



City of Puyallup  
**Planning Division**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
www.cityofpuyallup.org

<b>Downtown Design Review Decision</b>	CITY USE ONLY <b>Case Number:</b> PLDDG20220153 <b>DRHPB Meeting Date:</b> February 15, 2024
<b>NAME OF PROJECT:</b> Bell Place Apartments - 5 Story Building	
<b>PROJECT DESCRIPTION:</b> The proposed 105,053 sq. ft. building is 5-stories with a roof deck. The 1st level contains a parking garage with the remaining space to service the business aspect of the apartment use. 2nd-5th levels are apartment units, with the 2nd level also containing recreation amenities for tenant use.	

- APPROVED.** Issue the building permit as proposed.
- APPROVED WITH CONDITIONS.** Issue the building permit in accordance with conditions.
- DENIED. Do not** issue the building permit or allow work.

DRHPB Representative Signature

02.26.2024

Date

**EXPIRATION:** In accordance with PMC 20.26.050, any design review decision granted by the DRHPB shall become null and void if not exercised within one year of the date of approval. If such design review decision is associated with a land use application, the one-year approval timeframe shall start from the date of land use permit approval. A design review decision shall be deemed exercised and remain in full force and effect when a complete building permit application, which is related to the board's decision, has been submitted.

**APPEALS:** In accordance with PMC 2.29.080, appeals of board decisions shall be to the hearing examiner. Appeals shall be filed with the city clerk within 10 calendar days after the date of the board's decision. A notice of appeal shall be in writing, signed by the appellant, accompanied by the required appeal fee (\$570), and shall contain the following information:

- (a) Appellant's name, address and phone number;
- (b) A description of standing, as the applicant or applicant's representative authorized to appeal;
- (c) Identification of the application and decision which is the subject of the appeal;
- (d) A brief statement of grounds for appeal; and

(e) A statement of the relief sought.

### ATTACHMENT(S):

### FINDINGS OF FACT:

- 1) The proposal is subject to Design Review and Historic Preservation Board (DRHPB) review due to the age of the building (constructed prior to 1949) and the CBD-Core zoning designation, consistent with 2.29.070 (1)(a)(ii).
- 2) The project is subject to the following sections of the City of Puyallup Downtown Design Guidelines, as applicable to the proposal:
  - Part 1: Introduction
  - Part 2: Significant Buildings
  - Part 3: Building Design – Form & Massing
  - Part 4: Building Design – Façade
  - Part 5: Pedestrian Experience
- 3) The DRHPB hereby finds the proposal consistent with the Downtown Design Guidelines regarding the applicable sections as outlined in the staff report to the Board, given the following conditions:

#### West Elevation

- a. On northwest corner, add brick veneer to 1st floor directly below the stair tower to better mimic the brick character structure to the west. The rest of the 1st floor facade can remain concrete as shown on the west facade elevation. Add brick at the portions of the building that don't set back.
- b. On the northwest corner, at stair tower, at 2nd or 3rd story, step back 2ft.

#### North Elevation

- c. On the north elevation, the horizontal white bands created by the white material must be reduced in length such that the white bands are only present under the balconies. This condition will make the design of this facade more consistent with the design of the rest of the facades.
- d. Brick material to be increased at the first floor of north elevation. The percentage of brick/concrete should be similar to the south elevation. Consider adding brick at the northwest and northeast corners and increasing at the garage entry.
- e. The composition of the North elevation lacks the same variety of materials and colors. Revise to create more consistency with other facades.

#### South Elevation

- f. On southeast corner of the south facade, add brick veneer to the portion of the facade immediately below the portion of the second floor that does not step-back at this corner.
- g. Integrate design element of rooftop pergolas into the design on the 2nd floor common space. One suggestion would be to integrate the design element into the guard-rails above the first floor. Consider adding a trellis element on the wall below the community space that also incorporates the pergola design element.
- h. On southwest corner of south facade, extend brick veneer down to the first floor, following line of existing brick on second and third floors.



