



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

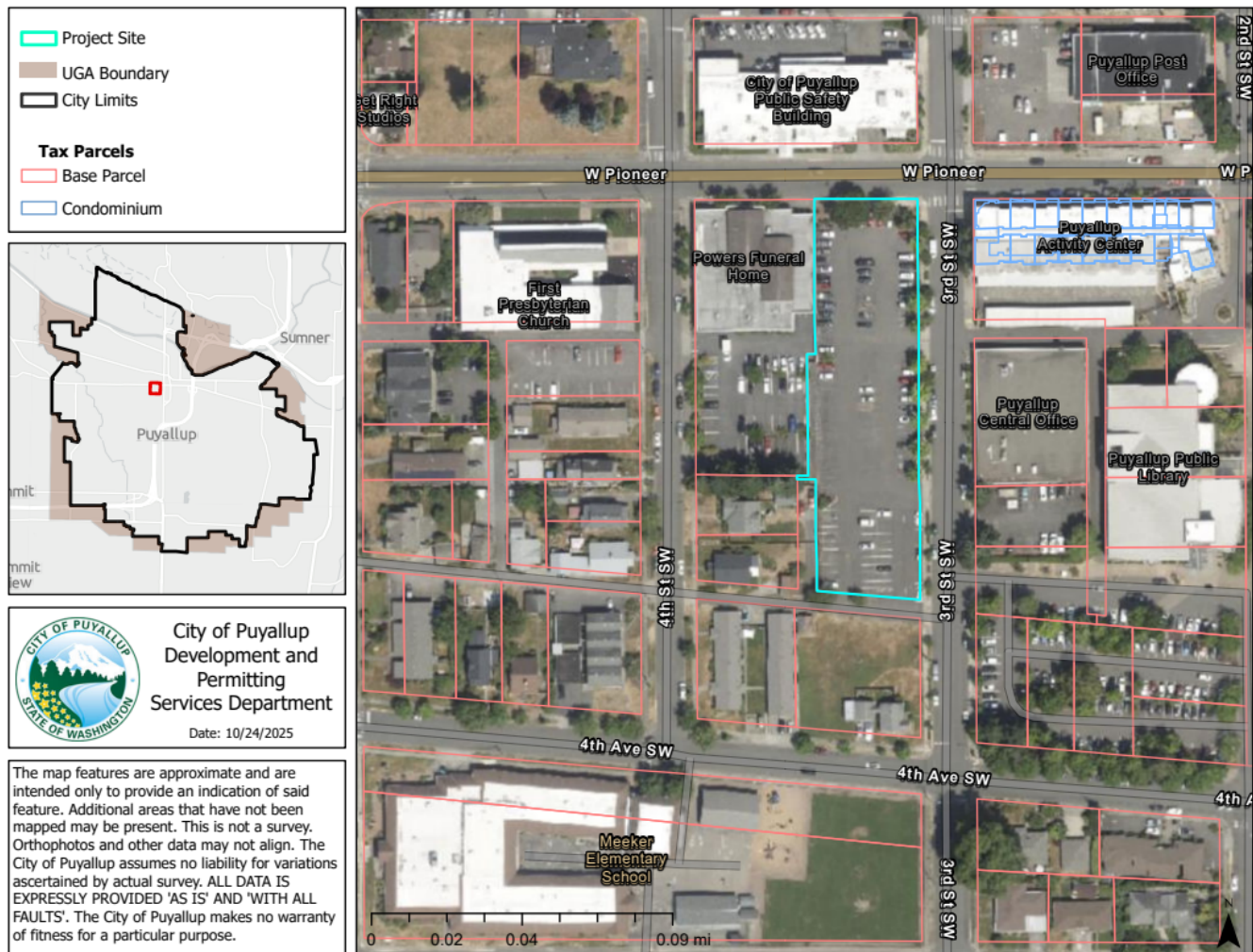
www.cityofpuyallup.org

November 5, 2025

NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application was submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:



Application Information

Case Number:	PLPSP20250080
Permit Type:	Preliminary Site Plan & SEPA
Proposal:	Proposed development of city-owned property; the property is located at the SW corner of West Pioneer and 3rd St SW (currently a public surface parking lot). The development proposal consists of a five-story multifamily building containing 140 residential units. The project includes 99 parking spaces within a ground-floor parking garage, approximately 2,300 square feet of leasable retail space, and a fitness gym for resident use on the ground floor. The structure will be approximately 163,000 square feet in size and 63 feet in height. Design elements consistent with the Downtown Design Guidelines will be incorporated.
Applicant(s):	Nathan L Miller, C2K Architecture, Inc.
Owner(s):	CITY OF PUYALLUP
Site Address:	330 3 rd St SW, Puyallup, WA 98371
Parcel Number:	5745001371;
Date of Application:	October 17, 2025
Date of complete application determination:	October 22, 2025
Date of Public Hearing (if set):	Public Hearing is not required.
Environmental documents/studies required:	SEPA Checklist, Storm water report, traffic scoping report, critical areas report, landscape plan, geotechnical report, and other reports, as required for review.
Identified critical areas on or adjacent to the site:	Volcanic Hazards (Lahar), Aquifer Recharge Area

Public Comments

Please be advised that any response to this letter will become a matter of Public Record. The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision.

- The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address.

