

AOB - 330 3rd Street SW

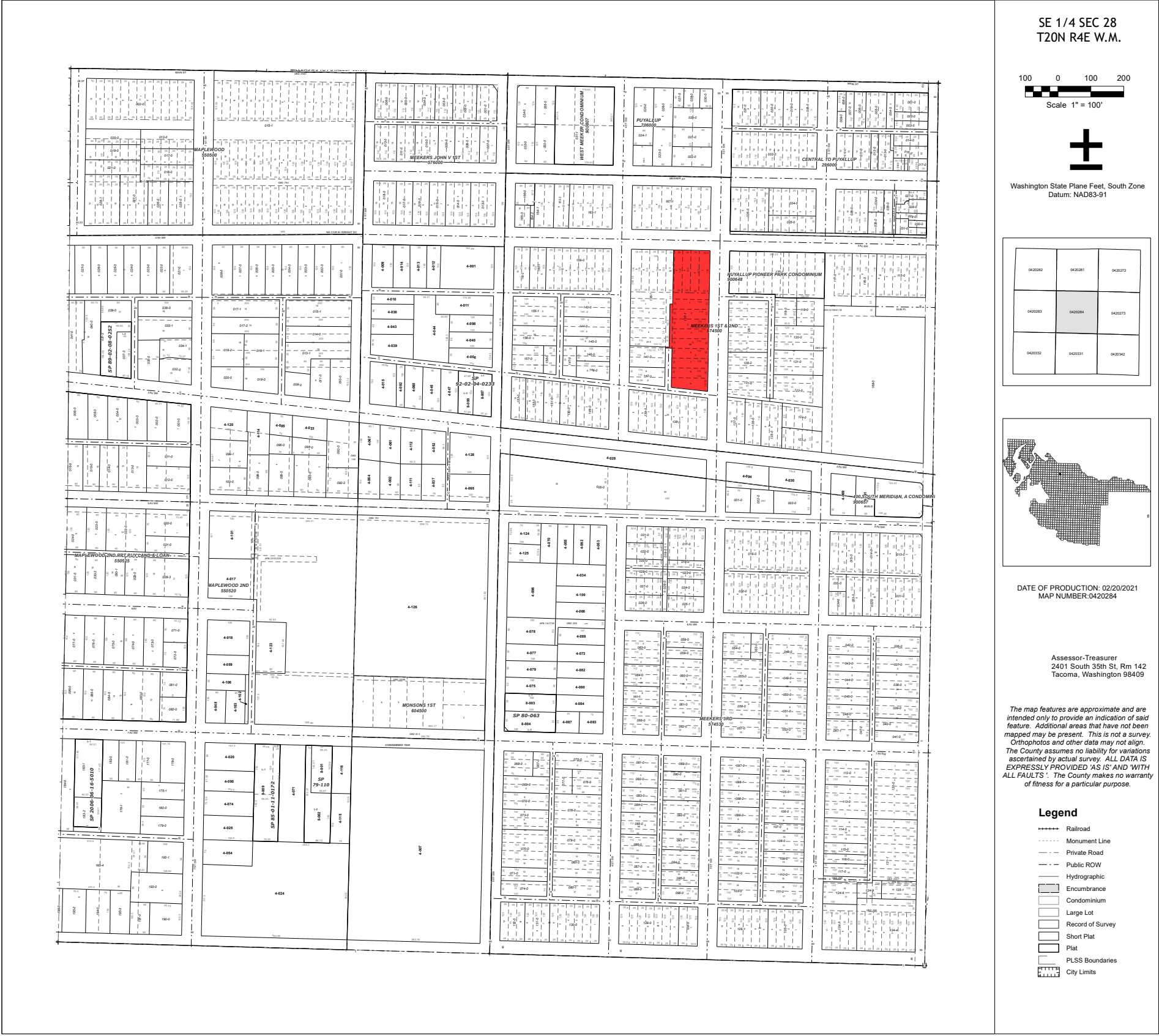
PUYALLUP, WA
URBAN PUYALLUP MIXED USE LLC
PRE-APP
08.01.2025



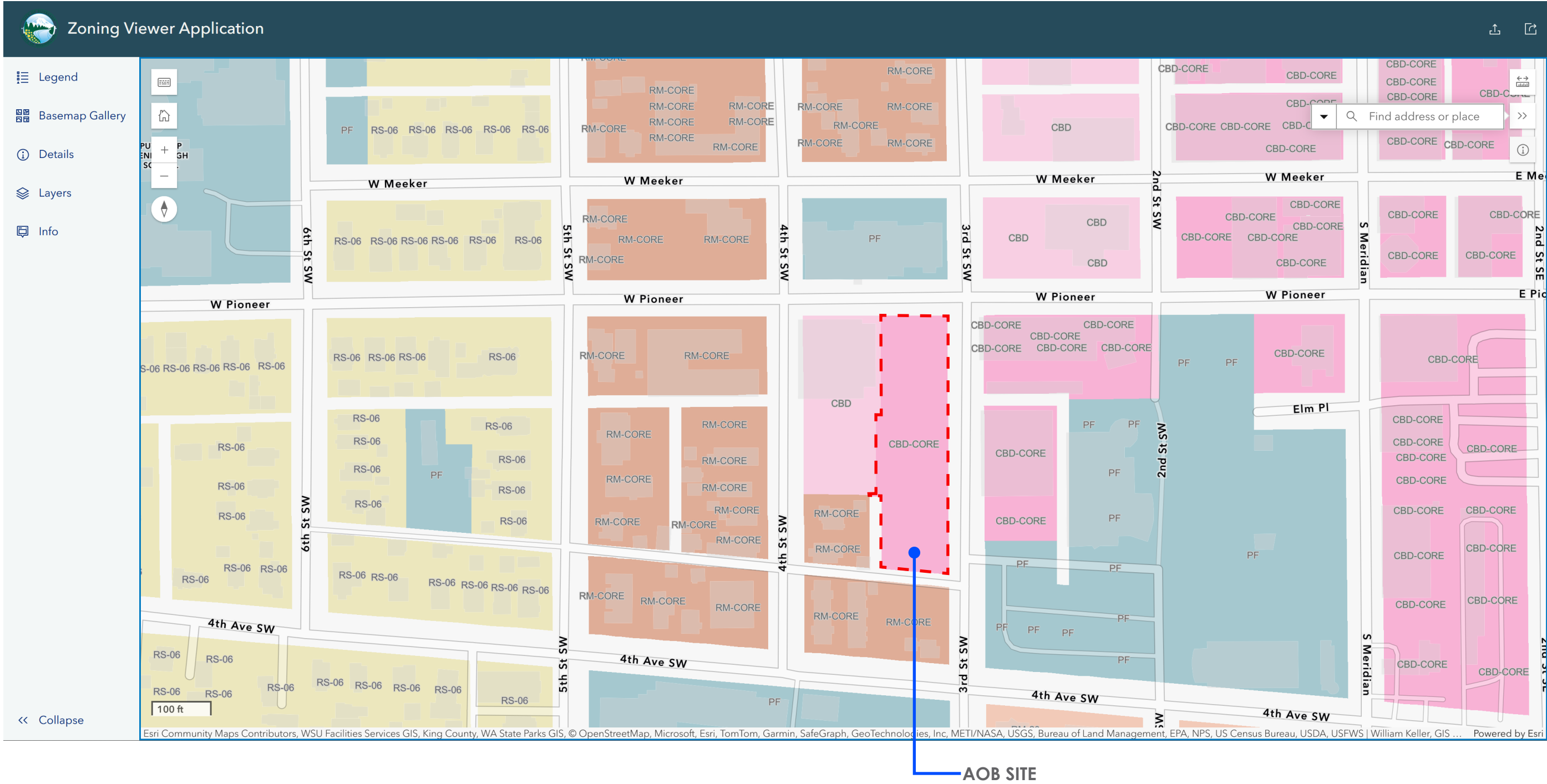
C2K Architecture, Inc.
1645 NW Hoyt St.
Portland, OR 97209
503.444.2200