Corner of 5th St SW & West Pioneer



Corner of West Meeker & 5th St SW



Corner of 4th St SW & West Meeker



Corner of West Pioneer & 4th St SW

# Bell Place Apartments

204 4th Street SW., PUYALLUP, WASHINGTON

11.20.2023

PERSPECTIVE

Bell Place LLC

PR1.0

**R D + A**

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,  
 PUYALLUP, WASHINGTON 98372  
 P. 253.840.9405  
 F. 253.840.9503



High Quality Materials	
W. Pioneer	71%
4th St SW	89%
W. Meeker	73%

**EAST ELEVATION - 4th Street SW**  
1/8" = 1'-0"



High Quality Materials	
W. Pioneer	71%
4th St SW	89%
W. Meeker	73%

Level	Height	Level	Height
TOP OF ROOF	11'	ROOF-L6	409.83
	12'	T.O.P.-L5	408.83
	9'	L5	398.17
	10'	T.O.P.-L4	397.17
	9'	L4	388.25
	10'	T.O.P.-L3	387.25
	11'	L3	378.33
	12'	T.O.P.-L2	377.33
	11'	L2	366.67
	12'	T.O.P.-L1	365.67
		AVG. FINISH GRADE	355

(60FT MAX ALLOWED + 5FT BONUS FOR GARAGE LEVEL)

**SOUTH ELEVATION - West Pioneer**  
1/8" = 1'-0"

F) On south east corner of the south facade, Add brick veneer to the portion of the facade immediately below the portion of the second floor that does not stepback at this corner.

# Bell Place Apartments

204 4th Street SW., PUYALLUP, WASHINGTON

G) Integrate design element of rooftop pergolas into the design on the 2nd floor common space. One suggestion would be to integrate the design element into the gaurd-rails above the first floor. Consider adding a trellis element on the wall below the community space that also incorporates the pergola design element.

H) On southwest corner of south facade, extend brick veneer down to the first floor, following line of existing brick on second and third floors.

EXTERIOR ELEVATIONS South+East

Bell Place LLC

PR1.1



**ROSS DECKMAN & ASSOCIATES INC.**  
207 4th AVENUE SOUTHEAST,  
PUYALLUP, WASHINGTON 98372  
P. 253.840.9405  
F. 253.840.9503

Consider making a change in material where the new 2ft step back is introduced

B) On the northwest corner, at stair tower, at 2nd or 3rd story, step back 2ft.

A) On northwest corner, add brick veneer to 1st floor directly below the stair tower to better mimic the brick character structure to the west. The rest of the 1st floor facade can remain concrete as shown on the west facade elevation.

L1  
355  
FINISH GRADE  
354.83

TOP OF ROOF ROOF-L6  
409.83

L5  
398.17

L4  
388.25

L3  
378.33

L2  
366.67

AVG. FINISH GRADE  
355

**WEST ELEVATION - Facing 5th St SW**  
1/8" = 1'-0"

C) On the north elevation, the horizontal white bands created by the white material must be reduced in length such that the white bands are only present under the balconies. This condition will make the design of this facade more consistent with the design of the rest of the facades.

High Quality Materials	
W. Pioneer	71%
4th St SW	89%
W. Meeker	73%

**NORTH ELEVATION - West Meeker**  
1/8" = 1'-0"

D) Brick material to be increased at the first floor of north elevation. The percentage of brick/concrete should be similar to the south elevation. Consider adding brick at the northwest and northeast corners and increasing at the garage entry.

E) The composition of the North elevation lacks the same variety of materials and colors. Revise to create more consistency with other facades