- The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).
- Written comments will be accepted if filed with the staff contact listed below on or before 3:00PM on: November 19, 2025.

Americans with Disabilities Act (ADA) Information

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

Downtown Planned Action Environmental Impact Statement Area

The project is located in the City's Downtown Planned Action Environment Impact Statement (EIS) area. The City's SEPA Responsible Official Anticipates the subject project will qualify as a project covered by the previous environmental review under the Downtown Planned Action SEPA EIS. The Responsible Official is presently evaluating the project and submitted SEPA checklist. If the project is consistent with and qualifies under the planned action EIS, no new SEPA Threshold Determination will be made for this project. More information may be found here:
www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS

Staff Contact

If you have any comments, please email them to Chris Beale, Senior Planner at CBeale@PuyallupWA.gov or call (253) 841-5418.

GENERAL SITE INFO

ADDRESS:	330 3RD STREET SW PUYALLUP, WA 98371
PARCEL NUMBER:	574601371
SECTION:	28
TOWNSHIP:	22N
RANGE:	4E
ZONING:	CB0
SITE AREA:	1.11 ACRES
HOUSING UNITS:	140
DENSITY:	128 DU/ACRE
EXISTING SITE AREA:	46,145 SF
TOTAL LANDSCAPE AREA:	3,401 SF
IMPERVIOUS SURFACE AREA:	4,174 SF
PROPOSED SITE AREA:	43,411 SF
PROPOSED BLDG FOOTPRINT:	13,531 SF
PROPOSED LANDSCAPE AREA:	859 SF
ON-SITE PARKING:	746 SF
IMPERVIOUS SURFACE:	47,400 SF

PARKING SUMMARY

OFF STREET PARKING PROVIDED =	98 SPACES (TOTAL)
COMPACT STALLS =	40 SPACES
STANDARD STALLS =	58 SPACES
EV CHARGING =	10 SPACES
EV CAPABLE =	10 SPACES
EV READY =	26 SPACES

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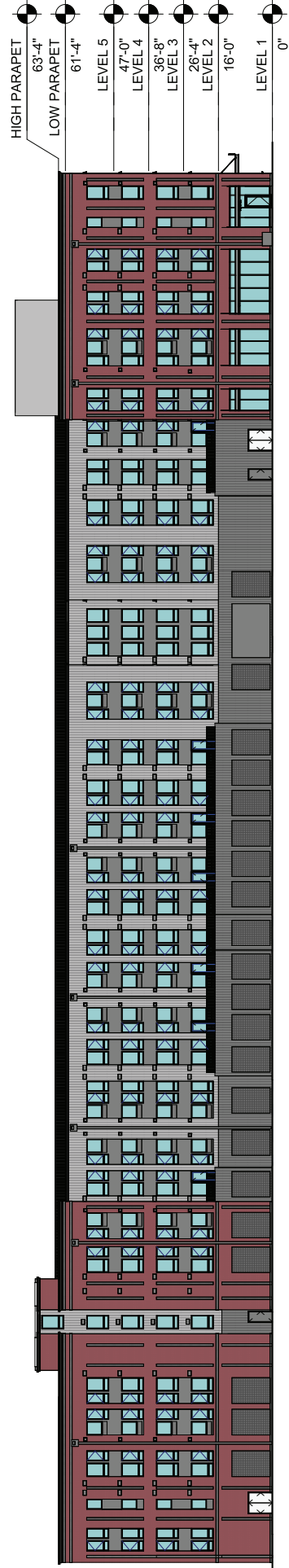
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2004-05	W. CHANG
2005-06	R. LUKATEL
2006-07	CHANG
2007-08	CHANG

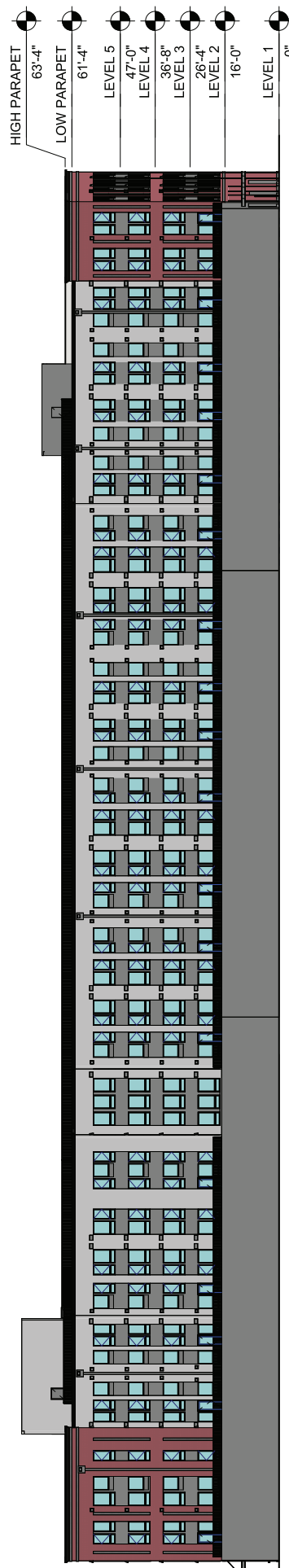
Building Elevations

AOB - 330 3rd St. SW / Puyallup, WA

Elevations



EAST ELEVATION - 3RD ST SW



WEST ELEVATION



