



City of Puyallup
Planning Division
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Downtown Design Review Decision	Case Number: PLDDG20250081 DRHPB Meeting Date: 12/18/2025
NAME OF PROJECT: AOB mixed use development	
PROJECT DESCRIPTION: (AOB mixed use development). 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.	

- APPROVED.** Issue the building permit as proposed.
- APPROVED WITH CONDITIONS.** Issue the building permit in accordance with conditions.
- DENIED. Do not** issue the building permit or allow work.

Paige Rooney

DRHPB Representative Signature

1/5/26

Date

EXPIRATION: In accordance with PMC 20.26.050, any design review decision granted by the DRHPB shall become null and void if not exercised within one year of the date of approval. If such design review decision is associated with a land use application, the one-year approval timeframe shall start from the date of land use permit approval. A design review decision shall be deemed exercised and remain in full force and effect when a complete building permit application, which is related to the board's decision, has been submitted.

APPEALS: In accordance with PMC 2.29.080, appeals of board decisions shall be to the hearing examiner. Appeals shall be filed with the city clerk within 10 calendar days after the date of the board's decision. A notice of appeal shall be in writing, signed by the appellant, accompanied by the required appeal fee (\$570), and shall contain the following information:

- (a) Appellant's name, address and phone number;
- (b) A description of standing, as the applicant or applicant's representative authorized to appeal;
- (c) Identification of the application and decision which is the subject of the appeal;
- (d) A brief statement of grounds for appeal; and
- (e) A statement of the relief sought.

ATTACHMENT(S):

- December 18, 2025 DRHPB design review submittal

FINDINGS OF FACT:

- 1) The proposal is subject to Design Review and Historic Preservation Board (DRHPB) review due to the CBD-Core zoning designation, consistent with 2.29.070 (1)(a)(ii).
- 2) The project is subject to the following sections of the City of Puyallup Downtown Design Guidelines, as applicable to the proposal:
 - Part 1: Introduction
 - Part 2: Significant Buildings
 - Part 3: Building Design – Form & Massing
 - Part 4: Building Design – Façade
 - Part 5: Pedestrian Experience
- 3) The DRHPB hereby finds the proposal consistent with the Downtown Design Guidelines regarding the applicable sections as outlined in the staff report to the Board. The additional incorporated design features presented to the Board by the applicant – resulting from comments made by Board members during a previous pre-application review (11/20/25) – are assumed to be part of the final design.