| C2K
ARCHITECTURE

Assessor Map



Zoning Map

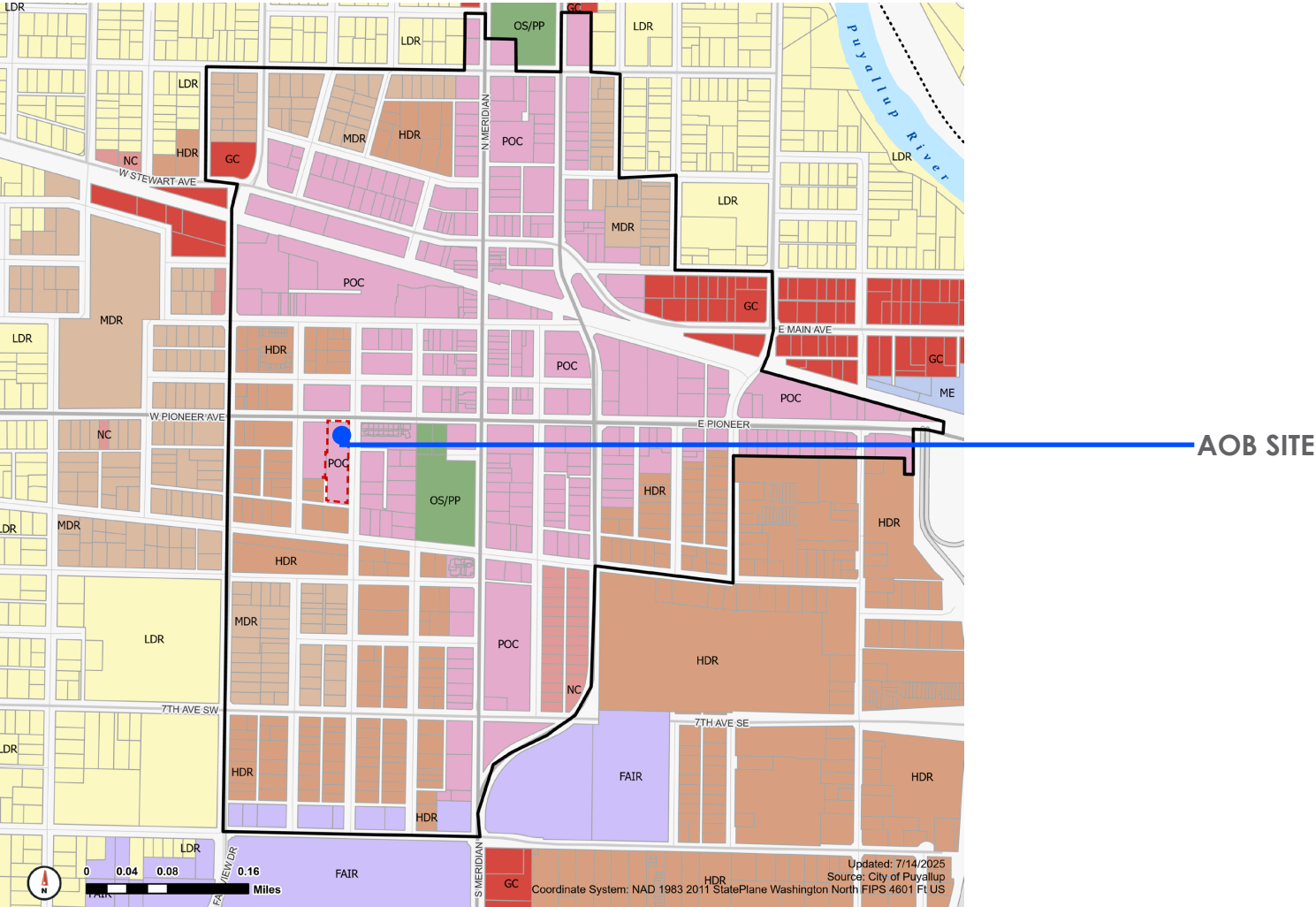


Comprehensive Plan - Land Use Map

11 | DOWNTOWN NEIGHBORHOOD PLAN

DT

Map 11-1. Downtown Neighborhood Plan Land Use



Downtown Neighborhood Plan
Future Land Use Map

RGC Boundary

City Limits

Tax Lots

FAIR - Fair

GC - General Commercial

HDR - High Density Residential

LDR - Low Density Residential

MDR - Moderate Density Residential

ME - Mixed Employment

NC - Neighborhood Commercial

OS/PP - Open Space / Public Parks

POC - Pedestrian Oriented Commercial

SR - State Roads

Updated: 7/14/2025

Source: City of Puyallup

Coordinate System: NAD 1983 2011 StatePlane Washington North FIPS 4601 F1 US

The printed information was derived from digital databases within the City of Puyallup GIS Portal. The City of Puyallup cannot accept responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

11-7

PUYALLUP COMPREHENSIVE PLAN 2044

C2K Architecture, Inc.

330 3rd St. SW / Puyallup, wA pg. 4

ZONING ANALYSIS

ZONING ANALYSIS		Puyallup AOB
330 3RD ST. SW		
PUYALLUP, WASHINGTON		
ADMINISTRATION		
101	APPLICABLE CODES 2021 International Building Code 2021 International Mechanical Code 2021 Uniform Plumbing Code 2021 International Fire Code 2021 Washington State Energy Codes 2021 Washington State Wildland-Urban Interface Code 2019 NFPA Standard 72 2019 NFPA Standard 13, 13-D, and 13-R	https://cityofpuyallup.org/240/Adopted-Codes https://codes.iccsafe.org/codes/united-states/washington https://up.codes/codes/washington?year=2023
102	Puyallup Municipal Code City of Puyallup Downtown Design Guidelines (2019) Puyallup 2044 Comprehensive Plan	https://www.codepublishing.com/WA/Puyallup https://cityofpuyallup.org/DocumentCenter/View/17922/Downtown-Design-Guidelines-2019 https://compplan-puyallup.hub.arcgis.com/
PLANNING / ZONING		