# Bell Place Apartments

204 4th Street SW., PUYALLUP, WASHINGTON

11.20.2023

EXTERIOR ELEVATIONS North+West

Bell Place LLC

PR1.2



**ROSS DECKMAN & ASSOCIATES INC.**

207 4th AVENUE SOUTHEAST,  
PUYALLUP, WASHINGTON 98372  
P. 253.840.9405  
F. 253.840.9503

WEST MEEKER

248

EMERGENCY/LOADING ZONE

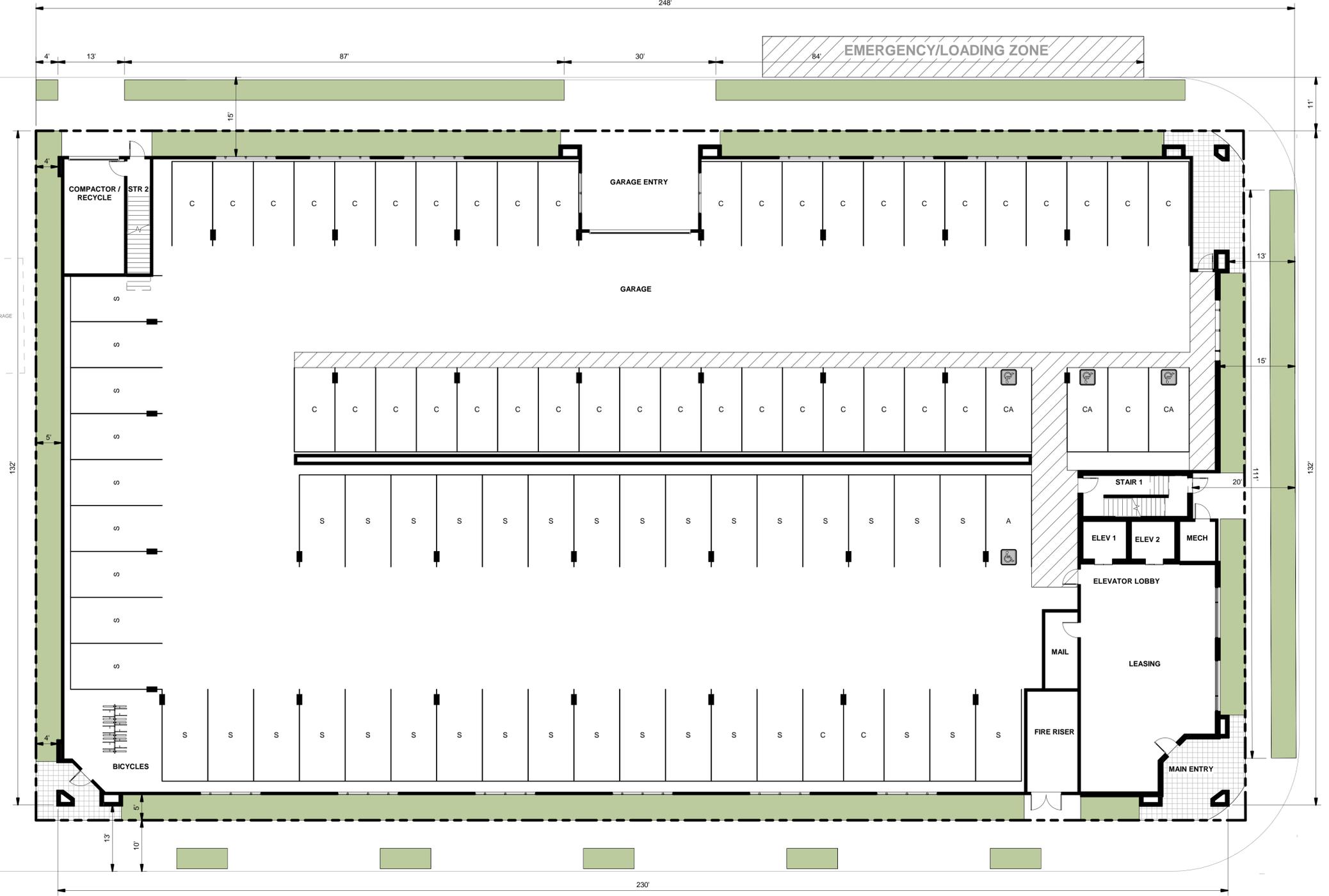
ADJACENT LOT

ADJACENT LOT

5TH ST SW

4TH ST SW

WEST PIONEER



Building Plan - Level 1

3/32" = 1'-0"



