

BELL PLACE - 204 4th Street SW

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



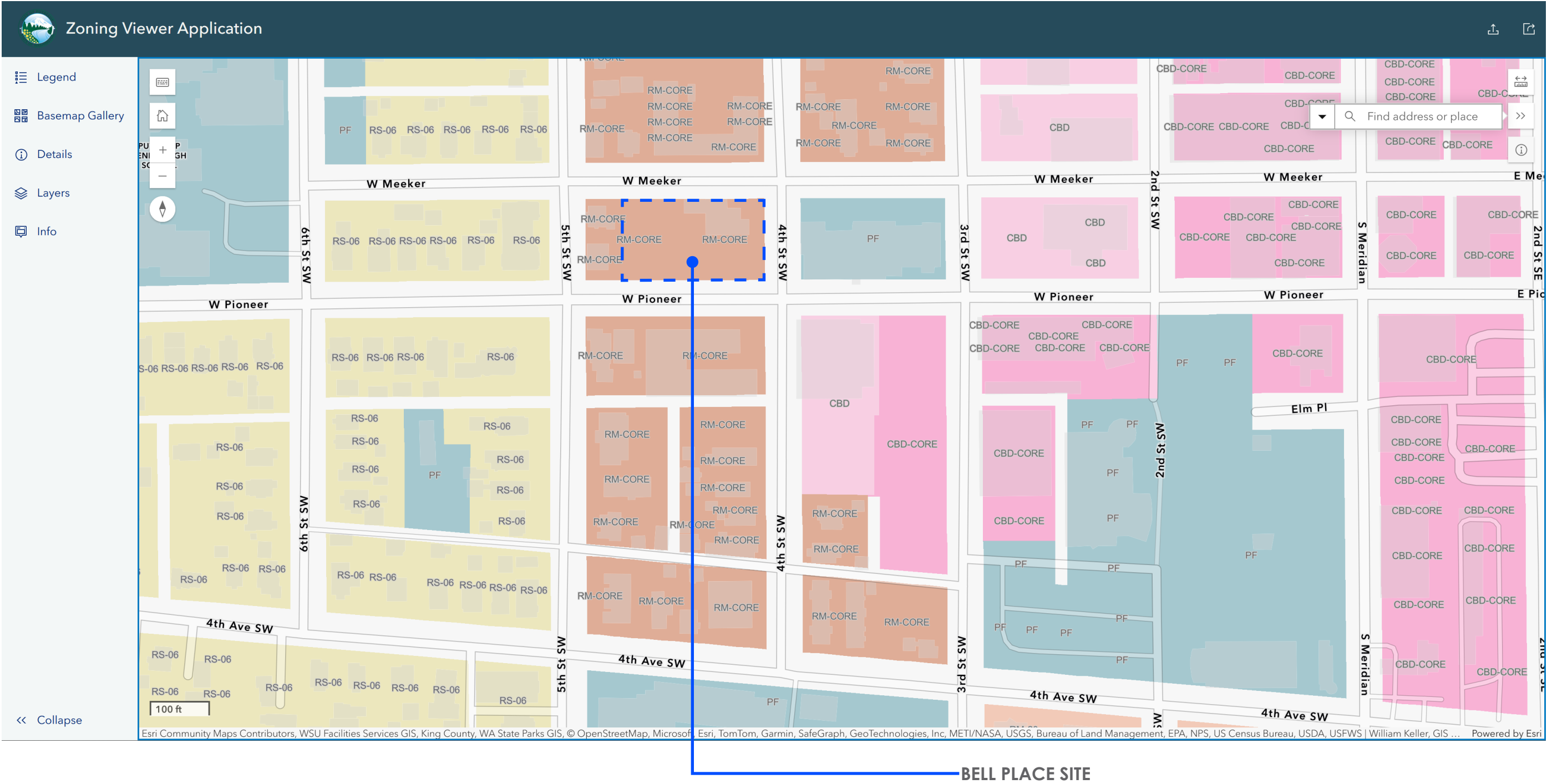
C2K Architecture, Inc.
1645 NW Hoyt St.
Portland, OR 97209
503.444.2200