201	ZONING Zoning Classification: CBD-CORE Comprehensive Plan 2044: POC (Pedestrian Oriented Commercial)	Puyallup Zoning Viewer Application Draft Comprehensive Plan
202	Allowable Uses Multiple Family Uses	Table 20.30.010
203	Density Maximum: no density limit in the CBD-core Maximum FAR: 2.75 residential	PMC 20.30.025 PMC 20.30.030(13)
204	Setbacks Front Yard: 0' Rear Yard: 0' Interior Side Yard: 0' Street Side Yard: 0' Landscaped setback with alley (common boundary to RM): 12' with fence West landscaped setback with alley (common boundary to RM): 8' with no fence	PMC 20.30.030(4) / PMC 20.30.031 PMC 20.30.030(5) PMC 20.30.030(6) PMC 20.30.030(7) PMC 20.26.500(1) Development Agreement, Exhibit E1
205	Lot Coverage Maximum Lot Coverage: 100%	PMC 20.30.030(10)
206	Height Base Building Height (CBD-CORE): 40' Parking min 60% of footprint: 14' bonus Residential Use: 14' bonus Maximum Building Height with bonus: 65'	PMC 20.30.030(11) PMC 20.30.032(3)(a) PMC 20.30.032(3)(b) PMC 20.30.030(12)/PMC 20.30.032(1)
207	Plaza Standards 3% of site greater than 20,000sf, Min 200sf, Max 2,000sf	PMC 20.30.033
PARKING/LOADING		
301	Residential Parking Min Parking Required (Downtown Planned Action Area): 1/unit Max Spaces Required per Unit (Development Agreement): 0.7/DU EV Space: Not Required EV Charging Station: Level 1, Level 2, Rapid permitted Loading: 8'x30' on street loading on W. Pioneer Ave	PMC 20.55.011(1) Development Agreement 5.a PMC 20.56.020(2)(c) PMC 20.56.010 Development Agreement 5.c
302	Parking Space and Aisle Dimensions Standard: 9'-0" x 18'-0" Compact: 8'-0" x 16'-0" 2 Way Aisle Width (at 90 degree stalls): 20'-0"	Development Agreement, Exhibit D Development Agreement, Exhibit D Development Agreement, Exhibit D
303	Parking Lot Layout Compact spaces: 30% Min to 50% Max	PMC 20.55.025
305	Bicycle Parking	

