17-0117 ~ BOURBON STREET BAR & GRILL
REMODEL/ADDITION

SITE ADDRESS: 401 S MERIDIAN

PROJECT DESCRIPTION (as provided by applicant): PROPOSED REMODEL OF EXISTING BUILDING BY ADDING A 2-STORY AREA OF COVERED SEATING & AREA OF ROOFTOP DECK TOTALING 574 SQ FT WITH OUTSIDE STAIR ACCESS

Thank you for meeting with the city's Development Services staff to discuss your proposed project.

For your use is a memo to the file for this project which highlights the issues discussed at the meeting. Please note that this is a list of specific issues discussed, and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed.

We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 841-5568.

We look forward to working with you on the completion of this project.

PLANNING ~ KENDALL WALS (253) 841-5462 kwals@ci.puyallup.wa.us

- **ZONING:** Proposed project is in the Central Business District (CBD) zoning district; subject to the property development and performance standards in Chapter 20.30 of the Puyallup Municipal Code.
- **HEIGHT:** The base building height within the CBD zone per PMC 20.30.030 is 40' (three stories); maximum base height, with bonuses, is 51' (four stories). The proposal appears to be below the height restrictions.

- **PARKING:**

- The proposal appears to not create more than 5,000 net new structure square feet of nonresidential space; therefore, off-street parking for the nonresidential uses would not be required per 20.55.065.
 - PMC 20.55.065: *Nonresidential new development, or expansion or changes in use to existing development in the CBD and CBD-Core zone which exceeds 5,000 net new structural square feet shall be subject to the off-street parking standards of PMC 20.55.010.*
- Two-foot overhang of parking into the existing landscaping area is shown for the proposed regular parking stalls. The existing landscaping may need to be adjusted to accommodate appropriate landscaping where vehicles may overhang into planted areas.
- During the pre-application meeting, the question was asked whether the aisle and driveway dimensions could be reduced. After further review of the code, it appears that per PMC 20.55.035 *the public works director may approve variations to the dimensions if special circumstances exist which prohibit strict compliance provided that such variations do not result in a traffic safety hazard, hinder vehicle access and egress and are designed in conformance with good engineering practices.* Planning recommends working with traffic engineering and fire protection staff regarding any proposed deviations to the aisle and driveway dimensions.

- **DESIGN REVIEW:** The building was constructed in 1956 according to the Pierce County Assessor-Treasurer's office and it appears exterior changes the building are proposed. The proposed exterior changes are subject to design review by the Design Review and Historic Preservation Board (DRHPB) due to the age of the structure being older than 50 years and the property being zoned Central Business District (CBD) [Puyallup Municipal Code section 2.29.070(1)(a)(ii)].

- **DESIGN GUIDELINES:** The DRHPB will review the project for conformance with the City's Downtown Design Guidelines (DDGs), specifically the All Buildings, Small Project, and Historic Properties sections of the guidelines. The DDGs document can be accessed online using the following link: <http://www.cityofpuyallup.org/DocumentCenter/View/1362>. Please contact planning staff if you have any issues accessing the document.

After staff's cursory review, the proposal appears to be generally consistent with the guidelines. The proposal is a unique project, therefore, a pre-application meeting with the Board is recommended. Staff anticipates that the Board will likely prefer the alternate design option shown in the project elevations.

- **DRHPB meetings:** The Board typically meets the first and third Thursdays of each month, unless otherwise scheduled; they will only meet on the 7th in December.
 - **Pre-application meeting:** optional meeting with the Board to present preliminary proposals prior to submitting a formal design review application; this is recommended for the proposed project. The next DRHPB meeting is December 7, 2017. If you would like a pre-application meeting with the Board at that meeting, please provide a written description of the project and how it meets the applicable DDGs. **For the project to go before the**

Board on December 7th, please provide the narrative by November 29th.

- Design Review Application: typically, application submittal materials must be submitted two weeks prior to the Board meeting date, **however, due to the holiday in December, materials will need to be submitted by December 14, 2017 for the project to go on the Board's January 4, 2018 meeting agenda.** Contact planning staff for the design review application, which includes the submittal requirements.

ENGINEERING ~ MARK HIGGINSON (253) 841-5559 mhigginson@ci.puyallup.wa.us
GENERAL:

- The applicant is aware that the Tacoma-Pierce County Health Department (TPCHD) is maintaining an active, unresolved file associated with soil and groundwater contamination at this location.

The applicant shall obtain TPCHD approval-to-proceed prior to engineering review and permit issuance.