| C2K
ARCHITECTURE

Assessor Map



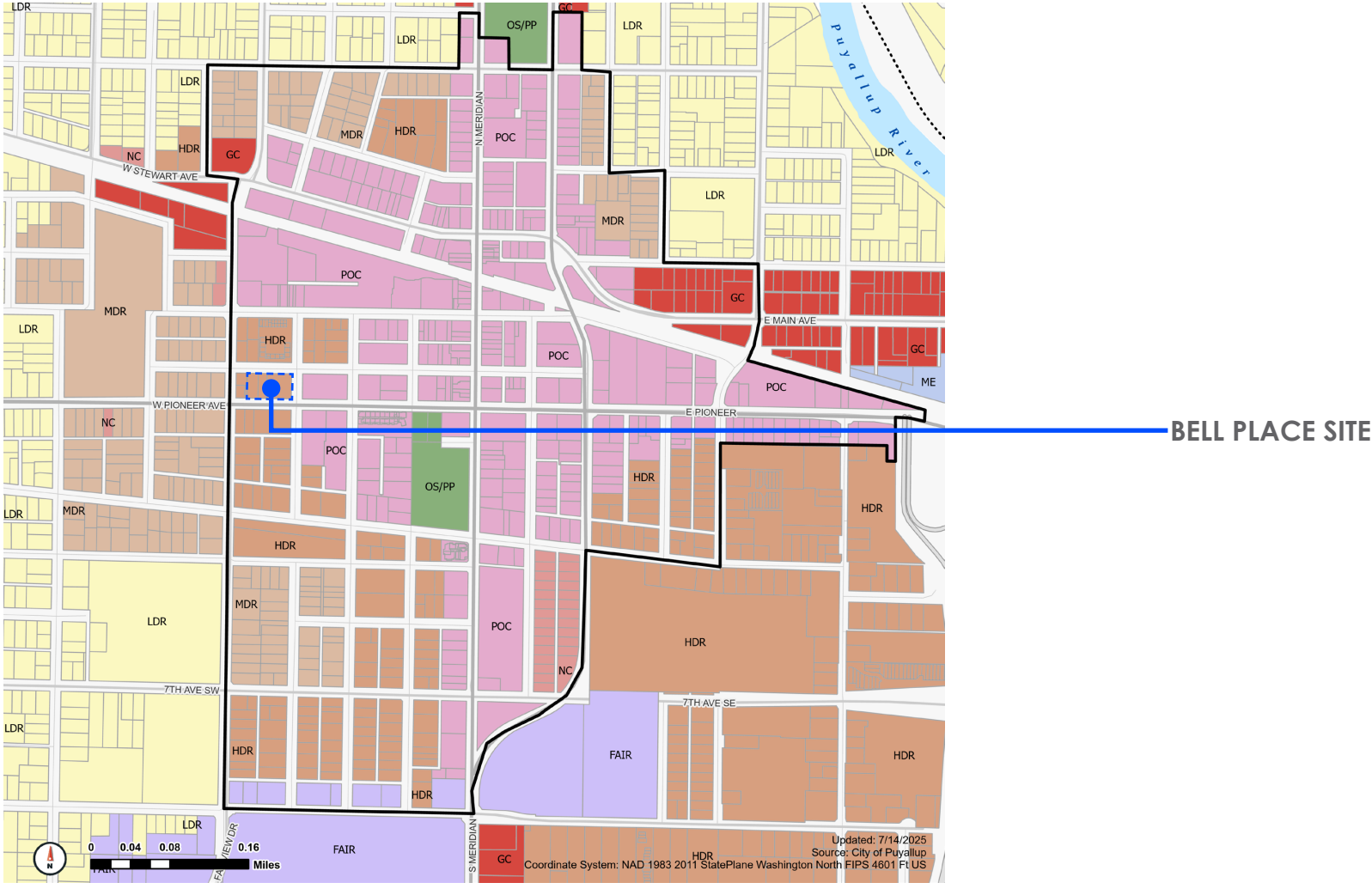
Zoning Map



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	FAIR - Fair	MDR - Moderate Density Residential	OS/PP - Open Space / Public Parks
City Limits	GC - General Commercial	ME - Mixed Employment	POC - Pedestrian Oriented Commercial
Tax Lots	HDR - High Density Residential	NC - Neighborhood Commercial	SR - State Roads
	LDR - Low Density Residential		

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.