# Bell Place Apartments

204 4th Street SW., PUYALLUP, WASHINGTON

11.20.2023

FLOOR PLAN-LEVEL 1

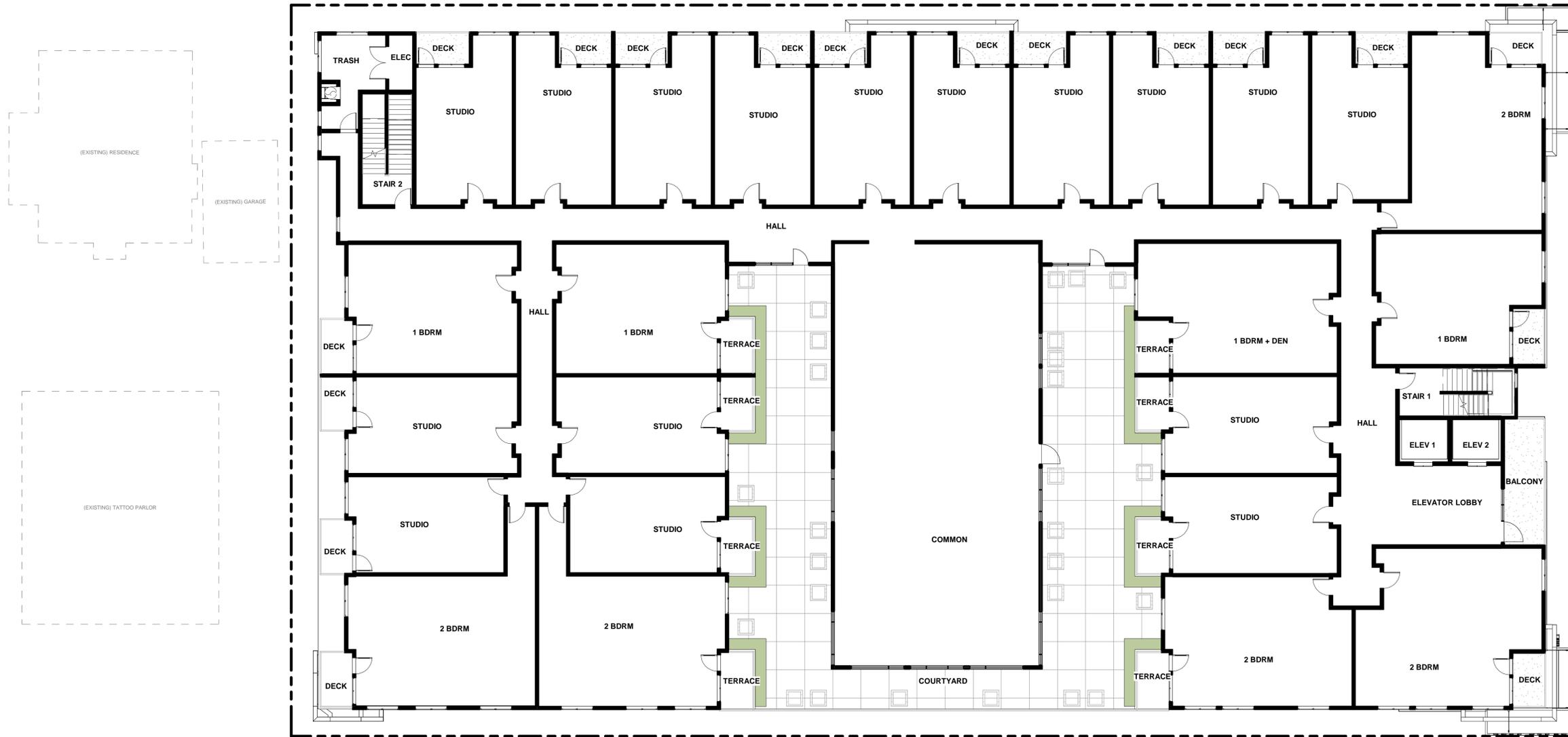
Bell Place LLC

PR1.7



ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,  
 PUYALLUP, WASHINGTON 98372  
 P. 253.840.9405  
 F. 253.840.9503



Building Plan Level 2 / Courtyard

3/32" = 1'-0"



