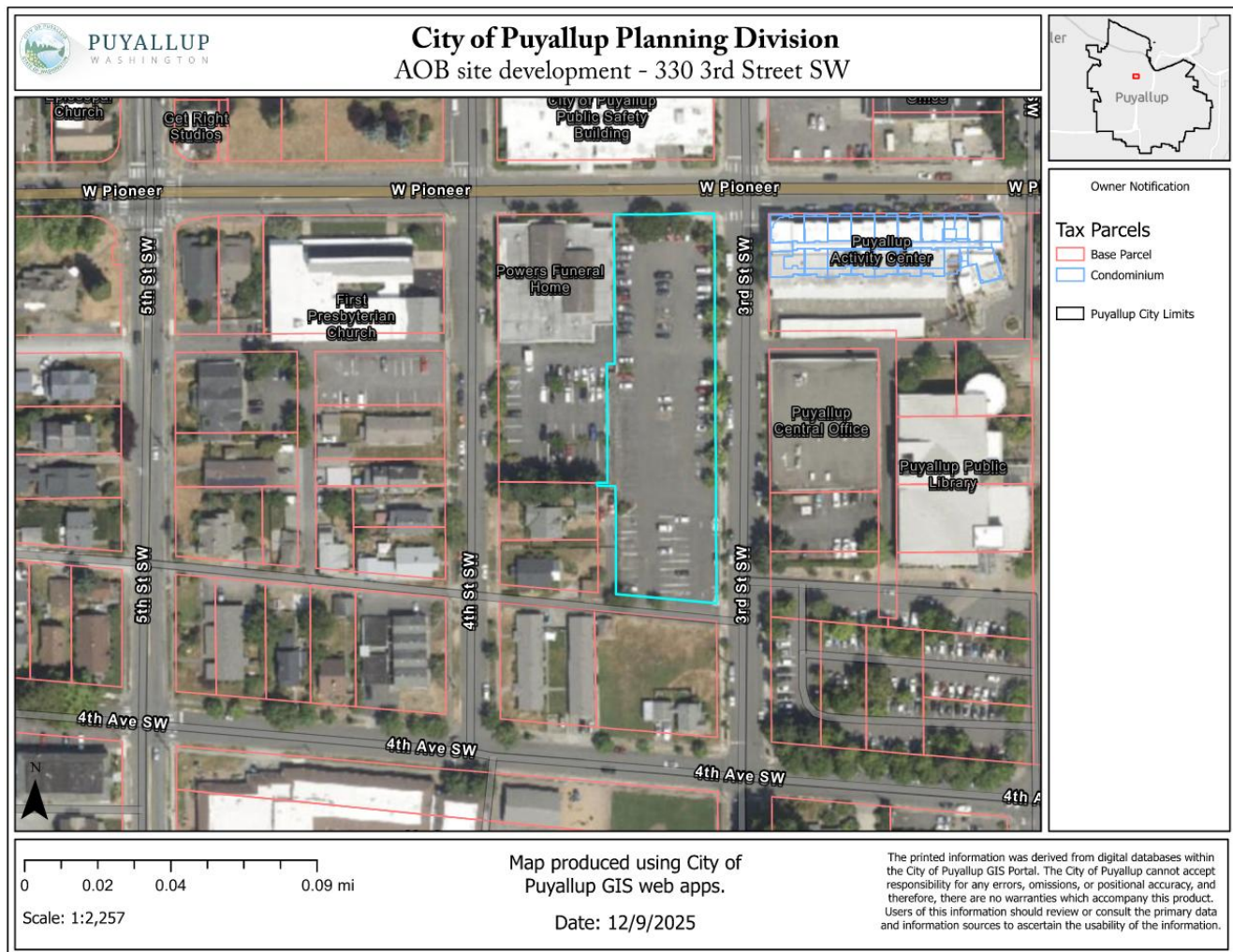




City of Puyallup  
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To: Design Review and Historic Preservation Board (DRHPB)  
From: Chris Beale, Senior Planner  
RE: AOB Project # PLDDG20250081  
Date of memo: December 09, 2025  
Date of meeting: December 18, 2025

## VICINITY MAP



PROJECT OVERVIEW	
<p><b>Case #:</b> PLDDG20250081</p> <p><b>Applicant:</b> Nathan L Miller, C2K Architects</p> <p><b>Staff Planner:</b> Chris Beale, Senior Planner</p> <p><b>Property Owner:</b> CITY OF PUYALLUP</p> <p><b>Parcel ID#:</b> 5745001371</p> <p><b>Recommendation Options:</b></p> <ol style="list-style-type: none"> <li><b>1. Approve</b> the request as presented with no additional conditions.</li> </ol>	<p><b>Proposal:</b> AOB site development at 330 3rd Street SW, involving the construction of a new 5-story multi-family residential building containing 140 residential units. The development will feature a ground-floor parking garage with 99 parking spaces, 2,306 square feet of leasable retail space, and a fitness gym for resident use.</p> <p>The proposed project is located in the CBD-Core zone and is subject to review and approval by the Board under the Downtown Design Guidelines. A Development Agreement with the City dictates portions of the design review elements.</p> <p><b>Relevant History:</b> Pre-app with Board held 11/20/25.</p>

## APPLICABLE REGULATIONS AND GUIDELINES

Puyallup Municipal Code (PMC) section 2.29.070 (1) requires any new construction above specific thresholds in the Downtown Design Guidelines Applicability area to be reviewed and approved by the DRHPB.