ZONING ANALYSIS

ZONING ANALYSIS			Bell Place
204 4TH ST. SW PUYALLUP, WASHINGTON			
ADMINISTRATION			
101	APPLICABLE CODES		
	2021 International Building Code	https://cityofpuyallup.org/240/Adopted-Codes	
	2021 International Mechanical Code	https://codes.iccsafe.org/codes/united-states/washington	
	2021 Uniform Plumbing Code	https://up.codes/codes/washington?year=2023	
	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		
102	Puyallup Municipal Code	https://www.codepublishing.com/WA/Puyallup	
	City of Puyallup Downtown Design Guidelines (2019)	https://cityofpuyallup.org/DocumentCenter/View/17922/Downtown-Design-Guidelines-2019	
	Puyallup 2044 Comprehensive Plan	https://compplan-puyallup.hub.arcgis.com/	
PLANNING / ZONING			
201	ZONING		
	Zoning Classification: RM-CORE	Puyallup Zoning Viewer Application	
	Comprehensive Plan 2044: HDR (High Density Residential)	Draft Comprehensive Plan	
202	Allowable Uses		
	Multiple Family Dwellings including Apartments	PMC 20.25.010	
203	Density		
	Maximum: In the RM-Core zone, residential uses are permitted with no unit-per-acre density limit.	PMC 20.25.022	
	Minimum: 16 units/acre in RM-Core	PMC 20.25.023(3)	
	Maximum FAR: No Limit	PMC 20.25.020(18)	
	Minimum FAR: 1.5 FAR	PMC 20.25.023(3)	
204	Setbacks		
	Front Yard: 5' provided min 100sf outdoor entrance landing provided at this façade	PMC 20.25.0215(2)	
	Rear Yard: 0'	PMC 20.25.020(5)	
	Interior Side Yard: 0'	PMC 20.25.020(6)	
	Street Side Yard: 5' provided min 100sf outdoor entrance landing provided at this façade	PMC 20.25.0215(2)	
205	Lot Coverage		
	Maximum Lot Coverage: 90%	PMC 20.25.020(9)	
205	Height		
	Base Building Height (RM-Core): 50'	PMC 20.25.020(8)	
	Parking min 60% of footprint: 5' bonus	PMC 20.25.0205(1)	
206	Open Space Guidelines		
205	Site Circulation		
206	Building Massing		
PARKING/LOADING			
301	Residential Parking		
	Min Parking Required (Downtown Planned Action Area): 1/unit	PMC 20.55.011(1)	
	EV Space: No Min.	PMC 20.56.020(2)(c)	
	EV Charging Station: Level 1, Level 2 permitted	PMC 20.56.010	
	Loading space		
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"		
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 Atlanta area, showing a mix of residential, commercial, and industrial zones. The map is overlaid with a grid of street names. A prominent orange dashed line runs diagonally from the top left towards the center right. A blue solid line forms a rectangular loop in the upper-middle section of the map, starting from the orange line, extending east, then south, then west, and finally north back to the start. Various street names are labeled throughout the grid, including 5th Ave SW, 6th Ave SW, 7th Ave SW, 8th Ave SW, 9th Ave SW, 10th Ave SW, 11th Ave SW, 12th Ave SW, 13th Ave SW, 14th Ave SW, 15th Ave SW, 16th Ave SW, 17th Ave SW, 18th Ave SW, 19th Ave SW, 20th Ave SW, 21st Ave SW, 22nd Ave SW, 23rd Ave SW, 24th Ave SW, 25th Ave SW, 26th Ave SW, 27th Ave SW, 28th Ave SW, 29th Ave SW, 30th Ave SW, 31st Ave SW, 32nd Ave SW, 33rd Ave SW, 34th Ave SW, 35th Ave SW, 36th Ave SW, 37th Ave SW, 38th Ave SW, 39th Ave SW, 40th Ave SW, 41st Ave SW, 42nd Ave SW, 43rd Ave SW, 44th Ave SW, 45th Ave SW, 46th Ave SW, 47th Ave SW, 48th Ave SW, 49th Ave SW, 50th Ave SW, 51st Ave SW, 52nd Ave SW, 53rd Ave SW, 54th Ave SW, 55th Ave SW, 56th Ave SW, 57th Ave SW, 58th Ave SW, 59th Ave SW, 60th Ave SW, 61st Ave SW, 62nd Ave SW, 63rd Ave SW, 64th Ave SW, 65th Ave SW, 66th Ave SW, 67th Ave SW, 68th Ave SW, 69th Ave SW, 70th Ave SW, 71st Ave SW, 72nd Ave SW, 73rd Ave SW, 74th Ave SW, 75th Ave SW, 76th Ave SW, 77th 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BELL PLACE SITE

