

Bradley Heights Multi-Family Project - PLDDG20220021- DDG Review Table - 4.26.2023

Part 1. Introduction				
Required	Section	Section text	Complies?	Analysis/Notes
Yes	1.A. Goal	All Development: Allow flexible, innovative, and varied design approaches through interesting architectural forms for commercial and mixed-use development(s) that will enliven the pedestrian experience. Provide an architectural character that reinforces the ground floor retail activities, historic streetscape environment, and the overall existing character of Puyallup's older building forms. For larger-scale buildings, create an architectural form and character that responds to the smaller, older buildings in Puyallup while allowing additional height and density in the downtown.	Yes	Applicant Response: The applicant team has reconsidered the site layout to carefully incorporate the previous feedback from the design review board to ensure that the Bradley Heights Apartment community meets the goals and intents of the Downtown Design Guidelines. Our approached and applied strategies are outlined in the responses below.
No	1.A. Goal	Significant Buildings: Promote the preservation and renovation of older buildings, which are considered "character structures" or "historic buildings" as defined in this guideline document. Maintain an appropriate character for all additions through proportioning of facades, emphasis on historic styles, detailing, application of facade materials, and attention to color palettes that are historic and/or replicate historic forms, elements and/or building character. Non-historic buildings adjacent to or in the vicinity of historic or character structures will be required to meet guidelines addressing historically sensitive design.	Not applicable	
No	1.A. Goal	Parking Structures: Reduce the visual and physical impacts of multi-level garage structures through landscaping, the use of high quality building materials and well-conceived façade composition (façade	Not applicable	
Yes	1.A. Goal	Transition Areas: In buildings abutting or across from residential zones, incorporate building scale, forms, elements, materials, and ground level detailing that reflect the character and design forms of the surrounding, smaller buildings.	Yes	<p>Applicant Response:</p> <p>(1) Building Scale - The updated site plan takes care to ensure that all Elevations facing the street front or adjacent properties are 3-stories or less in height and employ additional separation features that are sensitive to the surrounding existing site elements. These strategies are illustrated in site sections and diagrams on Sheet A3:</p> <p>(a) Building A maintains a 100ft setback from the RS-zoned property adjacent to the eastern property line per PMC 20.25.0216.</p> <p>(b) Although the property to the south is the same zoning (RM-Core) as the proposed project site, the area is currently an existing single family neighborhood and the applicant team has prioritized the treatment of this transition space between these parcels to minimize impacts of the proposed development activity. The following strategies are being incorporated between the existing single family residences and the proposed multi-family residences: Buildings E and F have been pulled away from the South property line compared to the previously submitted plan to allow for a landscaped slope transition that both screens the new structures and lowers the ground floor of the buildings from the adjacent single family structure, further minimizing the visual impact. The increase in setback distance also allows for more of the existing trees to be retained in this area, along with planned additional landscape elements to be added will provide a strong landscape buffer. Buildings D, B and A are setback 90ft from the South property line and due to site grading these three story buildings sit a full story below the adjacent single family residences. Further the adjacent landscape islands are staggered to provide optimal screening using Class II or IV street trees in addition to Type II perimeter landscape screening.</p> <p>(c) The 3-story buildings along 27th Ave mimic the scale of the adjacent 3-story multifamily development across the street. These buildings have elevated entry porches to provide both connectivity and separation from the public street front which helps meet additional goals of the DDG.</p> <p>(2) Forms, elements, materials – The North-facing elevations along 27th Ave incorporate high quality materials, such as brick veneer and thru-color fiber cement panels, both providing an elevated pedestrian experience along the public right of way and speaking to the materials used in the multi-family development across 27th Ave. Touches of these high-quality materials are also incorporated into the North elevations of buildings A, B, D, E, and F to visually tie these buildings in with the street front. The South and East facing elevations utilize traditional lap siding, gable roof forms, and composition shingle roofing, which aligns with the character of the adjacent single family lots and ties in with the overall aesthetic of the project for a cohesive aesthetic. Horizontal and vertical modulation, roof forms, and material changes are incorporated to break up the massing of the elevations to an appropriate, human scale. See responses to sections 3.B.3, 3.B.6, 4.B.2, 4.B.3, 4.B.4, and 4.B.6 for further description of building mass and material strategies.</p>

Yes	1.A. Goal	Multi-family Residential Buildings: Residential projects should have an active and direct link to the pedestrian street system, while maintaining an appropriate transition from public to private space.	Yes	<p>Applicant Response:</p> <p>a) The site plan has been adjusted to provide greater building frontage along 27th Ave. Each Apartment building along 27th Ave SE has a separate walkway from the pedestrian street system leading to a semi-private, primary building entry porch. These entries connect in direct line of sight through the building breezeways which feed further into the project site and open spaces. The apartment buildings are elevated from the public right of way pedestrian sidewalk to provide the desired connectivity while simultaneously distinguishing the public from semi-public spaces. The clubhouse is also elevated from the pedestrian walkway with a raised plaza strategically located at the most visible public corner, providing both visual connectivity and physical separation. An accessible walkway is provided connecting from the public sidewalk to the clubhouse plaza and clubhouse entry facing 27th Ave.</p> <p>b) Two additional pedestrian connections are provided to the site at either side of the main site entry as well as east of building C, connecting through the main open space.</p>
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Part 2. Significant Buildings