An aerial photograph of a city grid, likely in the Pacific Northwest, showing a dense network of streets. A red rectangular building is highlighted in the center of the map, located at the intersection of 5th Ave SW and 3rd St SW. A blue dot is placed on the building, with a blue line extending from it to the right, crossing the map. An orange dashed line runs diagonally across the top of the map. The map includes labels for various streets: 6th Ave SW, 7th Ave SW, 9th Ave SW, 10th Ave SW, 11th St SW, 12th Ave SW, 3rd St SW, 4th St SW, 5th Ave SW, 6th Ave SW, 7th Ave SW, 8th St SW, 9th Ave SW, 10th Ave SW, 11th St SW, 12th Ave SW, 3rd St SE, 4th St SE, 5th Ave SE, 6th Ave SE, 7th Ave SE, 8th St SE, 9th Ave SE, 10th Ave SE, 11th St SE, 12th Ave SE, 13th Ave SE, 14th Ave SE, 15th Ave SE, 16th Ave SE, 17th Ave SE, 18th Ave SE, 19th Ave SE, 20th Ave SE, 21st Ave SE, 22nd Ave SE, 23rd Ave SE, 24th Ave SE, 25th Ave SE, 26th Ave SE, 27th Ave SE, 28th Ave SE, 29th Ave SE, 30th Ave SE, 31st Ave SE, 32nd Ave SE, 33rd Ave SE, 34th Ave SE, 35th Ave SE, 36th Ave SE, 37th Ave SE, 38th Ave SE, 39th Ave SE, 40th Ave SE, 41st Ave SE, 42nd Ave SE, 43rd Ave SE, 44th Ave SE, 45th Ave SE, 46th Ave SE, 47th Ave SE, 48th Ave SE, 49th Ave SE, 50th Ave SE, 51st Ave SE, 52nd Ave SE, 53rd Ave SE, 54th Ave SE, 55th Ave SE, 56th Ave SE, 57th Ave SE, 58th Ave SE, 59th Ave SE, 60th Ave SE, 61st Ave SE, 62nd Ave SE, 63rd Ave SE, 64th Ave SE, 65th Ave SE, 66th Ave SE, 67th Ave SE, 68th Ave SE, 69th Ave SE, 70th Ave SE, 71st Ave SE, 72nd Ave SE, 73rd Ave SE, 74th Ave SE, 75th Ave SE, 76th Ave SE, 77th Ave SE, 78th Ave SE, 79th Ave SE, 80th Ave SE, 81st Ave SE, 82nd Ave SE, 83rd Ave SE, 84th Ave SE, 85th Ave SE, 86th Ave SE, 87th Ave SE, 88th Ave SE, 89th Ave SE, 90th Ave SE, 91st Ave SE, 92nd Ave SE, 93rd Ave SE, 94th Ave SE, 95th Ave SE, 96th Ave SE, 97th Ave SE, 98th Ave SE, 99th Ave SE, 100th Ave SE. Other labels include 'Fairview Dr', 'Midway Blvd', 'Showplace Wy', 'Blue Ribbon Ave', 'S Meridian', 'S 1st St', 'S 2nd St', 'S 3rd St', 'S 4th St', 'S 5th St', 'S 6th St', 'S 7th St', 'S 8th St', 'S 9th St', 'S 10th St', 'S 11th St', 'S 12th St', 'S 13th St', 'S 14th St', 'S 15th St', 'S 16th St', 'S 17th St', 'S 18th St', 'S 19th St', 'S 20th St', 'S 21st St', 'S 22nd St', 'S 23rd St', 'S 24th St', 'S 25th St', 'S 26th St', 'S 27th St', 'S 28th St', 'S 29th St', 'S 30th St', 'S 31st St', 'S 32nd St', 'S 33rd St', 'S 34th St', 'S 35th St', 'S 36th St', 'S 37th St', 'S 38th St', 'S 39th St', 'S 40th St', 'S 41st St', 'S 42nd St', 'S 43rd St', 'S 44th St', 'S 45th St', 'S 46th St', 'S 47th St', 'S 48th St', 'S 49th St', 'S 50th St', 'S 51st St', 'S 52nd St', 'S 53rd St', 'S 54th St', 'S 55th St', 'S 56th St', 'S 57th St', 'S 58th St', 'S 59th St', 'S 60th St', 'S 61st St', 'S 62nd St', 'S 63rd St', 'S 64th St', 'S 65th St', 'S 66th St', 'S 67th St', 'S 68th St', 'S 69th St', 'S 70th St', 'S 71st St', 'S 72nd St', 'S 73rd St', 'S 74th St', 'S 75th St', 'S 76th St', 'S 77th St', 'S 78th St', 'S 79th St', 'S 80th St', 'S 81st St', 'S 82nd St', 'S 83rd St', 'S 84th St', 'S 85th St', 'S 86th St', 'S 87th St', 'S 88th St', 'S 89th St', 'S 90th St', 'S 91st St', 'S 92nd St', 'S 93rd St', 'S 94th St', 'S 95th St', 'S 96th St', 'S 97th St', 'S 98th St', 'S 99th St', 'S 100th St'. The map also shows a large green field, a red track, and a yellow line running along the bottom right. The text 'Google Earth' is visible in the bottom left corner.

