



City of Puyallup
Planning Division
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www.cityofpuyallup.org

Downtown Design Review Decision	Case Number: PLDDG20250083 DRHPB Meeting Date: 02/19/26
NAME OF PROJECT: Bell Place project (204 4TH ST SW; TPNs 5745001631, 5745001632, 5745001641)	
PROJECT DESCRIPTION: The Bell Place development proposes the construction of a 5-story, 100-unit multi-family residential building at 204 4th Street SW in downtown Puyallup. This mixed-use project will include 70 parking spaces in a ground-floor parking garage, a lobby and leasing office on Level 1, and an amenity deck with dog run on Level 2. Many residential units will feature private balconies.	

- 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.

DRHPB Representative Signature

03/02/2026

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):

- February 19, 2026 DRHPB design review packet

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 (02/11/26) to the Board.