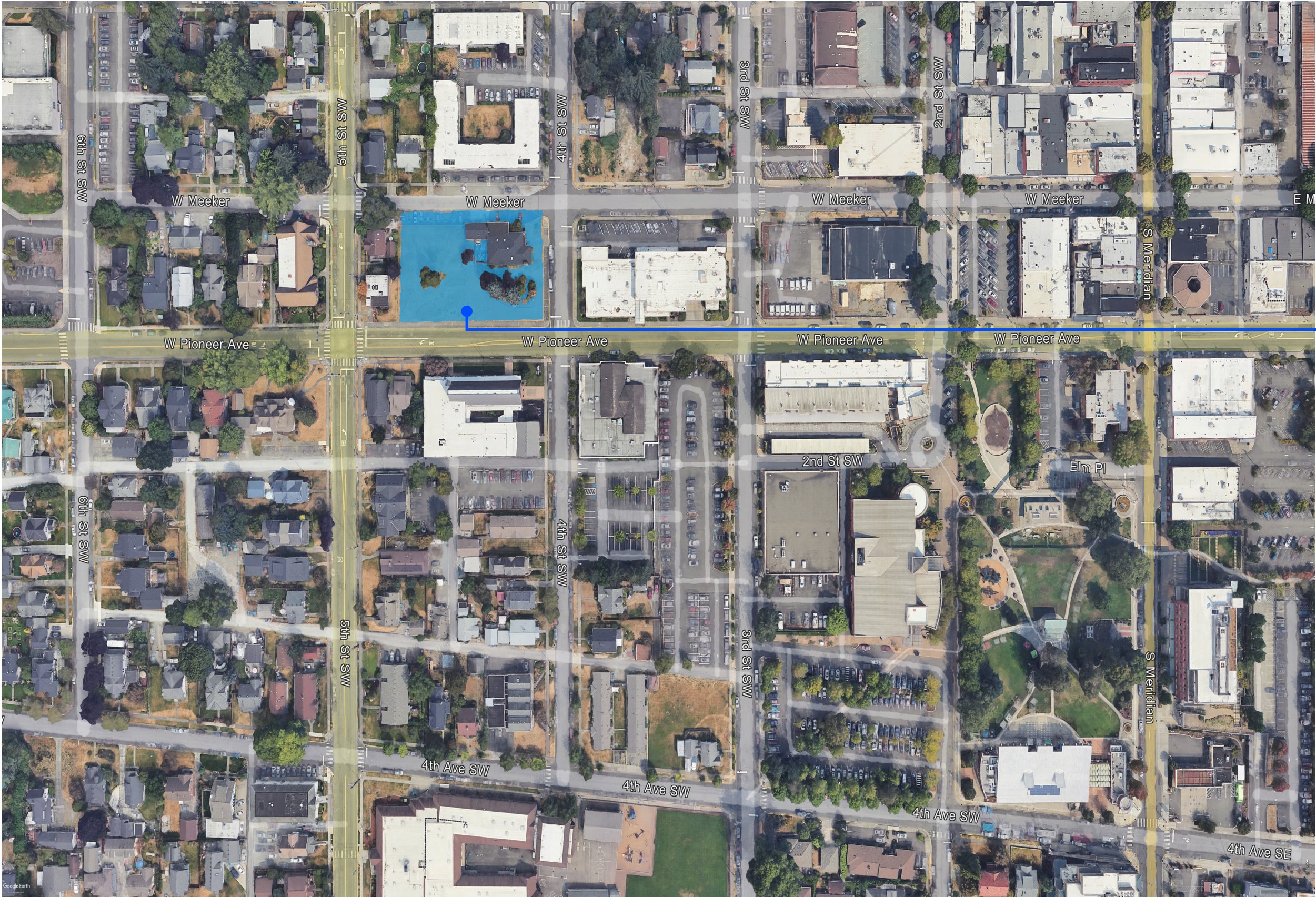
Vicinity Aerial - Surroundings



Sounder Train

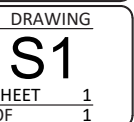
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