



## Multi-Family Design Review

PMC 20.26.200

**City of Puyallup**  
Development Services  
333 S. Meridian  
Puyallup, WA 98371  
Phone: 253-864-4165  
www.cityofpuyallup.org

Use this form to apply for design review for multi-family developments (4 or more units) within any zone other than CBD, CBD-Core, RM-Core, Mixed Use Design Review Overlay (MX-DRO), or the RM-20 zone within the Downtown Planned Action Area. Design review requirements for multi-family developments (in all zones except those listed above) can be found in Puyallup Municipal Code 20.26.200.

This design review application shall be included as a supplemental form with the permit package for companion permits for the project (e.g. submitted with the project's preliminary site plan permit, building permit, or other associated permit rather than as a stand-alone application). If you have any questions, please contact the Development Services Center at (253) 864-4165. Please note that incomplete application packets may cause a delay in the review of your application.

### Submittal Checklist:

I **electronic copy of entire submittal package which includes:**

I copy of completed application form

I copy of scaled elevation drawings of project

I copy of scaled project site plan

**Application Fee** N/A

Note: The following building activities are **exempt** from duplex/triplex design review:

- Any building activity that does not require a building permit;
- Interior construction work which does not alter the exterior of the structure;
- Normal building maintenance including the repair or maintenance of structural members

Rev: 7/2020

## APPLICATION INFORMATION

### Site Information

Parcel Number-0420267003,7008,70027,7007,7028,7001 &7013

Street Address 704 25th ST E

### Applicant Information

Name Azure Green Consultants

Street Address 409 E Pioneer

City Puyallup State WA Zip 98372

Phone 253.770.3144 E-mail paul@mailagc.com

### Owner Information

Name Kilcha Sykra

Street Address 629 21st St SE

City Puyallup State WA Zip 98372

Phone 253.381.7098 E-mail skilcha@live.com

### Nature of Request (please be specific)

Develop 7 parcels 11.68 acres into new 82 apartment units and existing 6 single family houses to remain.

## SUBMITTAL REQUIREMENTS

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The following items must be included with application submittal.

**Completed application form, signed and dated. Please print or type your reply to each question. Do not leave any questions unanswered, doing so will make your application incomplete.**

**8 ½" X 11" site plan, dimensioned, drawn to scale and including the following items:**

- Scale bar shown on each page
- The boundaries of the property
- Dimensions of property and square footage of property
- Location of existing and proposed structures indicating setback distances from property lines and square footage of each structure
- Parking area
- North Arrow

**Elevation drawings detailing design elements:**

- Scaled drawing with a scale bar shown on each page
- The type of exterior materials and color (where applicable)
- Exterior finishes for buildings and accessory structures
- Elevation detailing of entrances and windows
- Elevation details of exterior lighting also including the type, style and model of exterior lighting fixtures (where applicable)
- Detailing of roof design, to include information regarding pitch and length
- Other information as needed

SITE INFORMATION	
Zoning Designation (visit <a href="http://www.cityofpuyallup.org/InteractiveWebMaps">www.cityofpuyallup.org/InteractiveWebMaps</a> to look up the zone)	RS-4
Total Building Area (Sq. Ft.)	50,292
Year of Original Construction	

## CRITERIA

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The following criteria must be met in order for the Development Services to approve a design review of the development. **Please describe FULLY how your proposal is consistent with each of these criteria.** "Yes" or "No" answers are not acceptable.

- 1. Organizing the Site Design:** For all multiple-family projects over two acres in size, at least one of the following principles must be utilized. Out of the listed options indicate what arrangement your development will use.
  - A:** Dwelling units arranged around courtyards.
  - B:** Dwelling units organized along a traditional street system.
  - C:** Dwelling units oriented towards a major natural feature on or directly adjacent to the site, including an environmentally critical area and associated buffer, or a stand of significant trees exceeding three acres in size protected within a native growth easement or designated open space area.

Describe how the organization of your site design meets your indicated method from the list above.

Buildings are oriented towards streets, landscaped courtyard or wetland/associated buffer.

- If you selected **A** go to **question 2 and skip questions 3 and 4.**
- If you selected **B** go to **question 3 and skip questions 2 and 4.**
- If you selected **C** go to **question 4 and skip questions 2 and 3.**
- If your project is **below 2 acres** in size skip to **question 5.**

2. **Courtyards Organization for “A”:** If you selected option “A” above, the following standards must be met.