The proposed project is subject to the following sections of the city's Downtown Design Guidelines document:

- ✓ Part 3: Building Design – Form & Massing
- ✓ Part 4: Building Design – Façade
- ✓ Part 5: Pedestrian Experience

## DISCUSSION

The applicant has provided a detailed response demonstrating how the proposed 5-story mixed-use residential development meets the applicable requirements of the Downtown Design Guidelines (DDG). Staff's review concurs that the project incorporates the required design strategies related to massing, setbacks, façade articulation, pedestrian experience, and material quality, and is generally consistent with the intent of the DDG sections identified below.

### Building Form, Massing, and Transition (DDG 3.B.1–3.B.7)

The project meets the applicability criteria for large buildings and parking structures and responds to these requirements through a combination of upper-level step-backs, horizontal and vertical material articulation, and massing breaks that reduce the perceived bulk of the structure. The design transitions appropriately to neighboring development, particularly along the west property line adjacent to the Powers Funeral Home building, where additional setbacks, landscaping, and building modulation help mitigate the scale of the new construction.

Consistent with DDG 3.B.2–3.B.3, the building's massing is broken into "base, middle, and top" components that correspond with material changes and upper-level step-backs. These strategies work collectively to reduce the apparent scale of the building relative to surrounding context and improve compatibility with the existing downtown development pattern. The parking garage is limited to the ground floor and screened through landscaping and architectural elements, aligning with the expectations of DDG 3.B.4 and 3.B.6.

The proposal also complies with DDG 3.B.5 by providing required upper-story setbacks beginning at the 30-foot level. Exhibits E1 and E2 show that the project meets or exceeds these setback requirements on its

street-facing elevations. In addition, the project provides an outdoor public plaza on 3rd Street SW meeting the minimum civic-space requirement in DDG 3.B.7.

#### **Façade Design and Materials (DDG 4.B.1–4.B.6)**

The proposed façades incorporate a variety of high-quality materials—including multiple brick colors, metal cladding, glass, and fiber cement panels—that meet the DDG’s requirements for material durability, visual interest, and scale reduction. The design provides clear horizontal articulation through cornice detailing, continuous weather-protection canopies, and material banding, which enhances the street-level experience and reinforces the building’s architectural hierarchy.

The project also successfully integrates a variety of window types and arrangements consistent with DDG 4.B.5, using grouped and individual windows, recessed installations, and storefront glazing at ground-level commercial spaces. These elements contribute to an active and visually engaging public realm.

Blank wall treatment strategies, including murals, screened openings, and climbing-vine planters, comply with DDG 5.B.8 and help avoid monotonous or unactivated ground-level design.

#### **Pedestrian Experience and Street-Level Activation (DDG 5.B.1–5.B.9)**

The project places significant emphasis on improving the pedestrian environment along W Pioneer Avenue and 3rd Street SW. Deep canopies provide continuous weather protection in accordance with DDG 5.B.5, while high levels of ground-floor transparency meet the 60% requirement for commercial frontages (DDG 5.B.3). The primary residential entry is clearly identifiable, recessed for weather protection, and framed with high-quality materials, consistent with DDG 5.B.4.

The public plaza, seating, landscaping, and signage strategies further promote wayfinding and a comfortable pedestrian environment. Lighting is provided at the pedestrian scale along all frontages, enhancing safety and meeting DDG 5.B.6.

Garage access is located off the alley, away from primary pedestrian areas, and is screened with landscaping and architectural elements in accordance with DDG 5.B.9. Retail uses are placed at corner locations facing sidewalks to strengthen street activation.

#### **STAFF CONCLUSIONS**

Overall, the applicant’s analysis demonstrates substantial compliance with the applicable Downtown Design Guidelines related to form, massing, façade composition, materials, pedestrian experience, and screening of parking facilities. Staff finds that the proposal incorporates the required design strategies in a manner that supports a high-quality urban development consistent with the intent of the DDG and the goals for the Downtown Core zone. Staff also notes the applicant’s efforts to substantially address the comments received from the Board at the November 20, 2025 pre-application meeting (see attached).

Staff **recommends approval** of the proposal, as presented, with no additional conditions.