



August 1, 2025

City Of Puyallup  
333 S. Meridian  
Puyallup, Washington 98371

Project: 204 4th St SW – Bell Place Site  
Subject: Pre-Application Narrative

#### PROJECT OVERVIEW

The Bell Place development proposes the construction of a 5-story, 100-unit multi-family residential building at 204 4th Street SW in downtown Puyallup. This mixed-use project will include 70 parking spaces in a ground-floor parking garage, a lobby and leasing office on Level 1, and an amenity deck with dog run on Level 2. Many residential units will feature private balconies to enhance livability and provide outdoor space for residents. Through common ownership with the proposed AOB site project at 330 3rd Street 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.