Required	Section	Section text	Complies?	Analysis/Notes
	2.B.1.	Applicability and Requirements		
No	1	This section applies to any proposed additions, alterations or renovations to the exterior of a character structure located within the City's CBD, CBD-Core, or RM-Core zones.	Not applicable	
No	2	This section applies to any proposed additions, alterations or renovations to the exterior of a character structure in downtown Puyallup.	Not applicable	
No	3	This section applies to new buildings or renovation projects on a lot that is located on either side of the same street (of the same block), as one or more existing character structure or historic building; see Section 2.B.4.	Not applicable	
No	4	When renovating an existing character structure, keep existing exterior materials and architectural elements, where possible.	Not applicable	
No	5	Maintain design forms, elements, and materials consistent with the character structure. When new elements are applied, such as pedestrian weather protection, the new building element may be modified as necessary to maintain the integrity of the historic architecture.	Not applicable	
No	6	Identify and incorporate dimensions and/or forms of the character structure for use in any new addition(s) to the structure.	Not applicable	
No	7	Maintain and reinforce the historic character by using appropriate materials, patterns, forms, and detailing of all elements of the building.	Not applicable	
No	8	Identify 2-3 architectural elements or dimension lines that tie older, existing buildings to new buildings.	Not applicable	
No	9	Provide a transition between old and new buildings by accepting some shared building elements and architectural features.	Not applicable	
Required	Section	Section text	Complies?	Analysis/Notes
No	2.B.2.	Renovations. Maintain the overall character and scale of character structures, while updating projects to current code requirements. Consider the following strategies: 1. Maintain overall massing and proportions; 2. Preserve existing form modulation; 3. Preserve existing façade materials or, when necessary, use high quality and complimentary materials; 4. Maintain existing roof forms; 5. Restore or reuse historic storefront design elements; and/or 6. Restore or reuse historic windows, if feasible.	Not applicable	
No	2.B.3.	Additions. Reflect and reinforce the overall historic character when adding new square footage to the side, rear, or top of an existing character structure. Consider the following strategies: 1. Identify and incorporate dimensions and datums of the character structure for use in any new addition(s) to the structure; 2. Maintain overall scale and proportions of character structures; 3. Minimize visual impact to existing structures by setting back new upper stories and/or rooftop additions; 4. Reflect design forms and/or elements of the existing façade, such as weather protection, bay windows, roof or balcony projections and/or recessed elements in the addition; and/or; 5. Use high quality materials consistent with the character structure, particularly on street-facing facades and facades adjacent to a character structure.	Not applicable	

No	2.B.4.	Adjacent Development. When renovating or building new construction on a lot that is located on either side of the same street (of the same block), as one or more existing historic building or character structure, consider how best to reflect and reinforce the overall historic character of the block. Consider the following strategies: 1. Identify and incorporate dimensions and datums of the character/historic structure for use in any revision or new structure; 2. Reference the overall scale and proportions of character/historic structures in massing and/or façade articulation; 3. Where adjoining or abutting a character/historic structure, minimize visual impact to existing structures by setting back new upper stories and/or rooftop additions; 4. Use high quality materials that complement the character/historic structure, particularly on street-facing facades and facades adjacent to a character structure.	Not applicable	
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Part 3. Building Design - Form and Massing

Required	Section	Section text	Complies?	Analysis/Notes
	3.B.1	Applicability and Requirements		
Yes	1	This section applies to: a. All new projects 10,000 square feet or larger. b. Renovation projects defined as buildings 4,000 square feet or greater, before or after construction. c. All new buildings or additions greater than three (3) floors or 35 feet in height. d. All new additions or new buildings on a lot that is located on either side of the same street (of the same block) as one or more historic and/or character structures. e. All new parking structures. f. All new buildings within transition areas, abutting or across from residential zones.	Needs Board Review	Applicant Response: See responses to sections 3.B.2, 3.B.3, 3.B.4, 3.B.5, 3.B.6, and 3.B.7
No	2	New buildings 10,000 square feet or larger: a. Must comply with Site and Neighborhood Context (3.B.2) and Exterior Public Space, Interior Galleria or Arcade Space (3.B.7), as well as a minimum of two additional guideline sections from this chapter. b. Must provide a transition to smaller adjacent buildings by using a combination of setbacks, incorporating smaller forms, and/or providing varied massing elements in the larger building.	Needs Board Review	Applicant Response: See responses to sections 3.B.2, 3.B.3, 3.B.4, 3.B.5, 3.B.6, and 3.B.7
No	3	Parking Structures: a. Must comply with Site and Neighborhood Context (3.B.2) and Building Scale and Bulk (3.B.3), Height (3.B.4), Setbacks (3.B.5) and Modulation of Building Form (3.B.6) to reduce the overall visual impact of the garage mass, bulk, and scale. b. A combination of setbacks and landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale. c. Parking structures at street intersections/ corners and at ground-level facing sidewalks require special considerations. See also Sections 4.B.1.4, 5.B.1.3, and 5.B.9.	Not applicable	
Yes	4	New buildings in transitions areas, abutting or across from residential zones: a. Mitigate building scale and bulk and modulation of building form by applying the guidelines from 3.B.3 and 3.B.6.	Yes	Applicant Response: See Responses to sections 3.B.3 and 3.B.6
Yes	5	Buildings containing only residential uses shall consider the size and character of the occupiable exterior space between the building facade and the public right-of-way in the building form and massing. Exterior amenity spaces are to provide visual interest both residents and pedestrians. a. Where the building form creates exterior ground-floor amenity space(s), provide a landscaped or architectural transition between the private space and adjacent public spaces. b. Provide a landscape or architectural buffer between ground-floor units and a public sidewalk. c. Provide a landscape or architectural buffer between adjacent or facing ground-floor units.	Yes	Applicant Response: a. The clubhouse is elevated from the pedestrian walkway with a raised plaza provided at the most visible public corner where primary traffic would be approaching from Meridian to the west, providing both visual connectivity for wayfinding and physical separation. Landscaping is incorporated between the clubhouse and the public sidewalks as well as in front of the decorative (max. 3.5') retaining wall which serves as a boundary for the plaza and potential location for project signage. b. A min. 6 ft landscape buffer is located between apartment units fronting on the street and the public sidewalk. These apartments are elevated from the pedestrian walkway to provide separation from the public street front. c. The site has been carefully redesigned to provide ample separation and landscaping opportunities between units internal to the site.
Required	Section	Section text	Complies?	Analysis/Notes

