



October 29, 2025

Chris Beale
City Of Puyallup
333 S. Meridian
Puyallup, Washington 98371

Project: 330 3rd St SW - AOB Site
Subject: Narrative- Development Agreement Compliance

Dear Chris,

The Development Agreement (DA) for the site has several authorized modifications to design standards. Following are descriptions of how compliance is achieved.

5.a Required Parking

DA Requirement: 0.7 off-street parking spaces per dwelling unit.

Compliance: The project will include 140 residential units, requiring 98 parking spaces. The project will provide 99 spaces in the ground floor parking garage, exceeding the requirement by 1 space.

5.b Parking Stall and Drive Aisle Dimensions

DA Requirement: Parking stalls to be 9'-0" x 18'-0" for standard parking spaces, 8'-0" x 16'-0" for compact parking spaces, with 22'-0" two-way drive aisle widths.

Compliance: All provided parking spaces meet or exceed the sizes outlined in the development agreement. The project includes one-way drive aisles in the ground floor parking garage, in lieu of two-way aisles. Per PMC 20.55.035, a 12'-0" one-way drive aisle is required. The drive aisle is a minimum width of 17'-1", exceeding the required code width.

- 9'-0" x 22'-0" – 1 space provided
- 9'-0" x 18'-0" – 56 spaces provided
- 9'-0" x 18'-0" w/ ADA access aisle – 2 spaces provided
- 8'-0" x 16'-0" – 40 spaces provided

5.c Off-Street Loading Facilities

DA Requirement: One 8'-0" x 30'-0" on-street loading space is required on W. Pioneer Avenue.

Compliance: One 8'-0" x 30'-0" on-street loading space is provided and located on W. Pioneer Avenue. See Site Plan on page 6 of the design review package for compliance.

5.d Zone Transition Standards

DA Requirement: Per the Development Agreement, an 8'-0" landscaped buffer with no fence is required on the portion of the property where the CBD-Core zone abuts the RM zone.

Compliance: The CBD-Core zone abuts the RM zone along the South façade and a portion of the West façade. An 8'-0" landscaped buffer is provided on the portion of the West façade and a 12'-0" landscaped buffer is provided on the South façade. See Site Plan on page 6 of the design review package for compliance.

5.e Design Guidelines - Setbacks

DA Requirement: Setback requirements have been modified in a variety of ways as illustrated in Exhibit E2 (Setbacks and Zone Transitions).

Compliance:

The DA requires a 4'-0" minimum setback on the North façade. A 5'-0" setback is provided at all stories.

The DA requires a 0' minimum setback on the East façade on the ground floor. The East façade provides setbacks between 0'-6" and 13'-8", jogging around the various utility easements. See Site Plan on page 6 of the design review package for locations of easements and setbacks. At upper levels, the North and South ends of the East façade do not provide an additional step back. In the center of the East façade, the building steps back between 10'-3" and 12'-9". See Building Plans – Level 2 on page 9 of the design review package.

The DA requires a minimum 12'-0" setback on the South façade. A 12'-0" setback is provided at all stories.

The DA requires an 8'-0" minimum zone transition along the alley on the West façade. An 8'-2" setback is provided here, see Site Plan on page 6 of the design review package. The rest of the West façade requires a 0' minimum setback on the ground floor, which is provided. The DA requires an additional minimum 5'-0" step back on upper levels along the west façade. At upper levels, the building steps back between 6'-0" to 35'-5" from the ground floor. See Building Plans – Level 2 on page 9 of the design review package.

6 Senior Center and Public Parking

DA Requirement: 29 on-street angled parking spaces on 3rd Street SW, including 5 ADA spaces.

Compliance: 27 on-street angled and 2 parallel parking spaces are provided on 3rd Street SW for a total of 29 spaces. 5 of the angled spaces are compliant with the new PROWAG ADA stall standards. See Site Plan on page 6 of the design review package for compliance.

Sincerely,

Nathan Miller, Principal, AIA, NCARB
C2K Architecture, Inc.