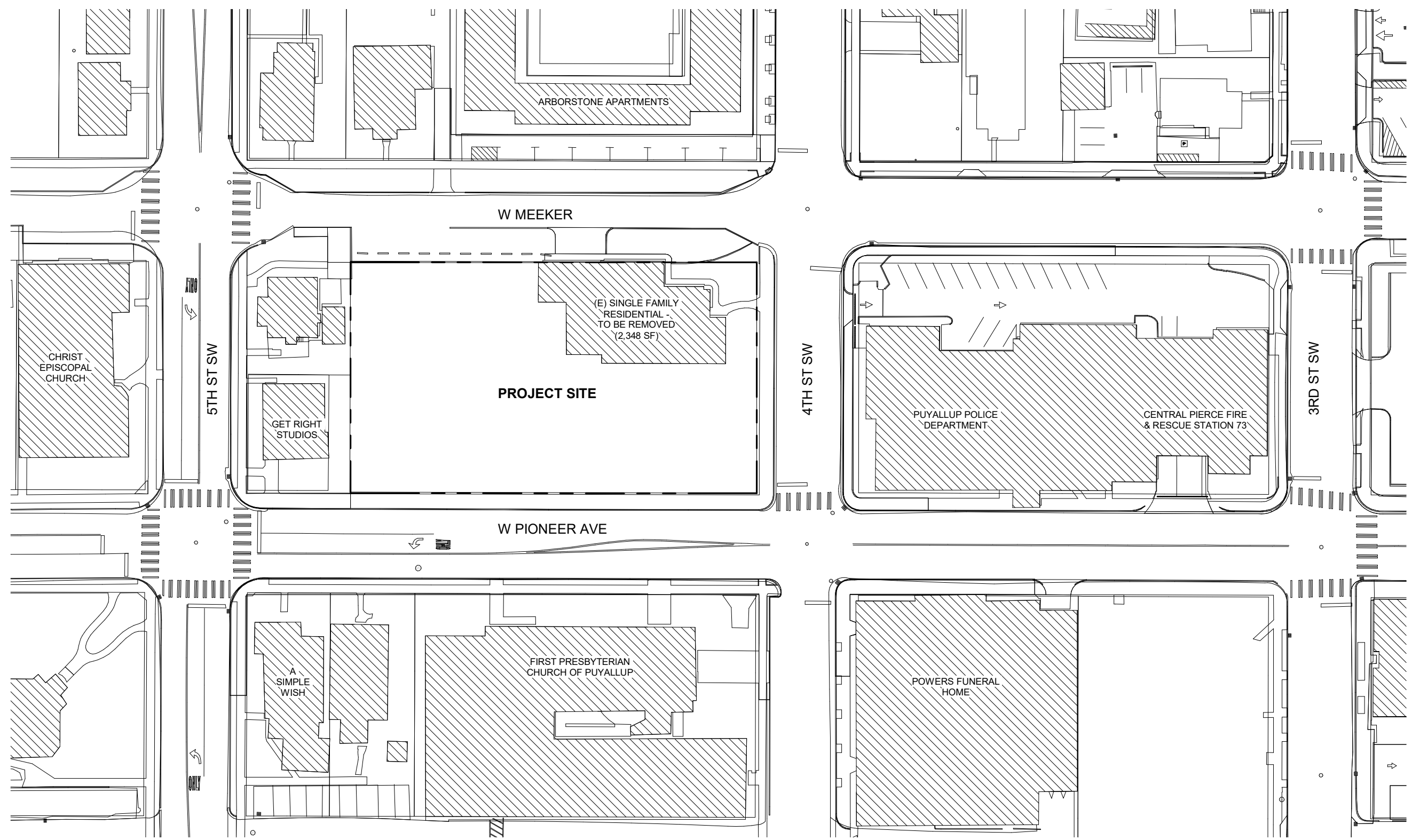


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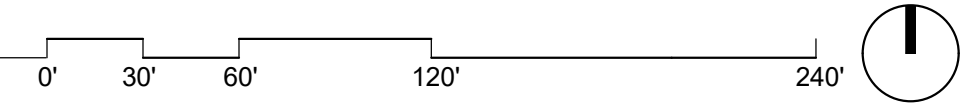
SITE SURVEY