Yes	3.B.2	<p>Site and Neighborhood Context. Determine appropriate building form and/or modulation of building massing for the site, taking into consideration:</p> <ol style="list-style-type: none"> 1. Size of lot; 2. Scale of lot relative to adjacent lots; 3. Scale of neighboring buildings; 4. Proximity to character structures and/or historic buildings; 5. Adjacency to pedestrian oriented streets; a. Relationship to existing open spaces, and whether additional ground level and/or upper level setbacks could be warranted. 6. Relationship to transition zones and whether additional upper level setbacks might be warranted; and 7. Relationship to solar access and potential of shadow impacts. 	Yes	<p>Applicant Response:</p> <ol style="list-style-type: none"> 1. Lot size: The project's use type lends itself to a garden-style apartment community comprised of multiple buildings integrated with landscaped open spaces and served by a centralized recreation facility. 2. Lot scale: Project lot size is comparable to the project across 27th Ave SE, which is developed as a multi-family community with three-story buildings. 3. Neighboring buildings: Building massing has been redesigned to be sensitive to the variety of building types and scales on neighboring lots. These adjacent building types include: Three large three-story buildings across 27th Ave SE, two medium sized two-story buildings to the west and northwest across 27th Ave SE, two-story private residences to the east, as well as One & two-story private residences to the south. See response to section 1A: Transition Areas, which outlines the site strategies that take into account neighborhood context. Also see responses to sections 3.B.3 through 3.B.6 for specific building massing strategies. 4. Historic buildings: None 5. Pedestrian streets: No existing adjacent open spaces. 6. Transition zones: See response to section 1A: Transition Areas, which outlines the site strategies that take into account neighborhood context. Also see responses to sections 3.B.3 through 3.B.6 for specific building massing strategies. 7. Solar access: There are no shadow impacts at private residences to the south and East. For the buildings fronting 27th Ave, modulation of roof forms, through-corridor breezeways, as well as separation between buildings allow for solar access along the pedestrian street system.
Yes	3.B.3	<p>Building Scale and Bulk. To reduce the scale of large buildings relative to their context, consider the articulation of building form with all or some of the following strategies:</p> <ol style="list-style-type: none"> 1. Break a large building into smaller masses, elements, and forms using horizontal or vertical offsets and/or changes in materials. <ol style="list-style-type: none"> a. Articulation of 'base', 'middle' and 'top' may be used to express distinct areas of a building. b. Upper floors may be setback from lower floors or a 'base' that scaled to relate to neighboring context. c. Setbacks of the building 'footprint' or perimeter may be introduced to express a distinct building mass. d. Bay windows and/or recessed/extended porches may be used to break up the building mass. 2. If larger massing is necessary to achieve development goals, changes in materials and variation in windows and other devices are required to reduce the scale of the larger building mass. <ol style="list-style-type: none"> a. See Sections 3.B.4 (Height), 3.B.5 (Setbacks), and 3.B.6 (Modulation of Building Form) for design strategies that may reduce perceived building mass. 	Yes	<p>Applicant Response:</p> <p>The apartment buildings include vertical articulation at each stairwell that breaks up the roofline and articulates the wall planes of the breezeways. This breaks up the building massing into smaller discreet unit masses. Alternating color schemes on the longer buildings (C, D and G) helps to further enhance the effect of multiple discreet building masses instead of one large elevation. Extended covered entries further enhance this breakpoint at the stairwells as well as emphasize the entry points at a pedestrian scale.</p> <p>Each discreet building mass is further articulated with roof and wall modulation. Recessed balconies and select bays have been designed with roof and wall features to read as individual elements, creating focal points within the larger facade and reducing the overall feel of building mass. Materials and colors have been applied to emphasize these elements.</p>
Yes	3.B.4	<p>Height. Consider stepping down height of a new building where appropriate in relation to:</p> <ol style="list-style-type: none"> 1. Residential and Transition zones; 2. Adjacent historic and/or character structures; 3. Adjacent civic spaces; 4. Shadow impacts on pedestrian streets. 	Yes	<p>Applicant Response:</p> <ol style="list-style-type: none"> 1. See response to section 1A: Transition Areas 2. Not applicable 3. Not applicable 4. See response to section 3.B.2(7)