The size of the courtyard space, or series of courtyard spaces, shall be no smaller than 30 percent of required common open space. A portion of the courtyard space, not to exceed 40 percent of the total, may be private open space.

The length of the courtyard space shall be no greater than twice the width. The courtyard space may be secured with fences and gates.

The courtyard space shall be unobstructed from the ground to the sky bound on three or more sides constituting enclosure of 60 percent (as measured such that 100 percent creates total enclosure) or more of the space.

*Enclosure of the courtyard may be achieved by any of the following means and combinations thereof:*

Walls of one or more building.

A continuous row of plants which will achieve a height of at least six feet within three years of planting.

Walls higher than six feet.

Berms with a continuous row of plants which will achieve a height of at least six feet within three years of planting from the original grade.

Natural earth forms steeper than 40 percent grade and higher than 10 feet.

**Courtyards shall contain a mix of hard surface walkways and landscaped space with the following amenities:**

At least two of the following pedestrian amenities must be provided in the space:

Seating unit <sup>1</sup>

Sculpture <sup>2</sup>

Active play area<sup>3</sup>

The landscaped space shall be at least 10 percent of the courtyard space lying inside the perimeter landscape space and shall include the following planting materials:

Shrubs, spaced no more than five feet on center in all landscape areas except lawn areas;

Trees (deciduous or evergreen), at least one per 500 square feet of required courtyard area. Trees must be at least six feet tall at planting;

Ground cover, sufficient to cover within a three-year period 75 percent of landscape area not otherwise covered with shrubs or lawn.

At least one window or glass door from a primary room (i.e., kitchen or living room) of each dwelling unit that surrounds the courtyard must face the courtyard.

Describe how these standards are represented in your design.

Courtyard contains hard surface walkways and landscaped area.  
Pedestrian amenities (bbq grill, table/seating, sculpture) are provided  
Landscape planter areas have ground covers, shrubs and trees.

3. **Street System for “B”:** If you selected option “B” above, the following standards must be met.

Streets upon which the dwelling units are oriented toward shall be organized by blocks that do not exceed 500 feet in length for the purpose of breaking up the scale of the development pattern.

The street pavement width shall not exceed 10 feet above the minimum width of a street based on its functional classification or most appropriate classification if the street is private.

Garages integrated into residential buildings may be accessed from the street; provided, that the street-facing facade has a total window area (excluding window openings into the garage) that is at least 50 percent of the total area of any garage door openings on the same facade

Parallel parking is permitted along both sides of the street. Perpendicular or angled parking spaces are not permitted except in groupings of six stalls with at least 100 feet of street front between groupings.

Dwelling units shall have their entrance and front facade oriented to the traditional street system.

<sup>1</sup> A “seating unit” shall consist of one minimum 12-foot-long bench or ledge seating area for every six ground floor units within 30 feet of the courtyard perimeter

<sup>2</sup> A “sculpture” is a piece of three-dimensional art that can be appraised as having artistic value

<sup>3</sup> An “active play area” shall consist of an area no smaller than 12 feet by 12 feet containing recreational facilities such as a big toy, jungle gym, basketball court or volleyball court.

For dwelling units oriented to the street, at least one window or door from a primary room (i.e., kitchen or living room) of each dwelling unit must face the street.

The front facade facing the traditional street system shall be characterized by modulating intervals no wider than 24 feet with at least a two-foot offset between each interval.

Roofline variety of buildings taller than one story utilizing the traditional streetscape system orientation shall include at least two feet in elevation change or offset distance between any continuous roofline segment over 24 feet in length.

Describe how these standards are represented in your design.

Building facade is modulated with 2 ft offset using different finish materials and bay windows. The offset creates not only break in the building volume and finish materials but also creates shadow to the building and make the building modulated. Gable roof with pitched roof creates more residential scale roof and building form. Buildings are facing either streets, landscaped courtyard or wetland/associated buffer

4. **SIGNIFICANT NATURAL FEATURE FOR “C”:** DWELLING UNITS SHALL BE ORIENTED TOWARDS A MAJOR NATURAL FEATURE ON OR DIRECTLY ADJACENT TO THE SITE, INCLUDING AN ENVIRONMENTALLY CRITICAL AREA AND ASSOCIATED BUFFER, OR A STAND OF SIGNIFICANT TREES EXCEEDING THREE ACRES IN SIZE PROTECTED WITHIN A NATIVE GROWTH EASEMENT OR DESIGNATED OPEN SPACE AREA.