- The existing unused driveway approaches (one on South Meridian and one on 4th Ave SE) are substandard and do not meet current ADA standards. The unused driveway approaches shall be removed and replaced with new curb/gutter/sidewalk. (Note: These driveway approaches were originally required to be removed and replaced during the original restaurant construction in 2012. The City allowed the approaches to remain due to financial hardship, but now must be improved to current City Standards.)

WATER:

- Based on the information provided in the pre-application meeting, a fire sprinkler system will not be required for this facility. If, at a later date, a fire sprinkler system is added, additional City Standard requirements will apply including the installation of a Double Detector Check Valve Assembly and new connection of the fire system to the City water main.
- Based on the information provided with the application, it does not appear that the proposed building addition will add new plumbing fixtures or affect the existing on-site water service. If plumbing fixtures are added at a later time, or upgrades are required for the existing bathrooms, additional water system development charges will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code.

SANITARY SEWER:

- Based on the information provided with the application, it does not appear that the proposed building addition will add new plumbing fixtures or affect the existing on-site sewer service. If plumbing fixtures are added at a later time, or upgrades are required for the existing bathrooms, additional sewer system development charges will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code.

STORMWATER/ EROSION CONTROL:

- Stormwater permit requirements shall be in accordance with the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The DOE Manual) and PMC 21.10 Stormwater Management.
- The applicant shall complete the stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I. The completed flowchart shall be submitted to ensure that adequate stormwater facilities are provided prior to Preliminary Plat approval with the preliminary stormwater report.
NOTE: The area of disturbance within the public ROW must be included in the project area as part of the stormwater calculations.

The link below may be used to obtain the flowchart:

<http://www.ecy.wa.gov/programs/wq/stormwater/municipal/phaseIIww/wwphiipermmit.html>

- Based on the information provided on the application form, it appears that the project will result in less than 2,000sf of new or replaced hard surface area. As a result, the applicant is not required to prepare a Construction Stormwater Pollution Prevention Plan (SWPPP). However, all 13 elements outlined in the DOE Manual, Volume I, Section 2.5.2 must be considered, and if applicable to the project must be incorporated into the Building Permit application.
- If the project ultimately exceeds 2,000sf of new or replaced hard surface area, then additional requirements of the DOE Manual will be required.
- A Stormwater Systems Development fee is not required for this project.

STREET:

- The existing unused driveway approaches (one on South Meridian and one on 4th Ave SE) shall be removed and replaced with new curb/gutter/sidewalk.
- Root barriers in accordance with City Standard Detail 01.02.03 shall be installed for all street trees within ten (10) feet of the public ROW.
- All improvements shall be designed and constructed to City Standards. [PMC 17.42]
- Any curb, gutter, sidewalk, or other existing improvements which are damaged now or during the course of construction, or which do not meet current City Standards, shall be replaced. [PMC 11.08.020]

MISC:

- Benchmark and monumentation to City of Puyallup datum (NAVD 88).

TRAFFIC –BRYAN ROBERTS (253) 841-5542 broberts@ci.puyallup.wa.us

- Traffic scoping worksheet will be required. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation*, 10th Edition. The project trips shall be rounded to the nearest tenth.

- Trip credits would be allowed for any existing development. Once the traffic scoping worksheet is reviewed, a written response would be sent to the applicant's traffic engineer outlining the scope of the project's Traffic Access and Impact Study (TAIS).
- The city has adopted a City-Wide Traffic Impact Fee. The project's proportionate share to this fee program would be \$4,500 per PM peak trip and shall be paid prior to building permit issuance.
 - Per Puyallup Municipal Code Section 11.08.130, any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.
 - Provide "Do Not Enter" (R5-1) sign within the landscape island adjacent to the proposed driveway along S Meridian to restrict any egress movement at that location. Remove any conflicting pavement markings.
 - Provide THRU ARROW Pavement markings (2) on the driving aisle (in addition to the ones near the driveways) in the parking lot, to indicate one-way lane.

**FIRE PREVENTION ~ RAY COCKERHAM (253) 841-5585 rayc@ci.puyallup.wa.us
(253) 841- 4174**

- Comply with 2015 IFC Ch 9 Automatic Fire Sprinklers.
- Exiting from roof shall egress directly outside and not be directed into interior.
- Roof area will contribute to Fire Area, if covered.
- Automatic Sprinklers subject to full plan review. Correct sqft will need to be calculated again.

BUILDING ~ ERIC BELIN (253) 770-3328 eric@ci.puyallup.wa.us

- ✓ Due to the scope of the project and personnel demands, your point of contact in Building related information is Ray Cockerham. Please see Fire Prevention for contact information.