# Bell Place Apartments

204 4th Street SW., PUYALLUP, WASHINGTON

11.20.2023

FLOOR PLAN-LEVEL 2 / COURTYARD

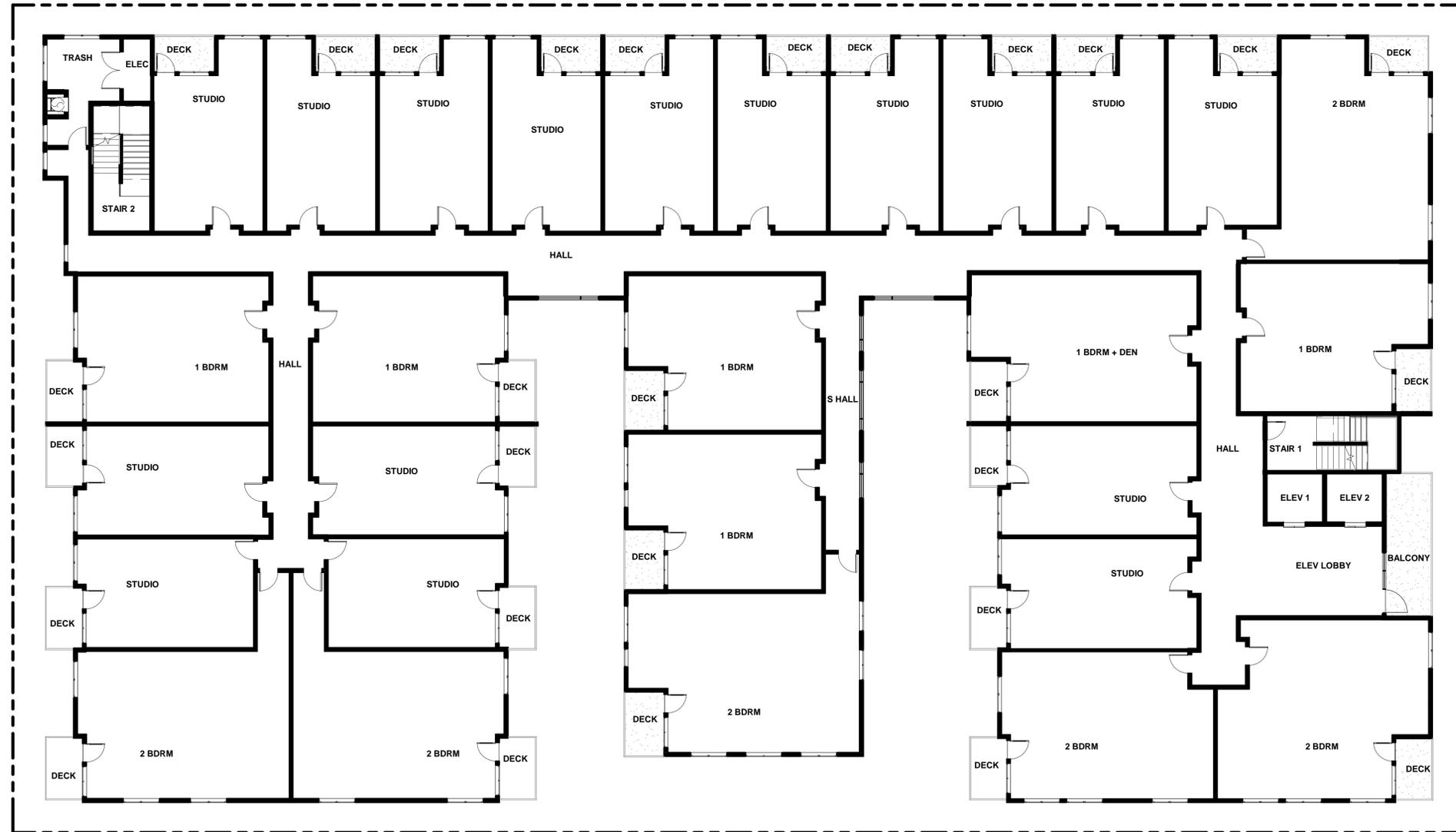
Bell Place LLC

PR1.8



ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,  
 PUYALLUP, WASHINGTON 98372  
 P. 253.840.9405  
 F. 253.840.9503



Building Plan Level 3  
 3/32" = 1'-0" 