— AOB SITE

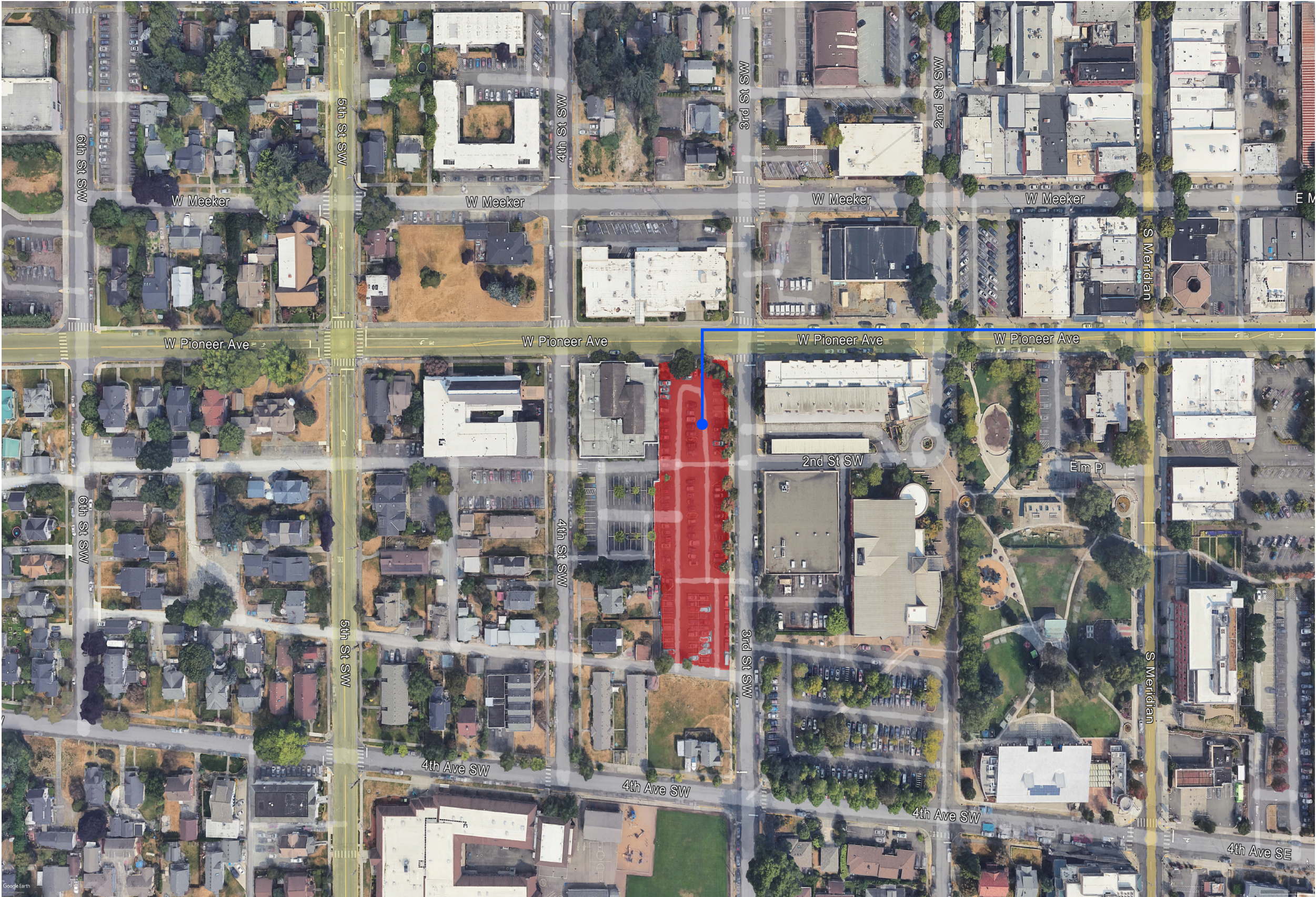
Vicinity Aerial - Surroundings



Sounder Train

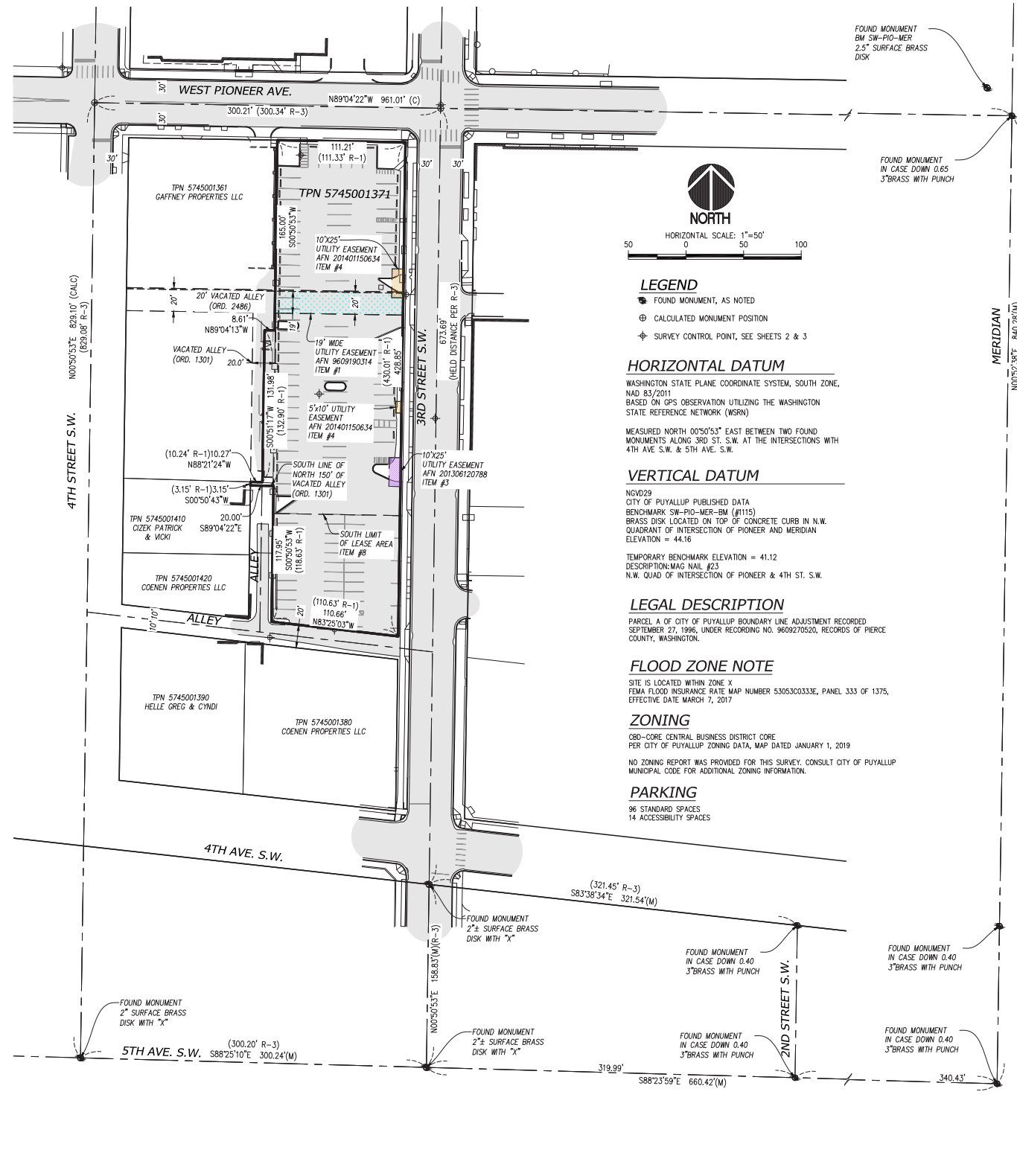
AOB SITE

Vicinity Aerial



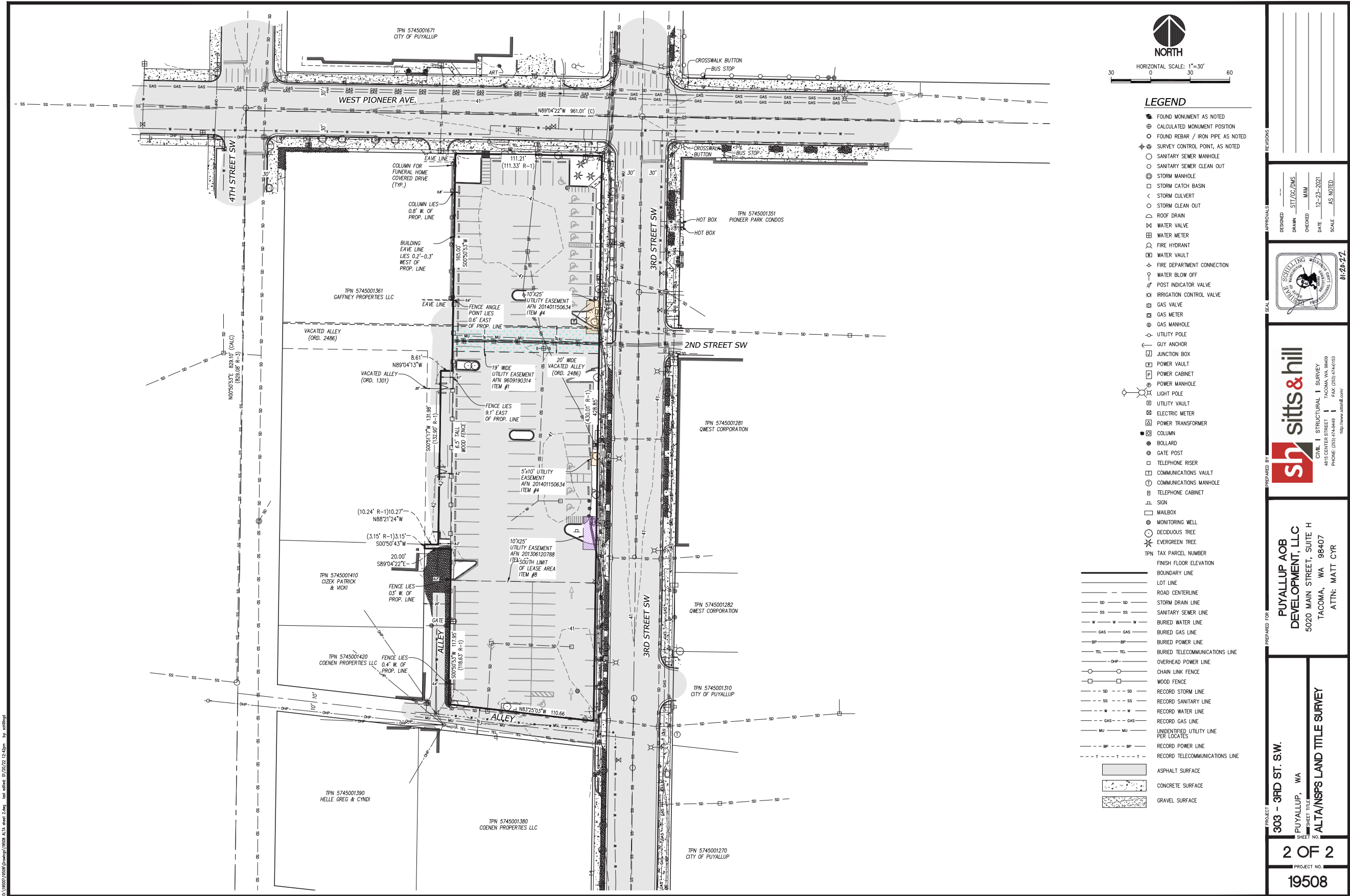
AOB SITE

ALTA/NSPS LAND TITLE SURVEY

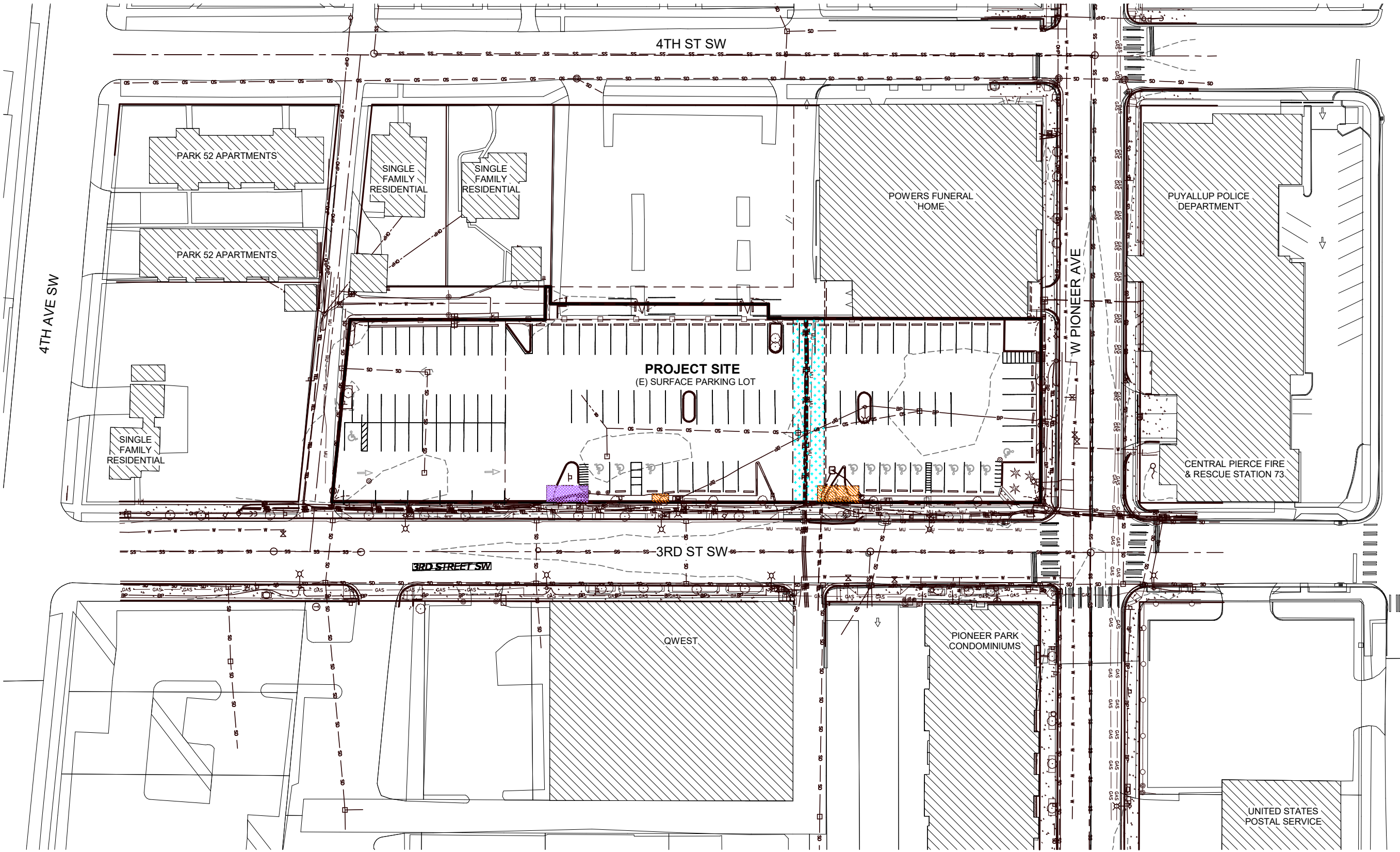


01.20.2022

ALTA Survey