Yes	3.B.5	<p>Setbacks.</p> <p>1. Step back a new building where appropriate in relation to:</p> <p>a. Residential zones, to reduce scale of larger buildings relative to smaller buildings;</p> <p>b. Adjacent to historic and/or character structures;</p> <p>c. Adjacent to civic spaces to reduce shadows.</p> <p>2. Any building greater than three (3) floors or 35 feet in height (whichever is less) will:</p> <p>a. Provide a minimum 5-foot setback and a maximum 10-foot setback at the story where 30 feet in height is reached and for all stories above.</p> <p>b. The setback can incorporate exterior porches, balconies or other usable exterior spaces on public street frontages.</p> <p>3. A building with a height greater than the street right-of-way width it fronts upon should incorporate a setback either at the second level or top level of the building in order to reduce the sense of mass of the building.</p>	<p>#2 Needs Board review, All other elements meet requirements or are n/A</p>	<p>Applicant Response:</p> <p>1a. See response to 1.A: Transition Areas</p> <p>1b. No historic or character structures on site or neighboring sites, not applicable.</p> <p>1c. No civic spaces on site or neighboring sites, not applicable.</p> <p>2. With 20 to 25 feet of grade falling from south to north across the project site, buildings A, B, D, E, and F run generally in-line along the south half of the site and have been designed as 3-story over basement buildings; appearing on the uphill side as a 3-story facade, and only on the downhill side presenting as a 4-story elevation. This building typology is used commonly on sloped sites to "hide" grade transitions within the building, rather than installing additional site retaining walls to create flat building pads. The resulting site is a more natural integration of the buildings in to the surrounding topography, yet does result in select faces of the buildings appearing to be 4-stories in height. The applicant team has worked to revise the site plan to strategically locate any 4-story elevations so as to only face internally within this multi-family development, with all outward facing elevations remaining 3-story (residential neighborhood zoned RM-Core to the south, existing residential RS-zone to the east and 27th Avenue SE public right of way to the north). Please refer to the site plans and site diagrams and sections provided on sheet A3.</p> <p>Where the 4-story elevations do occur, the building design on average provides more than the 5' minimum modulation across over 80% to 86% of the building elevation, with a single remaining expressed element on the 2-bedroom plan retained in the overall building design as a prominent visual/physical form in a way that differentiates and creates strong building corner elements that work towards meeting the provisions of Section 5.B.2.2. This 4th story setback/articulation is further enhanced by changes in material and color which is designed to visually emphasize the massing of the 3rd story and below, further minimizing the visual appearance of 4th story.</p> <p>3. The property fronts on a 60 ft ROW, none of the proposed buildings along the ROW are taller than 60 ft, standard not applicable.</p>
Yes	3.B.6	<p>Modulation and Building Forms</p> <p>1</p> <p>Horizontal Patterns Reinforce horizontal character of adjacent structures with all or some of the following strategies:</p> <p>a. Building height</p> <p>b. Ground-level and/or upper level setbacks</p> <p>c. Scale and/or proportion of floor plates</p> <p>d. Roof forms and/or roof articulation.</p> <p>2</p> <p>Corner Buildings This design criterion is particularly applicable at important pedestrian intersections. While it may not be appropriate for all buildings to emphasize/articulate their corners, consider relationship of building to city block.</p> <p>a. Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.</p> <p>b. Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.</p> <p>3</p> <p>Roof Articulation Incorporate a flat roof (less than 3:12 pitch) with cornice or parapet articulation in the overall building form.</p> <p>a. Secondary and/or ancillary building elements can have pitched, arched/bow roofs, and/or gable forms.</p> <p>b. Flat roofs are optional for buildings in transitional zones.</p> <p>4</p> <p>Development Adjacent to Historic or Character Structures Provide a transition between old and new buildings by incorporating some shared building elements and architectural features. New, larger projects have the following options for establishing a transition to adjacent or abutting older and smaller structures.</p> <p>a. Detailing of new projects should incorporate 2-3 forms, materials, details, and/or other building elements present in adjacent transitional zones to achieve consistency along street frontages.</p> <p>b. Incorporate horizontal or vertical dimensions, and/or proportions that reference or reflect older existing buildings within the block.</p> <p>c. Incorporate scale elements in the new building form(s) and/or elements that can be seen in older existing buildings within the downtown core.</p>	<p>Yes</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>	<p>Applicant Response: There are no prominent Cornice lines or horizontal patterns adjacent to the site. Our design establishes a datum line at the 2nd/3rd floor or 3rd/4th floor, which is reinforced by material and color changes as well as 4th floor step backs. Particular care was taken to emphasize the horizontal break between the 4th story and floors below. The datum line is broken at select locations by focal point elements in order to create rhythm across the elevation. Distinct building elements and modulation are repeated across the various building types. The floor and window heights are comparable to the adjacent multifamily project across 27th Ave.</p> <p>This site is not located on a corner nor creates any pedestrian intersections as it is bounded on 3 of 4 lot lines by existing developments without an intervening public right of way street.</p> <p>Project is located in a transition zone, therefore this is not a required section.</p> <p>Project is not located adjacent to an historic or character structure.</p>
Yes	3.B.7	<p>Exterior Public Space, Interior Galleria or Arcade Space</p>		

1	Create active, pedestrian friendly civic gathering spaces adjacent to large buildings for seasonal use and associated building activities.	Not applicable	Applicant Response: Gathering Spaces – Proposed project’s use of multi-family residences does not lend itself to exterior public spaces along 27th Ave and still allow for ample security for the project’s tenants. A raised terrace/plaza area has been incorporated at the clubhouses building where the gathering spaces is appropriate to the use of the structure.
2	Enhance and expand upon pedestrian weather protection through the inclusion of seating areas and adjacent landscape features to create a lively civic outdoor environment.	Not applicable	Applicant Response: Due to the required building setback of 10ft along the public street system to the north, provision of weather protection structure will not be applicable.
3	Arrange massing to offset increased height where feasible. Do not place civic spaces on the north side of multi-story, large building projects.	Yes	Applicant Response: There are no public civic spaces on site. The main outdoor amenity space for resident use is located south of the clubhouse amenity building with ample distance provided from the adjacent building D to ensure adequate solar access. Various other open space areas are provided throughout the site with buildings staggered and modulated for solar access.
4	For all new or renovation projects of 10,000 square feet or greater (before or after construction), provide 5-10% of the building’s total gross square footage of retail and commercial space to serve as exterior public plaza, expanded sidewalk zone(s), interior arcade, or galleria space.	Not applicable	No retail or commercial space is proposed as part of this project.
5	Provide for midblock pedestrian walkways at full-block developments that are 200’x200’ or larger.	Not applicable	project is not a full-block development.

Part 4. Building Design - Façade

Required	Section	Section text	Complies?	Analysis/Notes
	4.B.1	Applicability and Requirements		
Yes	1	Required at all new street-facing elevations, and revisions of existing façades, as applicable by section 1.B. For character structures, see Part 2.	Needs Board Review	
Yes	2	A minimum of two strategies are to be used from the list below, including ones defined under Façade Composition, Horizontal Articulation, Modulation, Window Design, Materials and Façade Features.	Yes	Applicant Response: See response to section 4.B.1(3)
Yes	3	New buildings larger than 10,000 square feet are to comply with Façade Composition (4.B.2) and Façade Materials (4.B.6), as well as a minimum of two additional guideline sections from this chapter.	Needs Board Review	Applicant Response: See Responses to sections 4.B.2 and 4.B.6. We have selected sections 4.B.4 and 4.B.5 as two additional guideline sections.
No	4	Parking Structures: a. Must comply with Façade Composition (4.B.2) and Façade Materials (4.B.6), as well as a minimum of two additional guideline sections from this chapter. b. A combination of façade composition, high quality materials, landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale. c. See also Sections 3.B.1.3, 5.B.1.3, and 5.B.9.	Not applicable	
Yes	5	New buildings containing only residential uses shall consider how building entry, unit entries, unit windows and exterior amenities spaces inform the street-facing façade. a. Provide defined paths to building entry and/or unit entries from public sidewalk. b. Ground-floor units whose entry faces a public right-of-way or pedestrian sidewalk, shall have a defined private entrance (e.g. recessed, covered or raised as a stoop). c. Units with ground-floor windows or relites facing a public right-of-way shall consider lines of sight and facade design opportunities to enhance unit privacy. d. Upper-floor units which include street-facing exterior spaces or decks shall consider how the following architectural components contribute to the façade composition: recesses, projections, railings, and/or privacy screens.	Yes	Applicant Response: a. Defined paths from public walkways towards building entries are provided to buildings fronting 27th Ave SE. b. All main unit entries are internal to the breezeway corridor. However all ground floor units have a recessed patios (that are also raised above the public sidewalk elevation and covered) that provide usable, sheltered outdoor space for the tenant. The recreation building also has a defined path connecting it to the pedestrian right-of-way. c. The buildings along 27th Avenue are raised above the right of way sidewalk level providing physical separation and privacy. Landscaping will also be provided between the public pedestrian sidewalk and the apartment units. See also response to section 3.B.1(5) d. All balconies and patios will be provided with Metal powder-coated railings for safety and privacy.
Required	Section	Section text	Complies?	Analysis/Notes

