



December 05, 2025

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

Project: PLDDG20250081
UPMU-AOB
330 3rd St SW
Subject: Response to Downtown Design Review Pre App Comments

Dear Chris,

This letter and the accompanying design review package serve as a response to the comments by the Design Review Board on 11/20/2025 at the Pre App presentation. Comments are paraphrased and summarized.

Comment: Regarding sensitivity of the 30-foot scale in Puyallup, are there different ways of articulating the façade, especially at the north brick section, to appear shorter? Can the whole upper story act as the top as opposed to the upper cornice. First floor design is very attractive.

Response: The grouping of upper levels has been updated through an adjustment of brick accent soldier courses and fiber cement panels. This includes the 5th story with the cornice as the top of the building, reducing the visual height impact.

Comment: Regarding the central gray bar, is there a way to create more of a feature element or break up the façade? Could some subtle design elements or color add another layer of articulation?

Response: Several window sections have been grouped together in the central gray bar by extending the fiber cement panel, reducing the repetitive appearance.

Comment: Regarding the openings along the garage, can the datums be connected across the building? Could more structure be added around the wire mesh locations? The planters along the parking section seem to be very nice but as a pedestrian how do you improve that experience? Can it look less like a parking garage? Improve via vegetation, fenestration, etc.

Response: The head of the wire mesh openings has been adjusted to align with the top of storefront datum further north. The sill height of the wire mesh openings has increased to two feet, to better obscure view of vehicles in the garage. Vine vegetation will be provided at all openings where there is space to do so between the sidewalk and building.

Comment: *The corner of the building at the back (near garage entrance) is what is most visible from the farmers' market/park, how can that become a more enjoyable experience for people in the city?*

Response: Refer to the updated southeast renderings, demonstrating the pedestrian experience when approaching the building from the library parking lot.

Comment: *What does a building look like from another view? How do you experience this building from a variety of views?*

Response: Additional renderings have been included to demonstrate the building's presence in the wider context of Puyallup as seen from several key locations including the Senior Activity Center entrance and Pioneer Park Pavilion.

Sincerely,

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