Describe how these standards are represented in your design.

Buildings are facing either streets, landscaped courtyard or wetland/associated buffer.

5. **How many units per building does your design have?**

20-21 per building

\*\*\*Based on your answer to the number of units your building has in question 4 the follow rules apply to questions 5 and 6:

- For 12 or fewer units per building; **at least 2 features from question 5 and 2 features from question 6.**
- For 13 to 24 units per building; **at least 3 features from question 5 and 3 features from question 6.**
- For over 25 units per building; **at least 4 features from question 5 and 4 features from question 6.**

6. **Architectural Massing:** Multifamily buildings must include the following architectural design features. Out of the listed options indicate what features your design will use based on your answer to question 4.

Top floor setbacks on one or two sides of at least 10 feet.

Modulating building facade characterized by intervals no wider than 24 feet with at least a two-foot offset between each interval.

Angled facets, at least two per required building wall interval, including bay windows, covered entrances, and other similar features projecting out from the front facade at least three feet.

Roofline variety in buildings over one story in height such that no ridgeline is greater than 24 feet in length without a two-foot vertical or sloped offset that creates a new ridgeline that is at least 10 feet in length.

A stand of trees with a canopy of 1,000 square feet (as measured in frontal view rather than top view) located no farther than 20 feet from a facade of the building, consisting of either existing trees, or planted trees.

Describe how the standards you selected represented in your design.

Building facade is modulated with 2 ft offset using different finish materials and bay windows. The offset creates not only break in the building volume and finish materials but also creates shadow to the building and make the building modulated. Gable roof with pitched roof creates more residential scale roof and building form.

7. **Building Articulation:** The following design features must be incorporated into multifamily buildings. Out of the listed options indicate what features your design will use based on your answer to question 4.

Awnings or canopies above or window boxes below every window of an entire story or building interval grouping to distinguish one section of a building from another.

Variation in the number of stories between intervals of the building.

Variation of colors between building intervals; provided, that the applicant shall submit the color palette showing distinct colors selected by the applicant.

Between the stories of a building, a change in materials or color separated by continuous horizontal trim bands, continuous horizontal decorative masonry, or a recess or projection by at least two feet.

Describe how the standards you selected represented in your design.

Building facade is modulated with 2 ft offset using different finish materials and bay windows. The offset creates not only break in the building volume and finish materials but also creates shadow to the building and make the building modulated. Gable roof with pitched roof creates more residential scale roof and building form. Between the stories of building, different materials/paint colors are proposed.

8. **Variety:** The following design features must be incorporated into multifamily buildings.

Individual multifamily buildings with more than 24 units shall be characterized by variation in the application of materials, colors and fenestration details at any point where modulation is required under the provisions of subsection (4) of this section. For example, siding materials or colors may be alternated between building sections; accent siding materials and prominent siding materials may also be reversed; projecting bay or box windows may be used on alternating facade sections.

Multiple buildings on a single site shall not be exact or close replicas of each other. While common materials, colors and styles are acceptable, each building shall be unique in terms of its general massing design and fenestration design. Variety in designs shall be achieved by variation in each building's footprint, rooflines, facade modulation, and window arrangement. Color and materials shall also be varied.

Describe how these standards are represented in your design.

There are 4 buildings proposed A, B, C, D. Each building facade is modulated with 2 ft offset using different finish materials and bay windows. The offset creates not only break in the building volume and finish materials but also creates shadow to the building and make the building modulated. Gable roof with pitched roof creates more residential scale roof and building form. Each building's floor layout are identical and common materials and colors are proposed but alternated finish materials and paint colors create variation in buildings.

9. **Treatment of Building Entrances:** At least two of the following entrance features shall be included in the project design. Out of the listed options indicate what features your design will use.

Porches protected by a roof overhang or canopy.

Wall material within the entryway that is different and distinct from the material of the front façade.

Varied color scheme of the entry space walls.

Varied exterior entry door styles and lighting for each entry.

Trim detailing around the exterior entry doors and windows.

Differentiation among front entry designs by such means as variation in porch roof designs, column and balustrade designs, entry court designs (e.g., courtyard walls, gates, paving and landscaping), door designs and (in conjunction with other variation techniques) door colors.