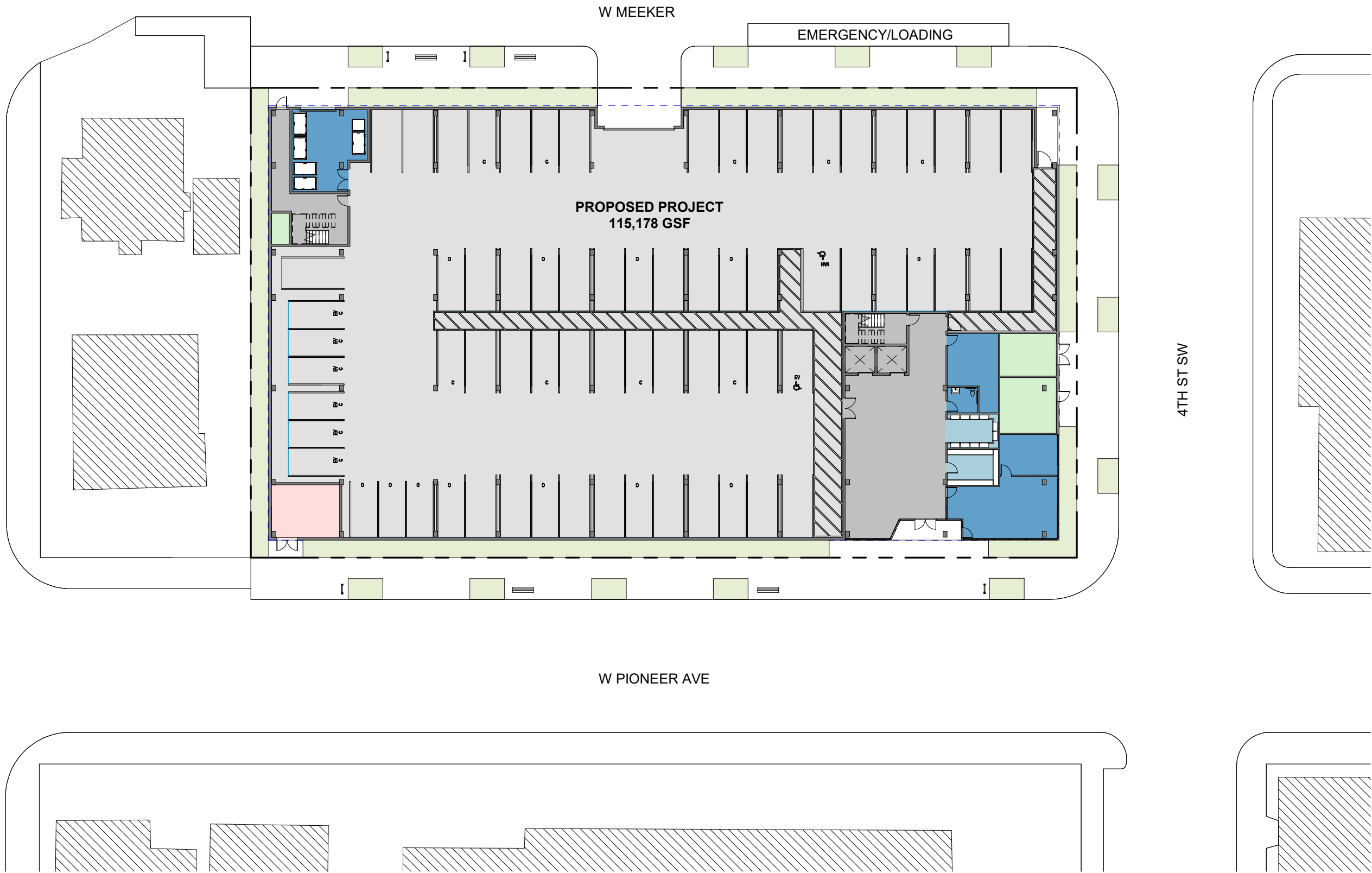
Existing Site Plan



EXISTING SITE PLAN
1" = 60'-0"