# Bell Place Apartments

204 4th Street SW., PUYALLUP, WASHINGTON

11.20.2023

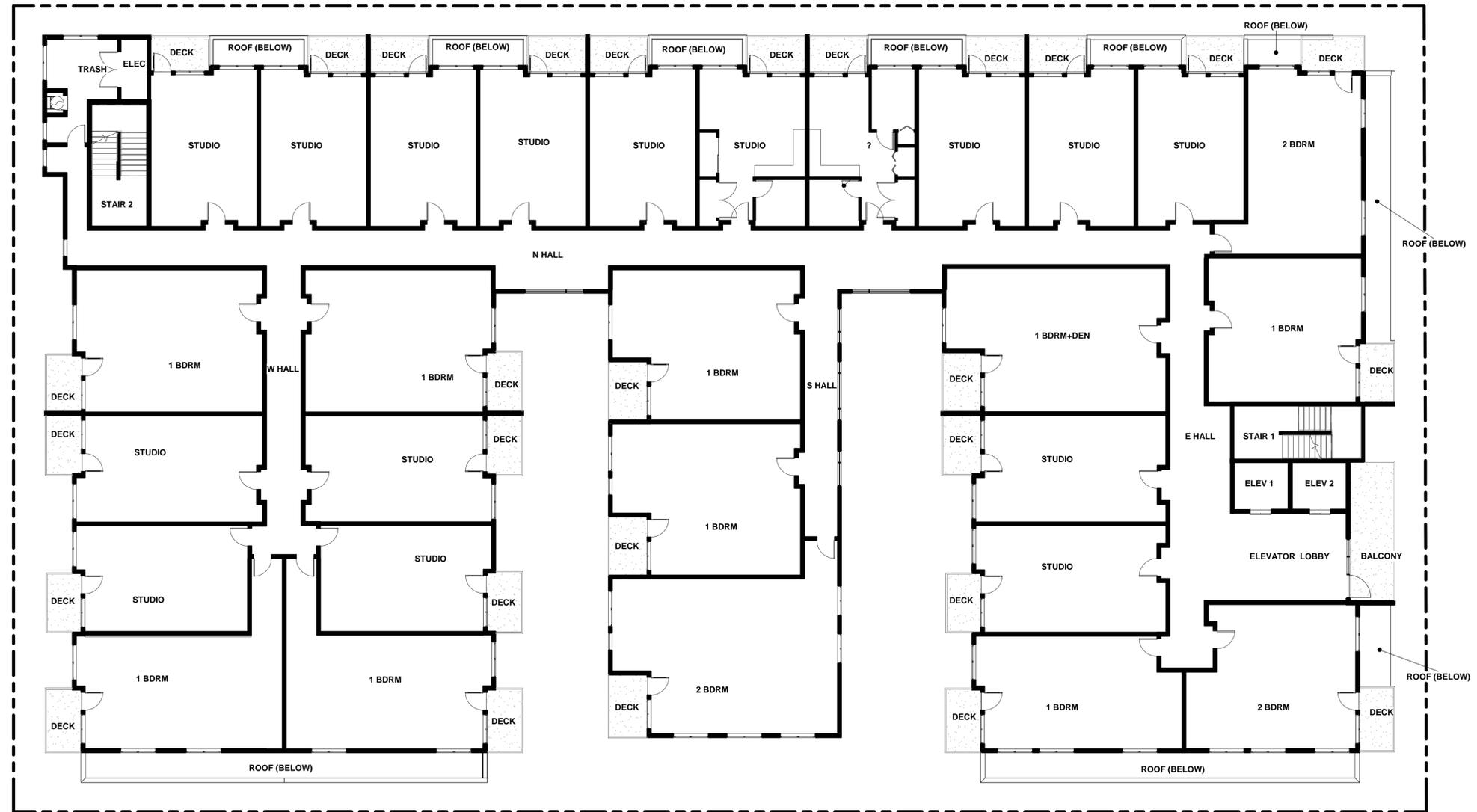
FLOOR PLAN-LEVEL 3

Bell Place LLC

PR1.9



ROSS DECKMAN & ASSOCIATES INC.  
 207 4th AVENUE SOUTHEAST,  
 PUYALLUP, WASHINGTON 98372  
 P. 253.840.9405  
 F. 253.840.9503