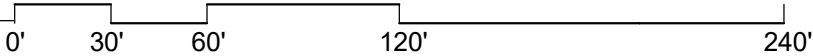


Existing Site Plan



EXISTING SITE PLAN

1" = 60'-0"



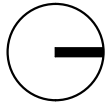
Site Plan



SITE PLAN

1/32" = 1'-0"

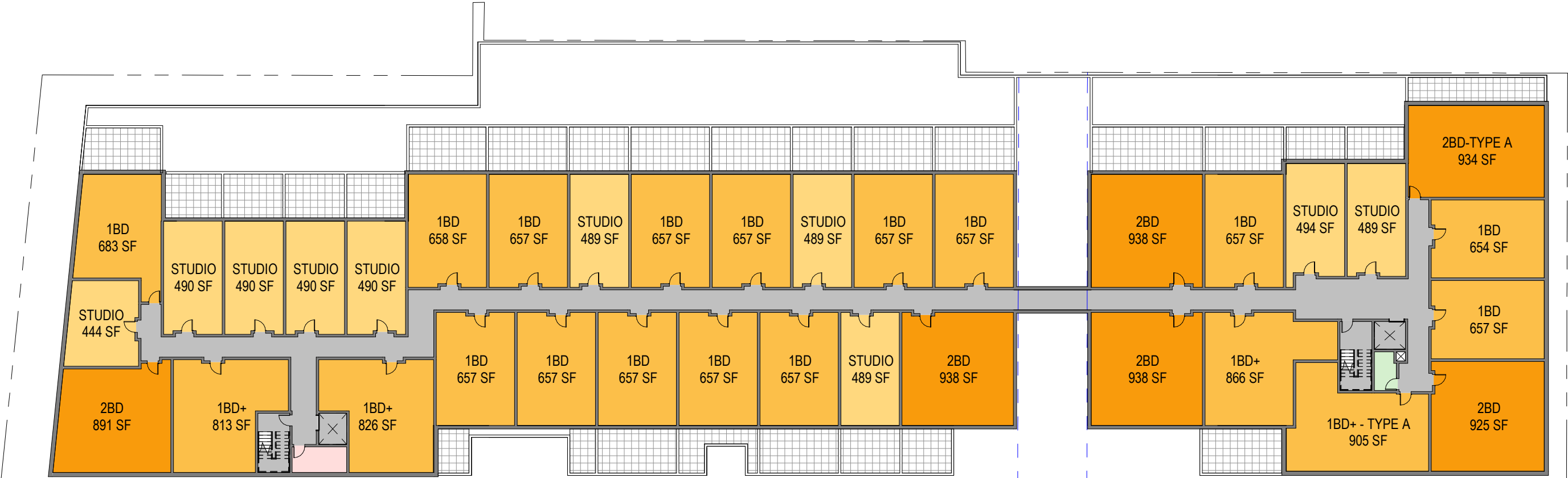
0' 16' 32' 48' 64'



Building Plans - Level 1

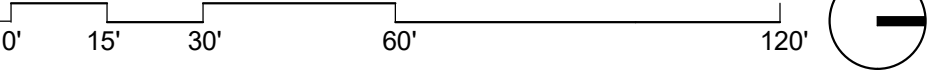


Building Plans - Level 2



LEVEL 2

1" = 30'-0"



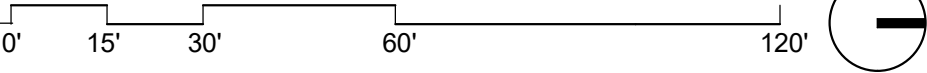
Unit Mix	Studio	1BD	1BD+	2BD	Total	Balcs
Avg Size	485	658	852	927		
5th	10	15	4	6	35	0
4th	10	15	4	6	35	0
3rd	10	15	4	6	35	0
2nd	10	15	4	6	35	26
Total Units	40	60	16	24	140	26
Mix Ratio	28.6%	42.9%	11.4%	17.1%	100%	19%
Total Units	40	76		24		
	28.6%	54.3%		17.1%		