Yes	4.B.2	<p>Façade Composition. Create a complimentary façade composition, particularly at street-facing facades. Consider all or some of the following strategies described in more detail throughout these design guidelines:</p> <ol style="list-style-type: none"> 1. Setbacks and modulation of building form (see 3.B.5 and 3.B.6) 2. Articulation of horizontal patterns and datums (see 4.B.3) 3. Modulation of building façade (see 4.B.4) 4. Windows – scale and sizes, distribution and groupings, and detailing (see 4.B.5) 5. Façade Materials and Details (see 4.B.6) 6. Rhythm or Weather Protection (see 5.B.5) 7. Signage (see 5.B.7) 	Yes	<p>Applicant Response:</p> <ol style="list-style-type: none"> 1. See response to section 3.B.5 and 3.B.6 2. See response to 4.B.3 3. Not Chosen 4. See response to 4.B.5 5. See response to 4.B.6 6. Weather protection – Not applicable due to the required building setback along the public street system. 7. Signage – Project signage will meet city standards upon permit submittal
May apply; choose two	4.B.3	<p>Horizontal Articulation of Façade</p> <ol style="list-style-type: none"> 1. Identify important horizontal datums, where appropriate; 2. Reinforce cornice line of the building; or 3. Reinforce the pedestrian experience ground-floor street-facing façade. 4. Select a minimum of two building elements that articulate the façade design. 5. Also consider the strategies in sections 5.B.5 Weather Protection and 5.B.7 Signage. 	Not Applicable	<p>Applicant Response: Section not chosen per section 4.B.1(3). See Responses to required sections 4.B.2 and 4.B.6 as well as sections 4.B.4 and 4.B.5 as our chosen two additional guideline sections.</p>
May apply; choose two	4.B.4	<p>Façade Modulation (Façade scale)</p> <ol style="list-style-type: none"> 1. Modulation is defined as the design manipulation of larger building elements, in order to: <ol style="list-style-type: none"> a. Reduce scale of large building facades or reinforce a building scale appropriate to the adjacent street frontage and neighboring buildings; b. Reinforce the character of a building's mass for form; and c. Add interest along the street. 2. Consider the use of all or some of the following architectural forms or elements: <ol style="list-style-type: none"> a. Façade recesses, such as porches or recessed decks or balconies; b. Façade projections, such as bay windows; c. A variety of window sizes; or d. Roof cornice articulation. 	Yes	<p>Applicant Response: .</p> <p>The building scale and massing has been design to be sensitive to adjacent properties. Recessed balconies and select extended bays have been designed with roof and wall features to read as individual elements, creating focal points within the larger facade and reducing the overall feel of building mass. Materials and colors have been applied to emphasize these elements. Additionally a variety of window sizes, groupings and articulation is proposed across each building elevation.</p>
May apply; choose two	4.B.5	<p>Window and Glazing Design</p> <p>Enhance the building façade design with window layout.</p> <ol style="list-style-type: none"> 1. Recommended at all street-facing facades. 2. Create an interesting rhythm and/or pattern of windows. Consider the following strategies: <ol style="list-style-type: none"> a. A variety of window sizes and types (e.g. fixed vs. operable); b. Incorporate individual and/or groupings of windows to create horizontal or vertical articulation; c. Consider recessed windows and/or projecting bay windows to add shadows and texture; and d. Consider high-quality detailing, integration of windows with siding and/or trim. 	Yes	<p>Applicant Response: The elevation of the clubhouse amenity building facing 27th Ave has be redesigned to provide ample glazing along the public pedestrian street front, using varied window patterns, including recessed elements.</p> <p>The residential buildings incorporate a variety of window sizes, groupings and articulation in order to create rhythm and visual interest across the building facade.</p>
Yes	4.B.6	<p>Façade Materials</p> <p>Enhance building facade appearance and visually reduce building bulk by incorporating an appropriate variety of high-quality materials. This guideline should be emphasized at all elevations, particularly street-facing facades. Consider all or some of the following strategies:</p>		