Building Plan Level 4 (5 sim.)  
 3/32" = 1'-0" 

# Bell Place Apartments

204 4th Street SW., PUYALLUP, WASHINGTON

11.20.2023

FLOOR PLAN-LEVEL 4+5

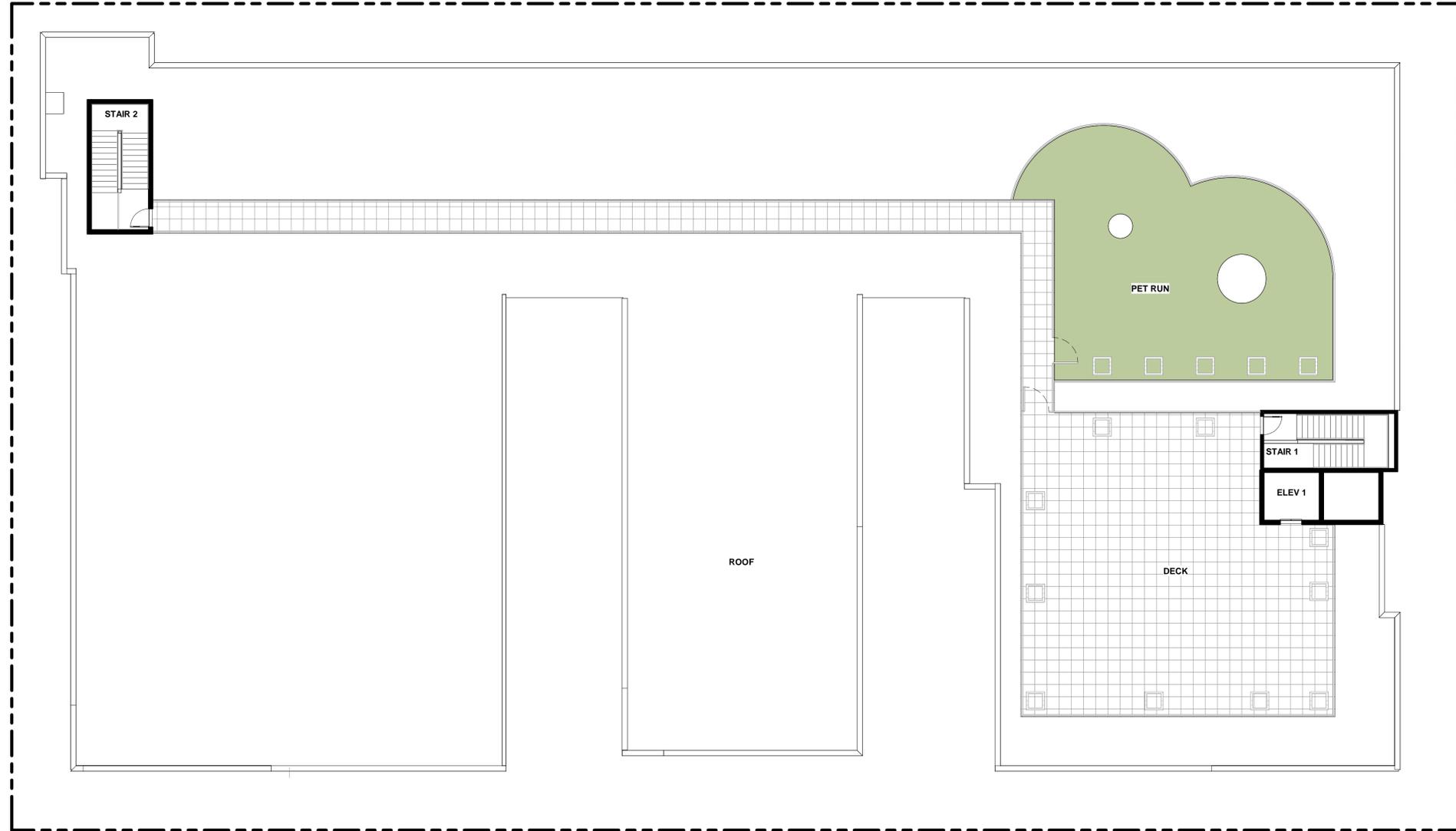
Bell Place LLC

PR1.10



ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,  
 PUYALLUP, WASHINGTON 98372  
 P. 253.840.9405  
 F. 253.840.9503