Building Plans - Levels 3-5



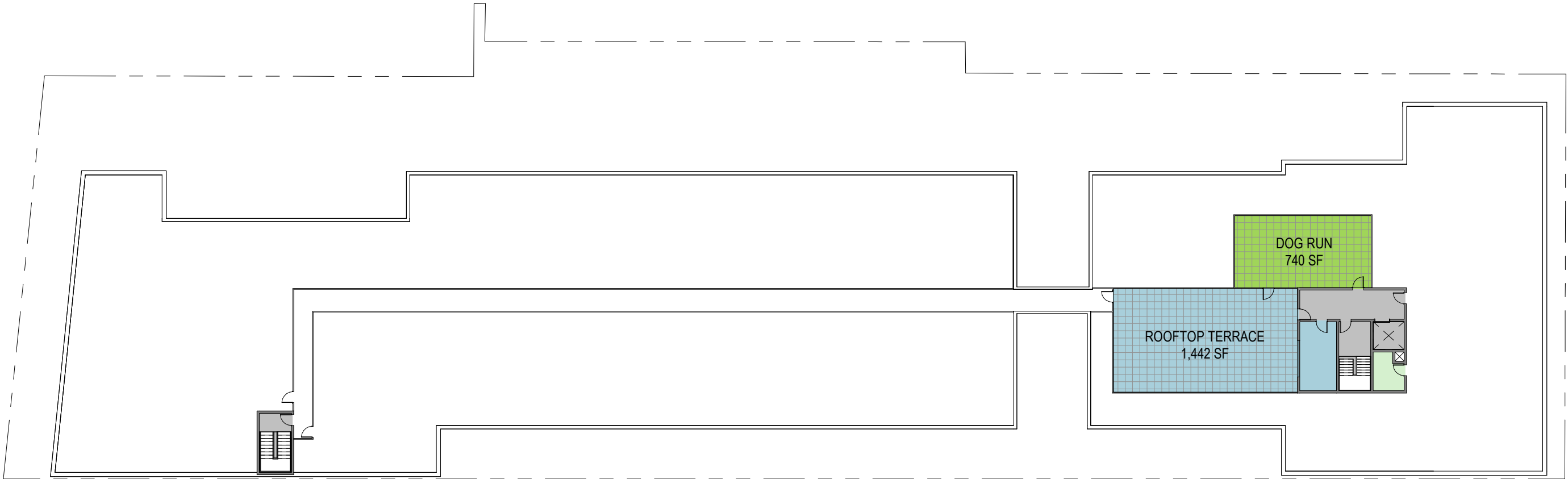
LEVELS 3-5

1" = 30'-0"



Unit Mix	Studio	1BD	1BD+	2BD	Total	Balcs
Avg Size	485	658	852	927		
5th	10	15	4	6	35	0
4th	10	15	4	6	35	0
3rd	10	15	4	6	35	0
2nd	10	15	4	6	35	26
Total Units	40	60	16	24	140	26
Mix Ratio	28.6%	42.9%	11.4%	17.1%	100%	19%
Total Units	40	76		24		
	28.6%	54.3%		17.1%		

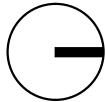
Building Plans - Roof



ROOF

1" = 30'-0"

0' 15' 30' 60' 120'



Program Summary

Puyallup AOB																											
Floor		Gross Area	Net	Efficiency	Avg Unit Area	Number Units	Parking Area	Avg Space Area	Parking Spaces	Retail Area	Private Open Space	Common Open Space	Common Amenity	Const. Type	Flr to Flr Height	Ht To Top of Floor	Ht To Level	Ht To Floor Elev Datum	Floor	Unit Mix	Studio	1BD	1BD+	2BD	Total	Balcs	
		SF	SF	%	SF		SF	SF		SF	SF	SF	SF		FT	FT	FT	FT		Roof	Avg Size	485	658	852	927		
Roof	Mechanical/Amenity Deck	750										2,182	210		1.50	59.83	58.33	100.33	Roof								
5th	Residential	29,808	23,701	79.5%	677	35									10.33	58.33	48.00	90.00	5th		10	15	4	6	35	0	
4th	Residential	29,808	23,701	79.5%	677	35									10.33	48.00	37.67	79.67	4th		10	15	4	6	35	0	
3rd	Residential	29,808	23,701	79.5%	677	35									10.33	37.67	27.33	69.33	3rd		10	15	4	6	35	0	
2nd	Residential	29,808	23,701	79.5%	677	35					5,705				10.33	27.33	17.00	59.00	2nd		10	15	4	6	35	26	
1st	Lobby/Amenity/Parking	43,211				-	33,134	335	99	2,284			1,088		17.00	0.00	0.00	42.00	1st								
Total		163,193	94,804		677	140	33,134	335	99	2,284	5,705	2,182	1,298		59.83	Total Building Height											
Area							Parking - Residential		Ratio		Open Space			Height													
Site Area SF		48,336	SF	Spaces Required (Zoning)		1.00 /Unit	140	Spaces		Private Space				59.83 Height Proposed													
Site Area Acres		1.11	acres	Spaces Required per Dev. Agree.		0.7 /Unit	98	Spaces		41 SF/Unit				65.00 Max Allowable Height													
Max Allowable FAR		2.75	FAR	Spaces Proposed		0.71 /Unit	99	Spaces		Common Space				5.17 Ht Remaining													
Max Allowable Area		132,924	SF	Min Compact Required		30%	30	Spaces						40.00 Base Building Height - CB CORE													
Proposed Gross (no parking area)		130,059	SF	Max Compact Required		50%	50	Spaces						14.00 Residential Use (20.30.032-(3)(b))													
Proposed FAR		2.7	FAR	Compact Proposed		40%	40	Spaces						14.00 Parking 60% min area (20.30.032-(3)(a))													
Remaining FAR		0.06	FAR	EV Requirements										68.00 Base with bonuses													
Remaining Allowable Area		2,865	SF	Min EV Required		10%	10	Spaces		Parking - Senior Center (on-street)				65.00 Max with bonuses (20.30.032-(1))													
Density				Min EV Ready Required		25%	25	Spaces		Spaces Required		29	Spaces														
Max Allowable Density		N/A	DU/Acre	Min EV Capable Required		10%	10	Spaces		Spaces Proposed (includes 5 accessible)		29	Spaces														
Proposed Number of Units		140	Units																								
Proposed Density		126	DU/Acre																								