1	<p>Composition – use a combination of materials to create an interesting composition.</p> <p>a. A minimum of two different materials is required, each a minimum of 30% of the façade</p> <p>b. Consider these elements:</p> <p>i. Scale – use a combination of materials to reduce the scale of large facades</p> <p>ii. Texture – incorporate materials that create shadow lines</p> <p>iii. Detailing</p> <p>iv. Color</p>	<p>Board Review Required, two different materials are used, through color fiber cement and brick veneer. However, the brick veneer makes up less than 30% of the facade areas. The elevations do show a different pattern (lap siding and paneling) that creates the illusion of different materials over the the facades)</p>	<p>Applicant Response: Please refer to sheet A15 for proposed materials and color schemes.</p> <p>The materials proposed include Through-color Fiber cement panel, brick veneer, and fiber cement lap siding. These materials are applied in a way to emphasize horizontal and vertical modulation as well as create variation from building to building. The site incorporates two different color schemes, which aids in variation and navigability of the site.</p> <p>The North-facing elevations along 27th Ave incorporate high quality materials, including brick veneer and thru-color fiber cement panel, providing an elevated pedestrian experience along the public right of way. Touches of these high-quality materials are also incorporated into the North elevations of buildings A, B, D, E, and F to visually tie these buildings in with the street front. The South and East facing elevations utilize traditional lap siding, gable roof forms, and composition shingle roofing, which aligns with the character of the adjacent single family lots and ties in with the overall aesthetic of the project for a cohesive experience.</p>
2	<p>High quality materials – use natural high quality materials, in all building elevations that face a street or alley.</p> <p>a. High quality materials are required at ground floor level facing commercial areas and/or pedestrian oriented streets.</p> <p>b. Where building is adjacent to a historic and/or character structure, align the height of the high quality materials with the height of the adjacent development pattern. For example, where a historic structure is two or three stories, apply high quality materials to this height.</p> <p>c. At all street-facing facades, a minimum of 60% of the area of the elevation plane at all upper level floors are required to be high quality materials.</p> <p>d. All street-facing materials must be installed such as a way that they will wear well over time with normal maintenance.</p> <p>e. High quality materials are defined as natural materials that convey permanence, and include:</p> <p>i. brick and stone masonry,</p> <p>ii. glass,</p> <p>iii. cast in place concrete,</p> <p>iv. pre-cast concrete panels,</p> <p>v. metal cladding, including flush panel, corrugated, and lap sidings</p> <p>vi. concrete masonry units, including smooth, ground-face, and split-face,</p> <p>vii. wood siding and wood panels,</p> <p>viii. through-color fiber cement,</p> <p>ix. phenolic siding products,</p> <p>x. cement plaster stucco with appropriate control joints</p> <p>f. Avoid vinyl, plastics, and EFIS (synthetic stucco)</p> <p>g. New or specialized building materials not identified here will be considered on a case by case basis and will be evaluated for quality, durability, maintenance, design intent and compatibility with context and design guidelines.</p>	<p>Yes</p>	<p>Applicant Response: We are proposing two high quality materials, a brick veneer and a through-color fiber cement panel along with the window glazing. All elevations fronting the public right of way along 27th (Buildings C, H, G, and the amenity clubhouse) are designed with high quality materials on 100% of the ground floor elevation as well as on 60% of the upper level elevation area. Please refer to Sheet A14 for High Quality percentage Calculations.</p> <p>In addition to the ROW elevations, elements of high quality materials are carried throughout the site. Through-color fiber cement siding is incorporated onto all North-facing building elevations (Buildings A, B, D, E, and F) in order to visually tie into the street front. Brick veneer wraps the columns at each stair entry as these locations have the highest pedestrian exposure.</p> <p>Please refer to sheet A15 for proposed materials and colors.</p>
3	<p>Where high quality materials don't wrap side elevations, propose thoughtful transitions between various siding strategies.</p>	<p>Yes</p>	<p>Applicant Response: All materials wrap around outside corners to a natural break in the building modulation.</p>
4	<p>Maintain and reinforce the character of nearby historic and character structures by incorporating appropriate scale, materials, patterns, forms, and detailing into elements of the new building.</p>	<p>Not applicable</p>	
5	<p>Enhance ground-level street-facing facades with high-quality vandal resistant materials, where possible.</p>	<p>Yes</p>	<p>Applicant Response: High quality materials used on the ground level-street-facing-facades will be durable and vandal resistant</p>
6	<p>For parking structures:</p> <p>a. Incorporate high quality materials in the exterior materials and/or screening to allow light to penetrate into the garage while reducing the view(s) of parked cars from public spaces and rights of way, and</p> <p>b. Utilize similar materials, forms, and elements in both the garage and occupied portions of the building.</p>	<p>Not applicable</p>	

Part 5. Pedestrian Experience				
Required	Section	Section text	Complies?	Analysis/Notes
	5.B.1	Applicability and Requirements		
Yes	1	This section applies to all new construction and additions.	Yes	

No	2	Facade improvements to buildings located on pedestrian oriented streets are subject to sections 5.B.3 and 5.B.5.	Not applicable	Project is not located on a pedestrian oriented street
No	3	Parking structures: a. Must comply with Blank Wall Treatment → Street Facing Facades (5.B.8) and Strategies for Parking Garage Entrances and Parking Structures (5.B.9) b. Facades facing sidewalks shall include ground level retail/commercial spaces, storefront windows, displays and/or setbacks with landscaping or architectural screening. c. Building corners facing sidewalks should include ground level retail uses including storefront windows and/or displays. d. Shield views of the parked automobiles from the sidewalk areas in all locations not covered by corner treatment defined above.	Not applicable	
Yes	4	New buildings with ground-floor residential units: a. Private exterior amenity spaces or yards facing a public right-of-way or sidewalk shall provide a visual buffer using landscaping and/or decorative fencing or trellis to provide a privacy buffer which is still interesting and engaging of the street. b. Unit windows facing a public right-of-way, shall consider lines of sight and design opportunities to enhance unit privacy as well as pedestrian experience, including i. Changes in elevation so units are not right 'at grade', ii. Outdoor spaces, e.g. porches or patios; iii. Screening, e.g. planters, benches, or trellises; and iv. Landscaping and hardscaping	Yes Yes	Applicant Response: The ground floor units facing the 27th Ave SE frontage are elevated relative to the sidewalk within the public right-of-way. This vertical separation in addition with the horizontal setback provides a sense of separation between the public and private uses. Ground floor units are separated with additional landscape buffer depth by locating the major exterior wall of the buildings further away from the public walkway. Additional landscape buffer depth will assist in screening the line of sight from the public walkway
Required	Section	Section text	Complies?	Analysis/Notes
Yes	5.B.2	Wayfinding Elements and Strategies. Recommended at all street-facing facades.	Yes	
	1	Consider some or all of the following strategies: a. Special building massing forms b. Façade composition c. Weather protection at primary entry d. Lighting e. Signage	Yes	Applicant Response: Prominent Entry Porches are distributed at each building entry to designate the appropriate route of travel. These Entry Porches also acts as an additional buffer depth from the public walkway towards each street-facing building.
	2	Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.	Yes	Applicant Response: As the majority of traffic to the proposed project site will be originating from Meridian to the west, the applicant team has repositioned the clubhouse building on the east/uphill side of the central vehicle entry access point. This location will be visually prominent to approaching vehicle and pedestrian traffic and allow sufficient time for visitors to recognize the structure as the main public destination within the project site. The distinctive visual forms and enhanced glazing add to the prominent physical forms that will naturally provide wayfinding identifiers. The clubhouse buildings is also now visible from nearly all points within the site as an elongated east/west central axis and open space has been incorporated in the revised site design.
	3	Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.	Not applicable	Staff Analysis: There are no prominent civic spaces in close proximity to this site.
	4	Reinforce the horizontal character of abutting structures using cornice and weather protection elements.	Not applicable	Staff Analysis: No cornice line for gable roofs; Weather protection elements not required for this project.
	5	Signage bands or stand-alone signs can be standard flat sign panels or incorporated into a more artistic logo created through the use of sculptural elements (also refer to City of Puyallup Sign Code).	Yes	Applicant Response: All building and monument signage will be designed meet Puyallup City Code, signs to be deferred submittal item.
Yes	5.B.3	Ground Level Transparency. Provide safety and a warm and inviting atmosphere.	Yes	
	1	Encouraged at new commercial and retail spaces at ground-level street-facing facades on major street frontages.	Yes	Applicant Response: The project is not proposing any commercial or retail component, this section does not apply. The clubhouse building has been repositioned and redesigned to locate more of the public and gathering spaces along the street frontage with additional glazing added in these locations to enhance the curb-appeal and transparency of the clubhouse.
	2	Encouraged at building entries and doorways for safety and an open and inviting atmosphere	Yes	Applicant Response: Glazing is included at the entry points of the clubhouse structure.
	3	Provide glazed doorways where appropriate.	Yes	Applicant Response: Glazing is included at the entry points of the clubhouse structure. Glazing is not included in the individual unit main entry doors for privacy of the tenant, however a peephole will be provided for security purposes. The doors from the individual units to the private attached patio/deck space will be glazed to create an inviting visual connection between those spaces.