**Building Plan Level 6 / Roof Deck**   
 3/32" = 1'-0"

# Bell Place Apartments

204 4th Street SW., PUYALLUP, WASHINGTON

11.20.2023

FLOOR PLAN-LEVEL 6 / ROOF DECK

Bell Place LLC

PR1.12



**ROSS DECKMAN & ASSOCIATES INC.**

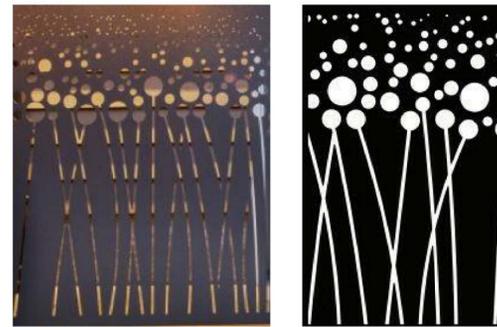
207 4th AVENUE SOUTHEAST,  
 PUYALLUP, WASHINGTON 98372  
 P. 253.840.9405  
 F. 253.840.9503

# MATERIALS LEGEND

	<b>S1</b> <b>MUTUAL MATERIALS</b> "COVINGTON" STANDARD BRICK COMMON BOND PATTERN		<b>S6</b> <b>JAMES HARDIE</b> "TIMBER BARK" LAP SIDING CEMENTITIOUS
	<b>S2</b> <b>LOCAL SUPPLIER</b> "NATURAL" POURED CONCRETE		
	<b>S3</b> <b>LOCAL SUPPLIER</b> "STAINED" CEDAR 6" EXPOSURE		
	<b>S4</b> <b>TAYLOR</b> PINE GREEN STANDING SEAM METAL SIDING 12" WIDE		
	<b>S5</b> <b>JAMES HARDIE</b> "ARTIC WHITE" SMOOTH LAP SIDING CEMENTITIOUS		
	<b>M1</b> <b>KAWNEER</b> "ANODIZED BLACK" TRIFAB 451UT ALUMINUM		<b>M9</b> <b>LOCAL SUPPLIER</b> "STAINED" TRELLIS ASSEMBLY WOOD
	<b>M2</b> <b>LOCAL SUPPLIER</b> "GREY" DOOR HALLOW METAL		<b>M10</b> <b>PELLA</b> "ANODIZED BLACK" DOOR INSULATED METAL
	<b>M3</b> <b>PELLA</b> "BLACK" WINDOW VINYL		<b>M11</b> <b>CYPRESS METALS</b> "ANODIZED DARK GREY" PARAPET CAP ALUMINUM
	<b>M4</b> <b>REVAMP</b> "ANODIZED BLACK" OPEN PANEL SCREEN METAL		
	<b>M5</b> <b>LOCAL SUPPLIER</b> "ANODIZED BLACK" AWNING METAL		
	<b>M6</b> <b>LOCAL SUPPLIER</b> "ANODIZED BLACK" RAILING HOLLOW METAL		
	<b>M7</b> <b>TAYLOR</b> "WHITE" TRIM FLASHING ALUMINUM		
	<b>M8</b> <b>CYPRESS METALS</b> "ANODIZED DARK GREY" PARAPET CAP ALUMINUM		



**Partial EAST ELEVATION - 4th Street SW**  
1/8" = 1'-0"



CUSTOM PATTERNS (EXAMPLE ONLY) -- 'HOPS' (SIZES: 4FT W x 8FT H + 2FT W x 8FT H)

REVAMP PANELS LLC -- LASER CUT SCREENS

# Bell Place Apartments

204 4th Street SW., PUYALLUP, WASHINGTON

11.20.2023

FINISH MATERIALS

Bell Place LLC

PR3

**R D + A**

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,  
PUYALLUP, WASHINGTON 98372  
P. 253.840.9405  
F. 253.840.9503