



August 1, 2025

City Of Puyallup
333 S. Meridian
Puyallup, Washington 98371

Project: 330 3rd St SW - AOB Site
Subject: Pre-Application Narrative

PROJECT OVERVIEW

The proposed AOB Site development at 330 3rd Street SW proposes the construction of a new 5-story multi-family residential building containing 140 residential units, consistent with the existing Development Agreement in place with the City of Puyallup. The development will feature a ground-floor parking garage with 99 parking spaces, 2,295 square feet of leasable retail space, and a fitness gym for resident use. The project includes a rooftop amenity deck and dog run to enhance the residential experience and promote community interaction. Units on level 2 will feature private outdoor terraces. Through common ownership with the proposed Bell Place project at 204 4th St SW, amenities and building management resources can be shared.

SITE CONTEXT AND ZONING COMPLIANCE

The proposed development is designed to support Puyallup's growth objectives and housing goals as outlined in the 2044 Comprehensive Plan. This project directly addresses the city's identified housing needs, particularly the shortage of multi-family housing options and the demand for higher-density residential development in appropriate locations. The project site's downtown location provides residents with walkable access to commercial services, employment opportunities, public amenities, and regional transit, supporting the City's objectives.

Through careful attention to the Downtown Design Guidelines and Housing Element policies, this project will contribute positively to Puyallup's continued growth as a vibrant, walkable downtown community. The project team looks forward to working with City staff through the design review process to refine the project design and ensure full compliance with all applicable guidelines and regulations.

Sincerely,

John Wright, Principal, AIA, NCARB
C2K Architecture, Inc.