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Architects, INC

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Chris Beale, Senior Planner  
City of Puyallup  
333 South Meridian  
Puyallup, WA 98371

RE: PUYALLUP SECOND STREET APARTMENTS

Dear Mr. Beale,

The following is a brief summary of the City of Puyallup, Downtown Design Guidelines as they apply to the Puyallup Second Street Apartments.

### **Part 1 Introduction**

Goal: To establish a flexible framework for creating diverse and high-quality commercial, mixed-use, and multi-family residential construction projects in the CBD zone.

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.

Table 1C Requires this project to adhere to Parts 1, 3, 4, and 5 of the Downtown Design Guidelines. Part 2 relates to significant Buildings which would not apply to this project.

### **Part 3 Building Design – Form and Massing**

2. New buildings 10,000 s.f. or larger must comply with Site and Neighborhood Context (3.B.2) and Exterior Public Space (3.B.7) as well as a minimum of two additional guidelines from this chapter.
4. New buildings in transition areas. Mitigate impact by applying 3.B.3 and 3.B.6.
5. Residence only buildings.
  - a. Where building form creates exterior ground floor amenity space(s), provide a landscaped or architectural transition between the private space and adjacent public space.
  - 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.

Based on the proposed building size and transition zone the project needs to meet Design Guidelines 3.B.2, 3.B.3, 3.B.6 and 3.B.7.

### 3.B.2 Site and Neighborhood Context

The property has a park to the west, a car lot and single-family residence to the north, single-family to the northeast, multi-family to the east, and commercial to the south. There do not appear to be significant historical buildings near this site. The proposed building is comprised of (3) three stories. The building is oriented along the long access of the site presenting a long elevation along 2<sup>nd</sup> St. N.E. The long side of the building faces the park across the street, providing the building residents with a nice view to the west. The east side of the building will have territorial and Mt. Rainier views from the upper floors.

The site is well suited to attract tenants interested in living within walking distance of the Sounder Station and downtown Puyallup. Developing this site with a (3) three-story residential building may ultimately define the northern edge of the downtown core development and could help influence re-development between this site and City Hall.

### 3.B.3 Building Scale and Bulk

The design raises the existing sunken topography of the site to meet the pedestrian level. The bulk of the (3) three-story building is broken up by projection of gable roof sections, openings for common corridors and stairwells, recessed covered patio, and deck spaces with projected nested gables above supported by posts and beams. Recesses and projections from façade framing on the west and south sides provide pattern, shadow, and interest to the walls. Landscaping adjacent to the building on the south and west sides, along with landscape islands on the north and east sides of the building, softens the overall scale and bulk of the building. A 15' perimeter landscape strip along the north and east property lines provides a substantial buffer to adjacent properties. The use of (4) four siding types adds visual interest and breaks up the bulk of the rectangular building.

### 3.B.6 Modulation and Building Form

#### 1. Horizontal Patterns

The design emphasizes horizontal patterns with lap siding used as the primary siding. Horizontal belly-band trim between floor levels adds additional interest. Traditional colored stucco on the street elevations creates a strong horizontal base for the building.

#### 2. Corner Buildings

The Southwest corner is recognized with decorative and functional massing elements including projection of 2<sup>nd</sup> and 3<sup>rd</sup> floor decks. The darker-colored wood shake siding is extended to cover a large area of the corner to create a focal point. A large corner roof gable accents the corner features. Symmetrical landscaping around the ground floor private patio adds visual interest and privacy for tenants. Public benches are added to the corner and along 2<sup>nd</sup> St. N.E. to promote community use.

### 3. Roof Articulation

The building is trussed with a combination of a hipped roof, gables, and nested gable roof design. Projected decks with post and beam support and projected gable roofs help break up the façade.

### 4. Historic Structures – Project site is not located adjacent to historic structures.

#### 3.B.7 Exterior Public Space, Interior Galleria or Arcade Space

A generously sized sidewalk with benches along 2<sup>nd</sup> St. N.E. (west side) and 5<sup>th</sup> Ave. N.E. (south side) encourages comfortable pedestrian traffic. The bus stop location at the public sidewalk along 2<sup>nd</sup> Street offers easy access to City Hall shopping areas and parks to the South, as well as River Rd. businesses to the North. Landscape softens and buffers the new building from pedestrians and exterior public space.

The section requires projects to “provide 5-10% of the building’s gross square footage of retail and commercial space to serve as exterior public plaza, expanded sidewalk zone(s) interior arcade, or galleria space”. As this project does not have any retail or commercial space, this requirement would not apply.

## Part 4 Design Intent for Downtown Building Facades

A minimum of two strategies are to be used from the list. The list includes Façade Composition, Horizontal Articulation, Modulation, Window Design, Facade Materials. New buildings over 10,000 s.f. must comply with 4.B.2 and 4.B.6 along with two additional guidelines in this chapter.

### 4.B.2 Façade Composition

The facades are composed of several elements arranged in a balanced manner: Decks that project outward and recess into the structure, adding shadow lines and strong visual impact, dark stucco siding at the first-floor anchors the structure, and lighter lap siding at the center of the building minimizes its bulk.

### 4.B.4 Façade Modulation (Façade scale)

Windows, decks, and roof articulation visually break up the building mass into smaller components. (2) open corridors and stairwells break up the building scale into (3) smaller sections. Window/door trim, horizontal belly-band trim, and trim at all corners of the building also serve to break up the scale of the building for a comfortable residential aesthetic.

### 4.B.5 Window and Glazing Design

Windows are arranged in logical patterns with consistent, but not perfectly symmetrical size and spacing for interest without undue repetition.

#### 4.B.6 Façade Materials

Street facades on the south and west sides of the building contain (4) four high-quality finish materials as defined by the City on the street-facing south and west sides of the building: (1) Traditional Stucco, (2) horizontal wood lap siding, (3) wood shake siding, and (4) wood board & batten siding. Similar Hardie products that match high-quality siding products in general profile and color will be used on the north and east sides of the building and painted to match materials on the south and west sides. Junctions of corners where different siding materials are used have 4" corner trim to separate materials.

### Part 5 Pedestrian Experience

From the code: "New buildings with ground floor units with private exterior amenity spaces or yards facing public sidewalk shall provide a visual buffer using landscaping or fencing or trellis." The proposed building provides a landscape buffer between the pedestrian level and private dwelling units. Also, powder-coated aluminum fencing and hedge-style landscaping around ground-floor patios offer additional privacy and security for tenants, while providing pedestrians with a pleasant visual experience.

Buildings located on pedestrian-oriented streets are subject to sections 5.B.3 and 5.B.5.

#### 5.B.3 Ground Level Transparency

On the long, west side of the proposed building, facing 2<sup>nd</sup> St. N.E., ground-level transparency meets requirements with 31% transparency achieved. The west side is the prominent side of the building adjacent to the pedestrian walkway. The shorter south side of the building facing 5<sup>th</sup> Ave. N.E. does not meet the requirement for ground-level transparency with only 11% glazing achieved. However, adding additional glazing to the bedroom suites in those units seems unsatisfactory regarding privacy for residents.

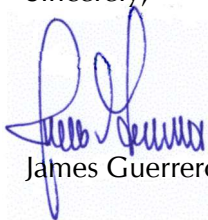
#### 5.B.5 Pedestrian Weather Protection

Weather protection is provided for tenants at every unit entrance in (2) two covered corridors/stairwells.

#### 5.B.8 Blank Wall Treatment

There are no blank walls on any side of the new building. Each side is broken up by building recesses and projections, (4) four siding types, covered decks, trim, and glazing.

Sincerely,



James Guerrero, AIA