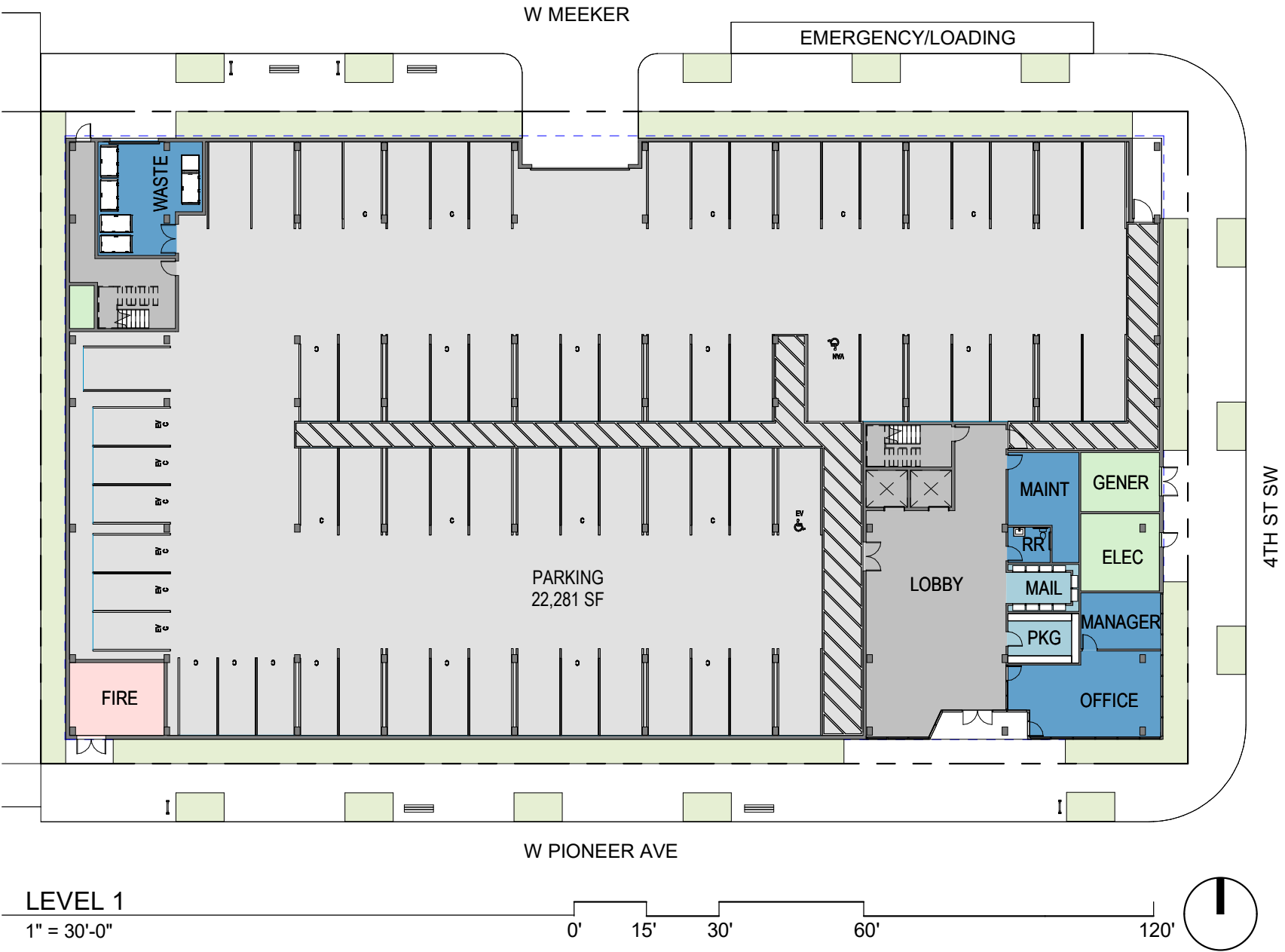
Site Plan



SITE PLAN



Building Plans - Level 1



Building Plans - Level 2



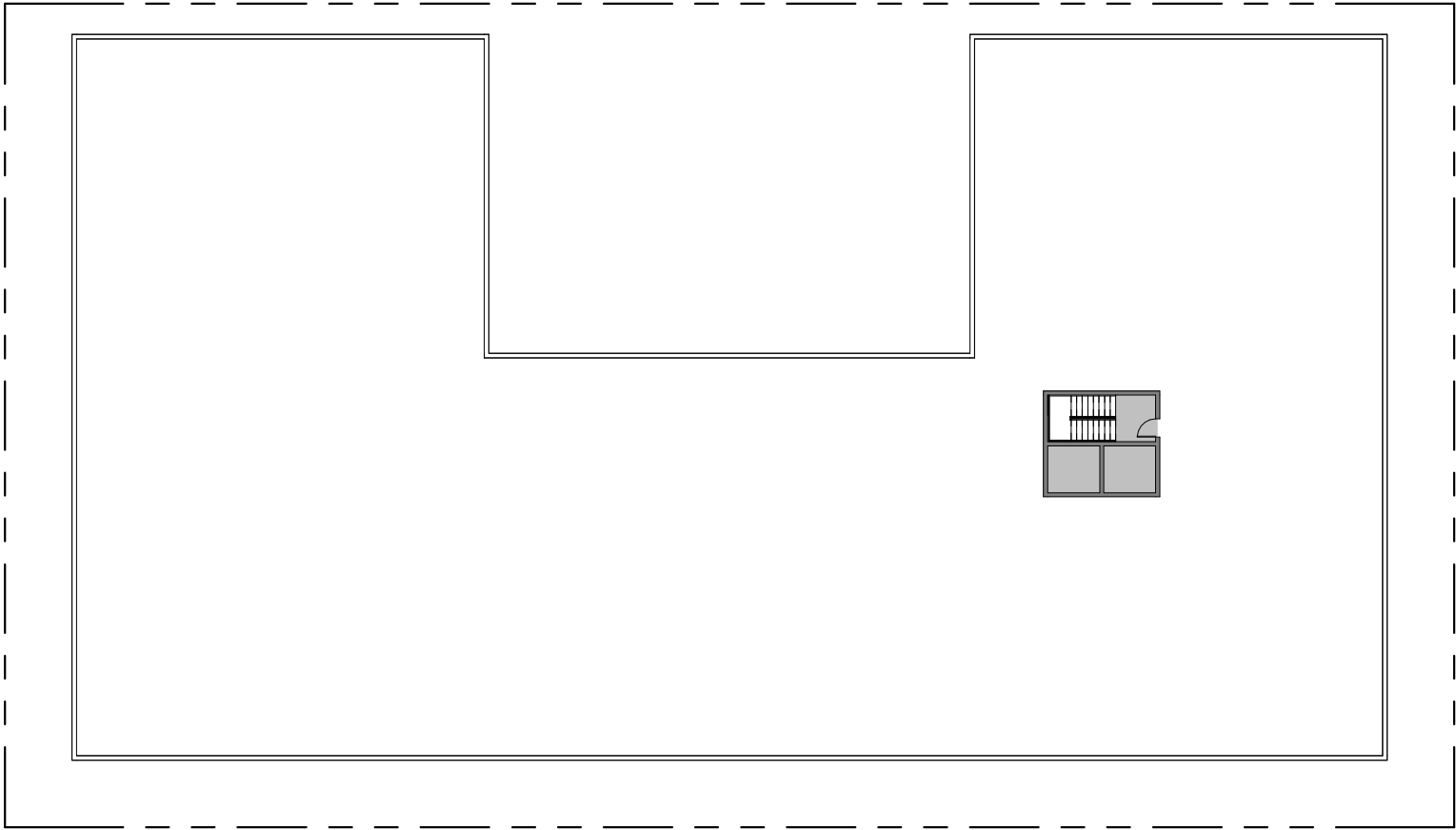
Unit Mix	Studio	1BD	1BD+	2BD	Total	Balcs
Avg Size	483	657	887	981	0	
5th	6	13	1	5	25	16
4th	6	13	1	5	25	16
3rd	6	13	1	5	25	16
2nd	8	11	1	5	25	25
Total Units	26	50	4	20	100	73
Mix Ratio	26.0%	50.0%	4.0%	20.0%	100%	73%
Total Units	26	54		20		
	26.0%	54.0%		20.0%		

Building Plans - Levels 3-5

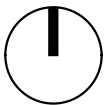


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	26.0%	54.0%		20.0%		

Building Plans - Roof



ROOF
1" = 30'-0"



Program Summary

Puyallup Bell Place																											
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								
		SF	SF	%	SF		SF	SF		SF	SF	SF	SF		FT	FT	FT	FT			Avg Size	Studio	1BD	1BD+	2BD	Total	Balcs
Roof	Mechanical	350													1.50	54.83	53.33	53.33	Roof								
5th	Residential	21,723	17,245	79.4%	690	25					960				10.33	53.33	43.00	43.00	5th		6	13	1	5	25	16	
4th	Residential	21,723	17,245	79.4%	690	25					960				10.33	43.00	32.67	32.67	4th		6	13	1	5	25	16	
3rd	Residential	21,723	17,245	79.4%	690	25					960				10.33	32.67	22.33	22.33	3rd		6	13	1	5	25	16	
2nd	Residential	21,723	16,879	77.7%	675	25					3,587	2,620			10.33	22.33	12.00	12.00	2nd		8	11	1	5	25	25	
1st	Lobby/Parking	27,936					22,309	319	70	0					12.00	12.00	0.00	0.00	1st								
Total		115,178	68,614		686	100	22,309	319	70	0	6,467	2,620	0		54.83	Total Building Height					Total Units	26	50	4	20	100	73
																					Mix Ratio	26.0%	50.0%	4.0%	20.0%	100%	73%
																					Total Units	26	54		20		
																						26.0%	54.0%		20.0%		
																						Studio		1BD		2BD	
																					Total # Beds	26	54		40	120	