	4	A minimum of 60% transparency within the pedestrian view plane should be achieved for commercial and/or mixed-use developments.	Needs Board Review	Applicant Response: The proposed project consists of multi-family residential use with an accessory clubhouse facility for resident use. No commercial or retail component is proposed in the project and therefore no structures are subject to the 60% threshold.
	5	A minimum of 30% transparency within the pedestrian view plane should be achieved for ground floor residential buildings.	Needs Board Review	Applicant Response: The minimum 30% transparency at ground floor residential units is achieved, see elevation transparency diagrams on sheet A16 for specific compliance information. The clubhouse house structure proposed for the project is an accessory use to the multi-family residential project and the applicant team wanted to highlight this structure based on its location on the site and opportunity to aid in the overall marketing and placemaking for the project. As such additional glazing within the pedestrian view plane is proposed at 44%, see clubhouse elevation diagram on sheet A16.
	6	For character structures, see Part 2.	Not applicable	
Yes	5.B.4	Building Entries. Enhance public safety while reducing opportunities for vandalism. Building entries include commercial building entries, residential building entries, garage entries, fire exits, and service/utility access. This strategy is required at all street-facing façades.	Yes	
	1	Align primary building entries with pedestrian points of access. Consider transit stops, cross walks, public open spaces, and/or building design (massing and façade) strategies.	Yes	Staff Analysis: Buildings J, K, Rec, A, & C are aligned closest to the street, however, buildings D & E, are positioned farther back from the street frontage. Applicant Response: The applicant team has taken the staff analysis comment issued 10/25/22 and revised to the site plan to reposition buildings in a way that strengthen the street presence of the project by increasing the percentage of the linear street frontage that has primary/front facing buildings along 27th Ave and increases the overall percentage of the building frontage along the north property line. The resulting revised plan has reduced the length of parking located along the frontage by 130 feet on the east section of the site (206 feet compared to 340 feet), and increased primary/front elevation frontage by 162 feet (642.5 feet compared to 480.5 feet). As the site is predominantly accessed from Meridian to the west of the site, the revised layout focused building placement from west to east, due to the grading present on this site the team did have to keep one building oriented on the north/south axis and set back further from the street at the eastern end of the site to meet the other measures of the PDDG and PCC (namely parking distance to units served).
	2	Avoid locating garage entries and building services (utility and/or trash rooms) along the primary pedestrian façade.	Yes	Applicant Response: A trash compactor enclosure has been located at the midpoint of the western property line, backing up the neighboring commercial use and away from the proposed residential buildings to minimize noise and smell impact of the future residents of the community. Nine small recycling collection point enclosures are located throughout the site within the service distance outlined in the PCC. Recycling would be collected from these smaller enclosures by property management staff and relocated to the proposed consolidated recycling staging enclosure located in the northeast corner of the site where the collection agency would be able to provide collection services with their standard trucks. All of these locations are located away from primary building entries and allow ample landscape screen opportunities.
	3	Primary building entries and lobbies: a. Provide defined paths to building entry from public sidewalk. b. Consider how façade design, weather protection, lighting, signage, and site design (hardscaping and landscaping) contribute to building entry experience. c. Building entries and lobbies should include high quality materials.	Yes	Applicant Response: Pathways are included at all primary building entries which lead directly from the sidewalk to building entries facing public right of way and are provided for both recreation building and residential buildings. The building entries include brick detailing and wood panel detailing along with weather protection to create attractive and easily identifiable entry points.
	4	Residential unit (or building) entries should provide a visual transition from the sidewalk including: a. Changes in elevation, e.g. stoops; b. Outdoor spaces, e.g. porches or patios; c. Screening, e.g. planters, benches, or trellises; and d. Landscaping and hardscaping	Yes	Applicant Response: The primary building entries along the 27th Avenue frontage are designed with elevated entrances to signify the transition between the public realm of the sidewalk and the semi-private nature of the building entry. Short stair runs connect the entries to the public sidewalk and are flanked by decorative landscape elements.
	5	Provide screens, rolling doors, or other devices to reduce or eliminate small recessed/sheltered areas at non-public doorways where loitering and/or vandalism could occur.	Yes	Applicant Response: The residential buildings are designed with breezeway corridors that are configured as a straight corridor through from one side of the building to the other. This design eliminates any small recessed areas that might otherwise attract loiterers in the semi-public spaces of the buildings. railing at Patios for further demarcation of private realm.
	6	Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design of a building's ground level and surrounding site areas. Principles include: "Eyes on the street" for public surveillance, direct sight lines to building or garage entries, use of glazing in stairs and elevators, use of a variety of pedestrian and building lighting, minimize physical obstructions (over 30 inches tall or wide), eliminate dark garage or doorway refuge areas, and/or provide clean and inviting public spaces.	Yes	Applicant Response: The applicant team revised to the site plan and repositioned buildings in a way that positions the buildings to more optimally encourage natural surveillance of the parking and open space areas. Many of the site walls were minimized or eliminated to reduce the occurrence of possible "blind spots" throughout the site, and pedestrian scale lighting along internal pathways, corridor lighting and parking lot lighting minimize dark corners or areas.