Describe how are the entrances architectural design features you selected represented in your development.

The entrances are projecting out 3 feet and protected by the second floor overhang. The wall material within the entryway has different material from the material of the front facade.

**\*\*\*If your project DOES NOT abut a RS Single-Family Zone District skip questions 8 and 9\*\*\***

10. **Abutting RS Single-Family Zone Districts:** At least two of the following design features shall be used in the design of multiple-family buildings abutting the RS zone district. Out of the listed options indicate what features your design will use.

Orientation of the narrowest end of building toward the abutting RS zone district. The horizontal length of the facade which is parallel to and oriented to the RS zone boundary shall not exceed 40 feet in width.

Provision of a 15-foot-wide landscaped buffer consisting of continuous row of trees and a six-foot-tall wood opaque fence, masonry wall or vegetative screen or a native growth protection easement with a minimum width of 25 feet along the boundary between the multiple-family project and the abutting RS zone district.

Windows shall only be placed on the wall facing the abutting RS zone district if they are opaque or higher than seven feet above the floor elevation of each floor.

Describe how these standards are represented in your design.

Narrow end of building faces toward the abutting RS zone.  
Windows are placed toward the street or courtyard.



11. **Setback & Step-back: ....**

Setback. Multiple-family buildings shall maintain a setback of 25 feet along all property lines abutting RS zone districts.

Third-Floor Step-back. Multiple-family buildings within 50 feet of an RS zone district shall not exceed two stories unless the exterior walls and roof of the third story are stepped back at least seven feet from the second floor exterior walls that face the RS zone district.

Describe how the treatment of entrances architectural design features you selected are represented in your development.

2 story apartment buildings are proposed and buildings are located more than 25 feet from the properties abutting RS zone.

12. **Exterior Stairway:** On buildings three or more stories tall, exterior stairways leading up or down to multiple story dwelling unit front entrances shall have a minimum width of eight feet.

Describe how your design meets this requirement.

2 story buildings and internal stairs are proposed.

13. **Parking Lot Standards:** A minimum of two of the following design features shall be selected in the design of multiple-family buildings abutting the RS zone district. Out of the listed options indicate what arrangement your development will use.

Rows of angled or perpendicular parking stalls shall not be allowed over a continuous distance of more than 120 feet without a landscape break consisting of an area at least 100 square feet in size and at least one tree.

Carports shall not exceed 72 feet in length.

For parking areas with over 20 stalls, sidewalks or designated pedestrian paths/routes shall be provided from parking areas to residential units.

Parking stalls shall not be located nor positioned to cause headlights to shine into windows of residential units.

Structured parking garages proposed in the RM-Core zone shall be subject to the "Parking Structure" section of the Downtown Design Guidelines, which shall be administratively applied.

Describe how these standards are represented in your design.

Min of 100 sf of landscape islands are provided at no more than 120 feet of surface parking.  
Sidewalks are provided from parking areas to building entrances.

14. **Accessory Buildings and Trash & Recycling Receptacles:** The following design features must be utilized in the design of accessory buildings and trash and recycling receptacles in multiple-family projects.

Accessory buildings shall contain the same building materials and – where roofed – roofing materials and roof forms as those used on the primary residential structures.

Trash and recycling shall be visually screened from streets and adjacent properties by: (i) substantial sight-obscuring landscaping which will achieve a height of at least six feet within three years of planting; or (ii) an enclosure constructed of the same siding materials used on the primary residential structures.

If the same building materials are discontinued or otherwise unavailable, an alternate material that closely resembles the original material may be used.

Describe how these standards are represented in your design.

There are 2 types of accessory buildings. Detached garages and trash enclosures. Both of them contain the same building finish materials and same roofing materials and pitched roofs are proposed.

## CERTIFICATION

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements.

**RIGHT OF ENTRY:** By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant:  \_\_\_\_\_ Date: 12/15/2022

Describe how these standards are represented in your design.

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Describe how these standards are represented in your design.

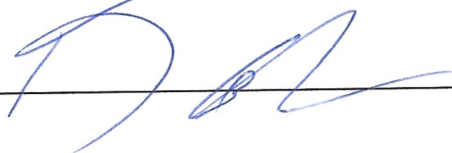
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Signature of Property Owner:



Date 1-31-2023

Signature of Applicant:



Date: 12/15/2022