Yes	5.B.5	Pedestrian Weather Protection. Improve the downtown pedestrian experience through weather protection. Weather protection can be achieved by use of a canopy or awning as described in the guidelines below.	Not applicable	Applicant Response: the proposed project does not meet the definition of any of the required locations outlined in 5.B.5.1, therefore the weather protection guidelines of 5.B.5.1 and 5.B.5.2 are not applicable.
	1	Pedestrian weather protection required at: a. Adjacent to transit stops b. Properties located in the CBD-Core zone. c. At new primary building entries and at new ground floor commercial d. All new nonresidential projects located outside CBD-Core are encouraged to incorporate pedestrian weather protection.	Not applicable	Applicant Response: the proposed project does not meet the definition of any of the required locations outlined in 5.B.5.1, therefore weather protection is not required.
	2	Proposed weather-protection should meet the following strategies: a. High quality materials b. 5-foot minimum depth. Breaks or notches may be necessary to accommodate street lights, light poles, etc. c. Continuous sidewalk coverage should be utilized to the furthest extent possible for properties located in the CBD-Core zone. d. Canopies and awnings should be designed to a size, shape and module to fit and enhance the building's articulation and fenestrations. They should not obscure or cover ornamental or architectural features of the building (i.e., rooflines, arches, cornice, banding, etc.). e. Canopies: i. Canopies should be constructed using high quality materials such as steel and/or other metals. f. Awnings: i. Awnings should have open ends and bottom, called "shed awnings", to minimize obstructed views of the storefront and building features. ii. Architectural fabric, in a matte finish suitable for outdoor use, should be used and cover the front of the awning frame. Awnings should be UV-resistant. Awnings made of shiny or high-gloss materials are discouraged. g. Transit Stops: When transit stops are abutting the site, provide seating and weather protection as part of the facade and/ or sidewalk design (coordinate with Pierce Transit).	Yes	Applicant Response: the proposed project does not meet the definition of any of the required locations outlined in 5.B.5.1, therefore weather protection is not required. The applicant has elected to provide the primary building entrances with weather protection as a design element to enhance overall building design and to assist with pedestrian way-finding throughout the project site.
Yes	5.B.6	Lighting 1. Provide lighting to create an inviting and safe pedestrian environment.	Yes	Applicant Response: Parking light poles, Main Entry Porch lights and pedestrian scale bollards in select locations will be strategically located throughout the site by an electrical engineer consultant. Site lighting plans to be submitted with building permit applications.
Yes	5.B.7	Signage 1. Signage bands or standalone signs can be standard flat sign panels or incorporated into a more artistic logo created through the use of sculptural elements (also refer to City of Puyallup Sign Code, PMC 20.60).	Yes	Applicant Response: All building and monument signage will be designed meet Puyallup City Code, signs to be deferred submittal item.
Yes	5.B.8	Blank Wall Treatment – Street Facing Facades. Improve the pedestrian experience by reducing the visual impact of blank walls through the use of embellishment, particularly along sidewalks.	Yes	Applicant Response: The site plan has been reconfigured to maximize front elevations addressing 27th Ave SE, eliminating any blank walls on the street facing facades.
	1	Avoid blank walls along sidewalks and pedestrian areas.	Yes	Applicant Response: The buildings have been redesigned to incorporate a higher level of modulation, glazing and material placement that eliminates any wall segments that would be over the threshold to be considered "blank walls"
	2	Incorporate multiple materials and a varied layout within any facades containing walls without modulation over 30 feet in length or 400 square feet in area to create visual interest, choose one: a. Variety of material types (2 minimum), color, texture and/or accents. Accent materials must cover a minimum of 20% of the area of the wall and may include glazing, relief artwork, or painted murals; or b. Painted murals for firewalls or party walls; or c. Vine wall or evergreen screen contained within a 3 feet minimum width planting bed. Metal or wood vine structure (trellis or wire/vine system) should be at least 7 feet high placed every 10 feet on center along length of wall. Each bed must be irrigated and planted with climbing vines and groundcovers sufficient to cover the trellis within three (3) years.	Yes	Applicant Response: The buildings have been redesigned to incorporate a higher level of modulation, glazing and material placement that eliminates any wall segments that would be over the threshold to be considered "blank walls". All facades now include a minimum of 2 material types and 2 colors in addition to glazing and wall plane modulations.
No	5.B.9	Strategies for Parking Garage Entrances and Parking Structures	Not applicable	
	1	Vehicular garage entries and vehicular service areas should be located on a building facade(s) facing away from the primary street. a. Where building is adjacent to an alley, locate garage entry/exits from alley, unless unfeasible. If unfeasible, please clarify why and/or how. b. If no alley exists, locate garage entry/exits behind and/or as far from the primary pedestrian entry and/or primary ground-floor use.	Not applicable	
	2	Minimize size and visual impact of the entry portal.	Not applicable	
	3	Primary garage elevator entry should be visible and accessible from the public sidewalk.	Not applicable	
	4	Glaze all stairwells and elevator shafts and provide direct access to sidewalks.	Not applicable	

5	Facades facing sidewalks shall include c. ground level retail /commercial spaces, d. storefront windows/ displays, and/or e. setbacks with landscaping or architectural screening.	Not applicable	
6	Building corners facing sidewalks shall include ground level retail uses including storefront windows, and/or displays.	Not applicable	

