



Design Review & Historic Preservation Board Meeting Agenda

The Design Review & Historic Preservation Board meeting will be held in person in Council Chambers on the 5th floor of City Hall, 333 S. Meridian. The meeting can be watched and listened to via this conferencing link: <https://zoom.us/>, click Join a Meeting, Meeting ID: 897 2885 2271, password is 012608. To join the meeting by phone, dial 253-215-8782 and use the same Meeting ID and password as listed above.

Written comments will be accepted at MichelleO@puyallupwa.gov until 3:00 p.m. and be distributed to the Board prior to the meeting. No public comments will be accepted via Zoom

Thursday, April 18, 2024
4:00 PM

ROLL CALL

APPROVAL OF THE AGENDA

CONSIDERATION OF MINUTES

Consideration of Minutes - April 4, 2024
[April 4, 2024 Draft DRHPB Minutes](#)

1. WORKSESSION TOPICS

- 1.a Design review application - Downtown Design Guidelines (DDGs) - 2nd Street Apartments - REVISION
 - A) [APPLICATION FORM](#)
 - B) [APPLICANT NARRATIVE](#)
 - C) [ELEVATIONS](#)
 - D) [STAFF REVIEW TABLE](#)
 - E) [STAFF REPORT](#)

2. OTHER BOARD BUSINESS

CITIZEN COMMENTS

ADJOURNMENT

The City of Puyallup does not discriminate on the basis of disability in any of its programs, activities, or services. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Puyallup should contact the City Clerk’s Office (253-841-4321, info@puyallupwa.gov) as soon as possible but no later than 48 hours before the event.



Design Review & Historic Preservation Board Agenda Item Report

Submitted by: Michelle Hannah
Submitting Department: Development & Permitting Services
Meeting Date: April 18, 2024

Subject:

Consideration of Minutes - April 4, 2024

Presenter:

Michelle Hannah | MichelleO@puyallupwa.gov | 253-841-5485

Recommendation:

Review and Action

Background:

The Board will review and act upon the minutes from the April 4, 2024 meeting.

ATTACHMENT(S)

[April 4, 2024 Draft DRHPB Minutes](#)

**City of Puyallup
Design Review & Historic Preservation Board**

Council Chambers

April 4, 2024

4:00 PM

DRHPB MEMBERS PRESENT: Chair Kris Stamon, Vice-Chair Les Gerstmann, Abdul Kahn, Joe Colombo, Wes Perkinson, Paige Rooney

DRHPB MEMBERS NOT PRESENT: Ajay Garg

STAFF PRESENT: Senior Planner – Kendall Wals; Senior Planner – Chris Beale; Associate Planner – Rachael Brown

The meeting was called to order at 4:38 p.m. A quorum was established.

APPROVAL OF THE AGENDA

Board Member (BM) Gerstmann moved to approve the agenda, with a second by BM Perkinson. The Board Members voted, and the motion passed 6-0.

ELECTION OF OFFICERS

There was a nomination for Les Gerstmann for Chair. The Board Members voted 6-0, and Vice-Chair Gerstmann will serve as Chair for the 2024-2025 term.

There was a nomination for Kris Stamon for Vice-Chair. The Board Members voted 6-0, and Board Member Stamon will serve as Vice-Chair for the 2024-2025 term.

CONSIDERATION OF MINUTES

February 5, 2024, February 29, 2024

BM Colombo made a motion to approve the minutes as written, with a second by Vice-Chair Stamon. The Board Members voted, and the motion passed 6-0.

WORKSESSION TOPICS

Design Review Application - MX-DRO - Wesley Homes Bradley Park, Phase 2 - REVISION

Senior Planner (SP) Beale informed the Board that this will be a revision to a previously approved project. SP Beale introduced Jill Krance, the architect on the project, to give a presentation on the revision.

- Staff did not have any comments on the revision, and the Board agreed that there are no issues with adding a third story.

Vice-Chair Stamon moved to accept the revised design as submitted for approval, with a second by BM Perkinson. The Board Members voted, and the motion passed 6-0.

Design Review Application - DDG - 43rd AVE SW DUPLEXES

Associate Planner (AP) Rachael Brown presented a new project to the Board. Ms. Brown informed the Board that the applicant team is available to answer questions.

- The Board had no questions on the project and Chair Gerstmann asked if there were any motions.

Vice-Chair Stamon moved to approve the project as submitted, with a second by BM Perkinson. The Board Members voted, and the motion passed 6-0.

OTHER BOARD BUSINESS

The Board Members made a round of introductions including the three newest Board Members, Ajay Garg (absent), Abdul Kahn, and Paige Rooney.

ADJOURNMENT

The meeting was adjourned at 5:38 p.m.



Design Review & Historic Preservation Board Agenda Item Report

Submitted by: Chris Beale
Submitting Department: Development & Permitting Services
Meeting Date: April 18, 2024

Subject:

Design review application - Downtown Design Guidelines (DDGs) - 2nd Street Apartments - REVISION

Presenter:

Chris Beale, Senior Planner | (253) 841-5418 | cbeale@puyallupwa.gov

Recommendation:

Review, Decision

Background:

On April 18, 2024, the Design Review and Historic Preservation Board (“Board”) will review a proposed revision to a previously approved project (2nd St Apartments); the project is a 3-story, 26,000 square foot (appx.), 29 unit apartment building. The project is in the CBD zone and is subject to the Downtown Design Guidelines and subject to Board review and approval.

The Board held pre-application meetings with the architect for the 2nd Street apartments on December 6, 2018; January 17, 2019; March 21, 2019; and, August 1, 2019.

The Board reviewed a formal application by the applicant on February 20, 2020 and on March 19, 2020, issuing a conditional approval previously on March 19, 2020; that conditional approval was revised on January 21, 2021 after further Board review. The Board most recently reviewed a further plan revision from the applicant on November 03, 2022 and November 17, 2022. Another conditional approval was issued following the November 17, 2022 meeting.

ATTACHMENT(S)

- A) APPLICATION FORM
- B) APPLICANT NARRATIVE
- C) ELEVATIONS
- D) STAFF REVIEW TABLE
- E) STAFF REPORT



Downtown Design Review

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

Please use this form to apply for design review of projects located within the CBD, CBD-Core, RM-Core zones, or RM-20 zone within the Downtown Planned Action Area zones. Design review is required for new buildings and may be required for exterior alteration, redevelopment or addition to existing buildings. Please reference Puyallup Municipal Code Section 20.26.050 and Downtown Design Guidelines (DDG) Part I – Section I.B.I. for applicability and exemptions. The DDG document is available for download on the Planning Services webpage of the city’s website: www.cityofpuyallup.org.

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:

1 electronic copy of entire submittal package which includes:

1 copy of completed application form, signed

1 copy of vicinity map

1 copy of project site plan

1 copy of elevation drawings

1 copy of project landscape plan (if applicable)

Written Narrative from project architect

Application Fee:

Small Project: \$65.00
(awnings only)

Medium Project: \$130.00
(façade changes to existing structure)

Large Project: \$260.00
(new buildings)

Rev: 7/2020

APPLICATION INFORMATION

Site Information

Parcel Number

Street Address

Applicant Information

Name

Street Address

City

State

Zip

Phone

E-mail

Owner Information

Name

Street Address

City

State

Zip

Phone

E-mail

Nature of Request (please be specific)

SUBMITTAL REQUIREMENTS

The following items must be included in submittal of this application:

Completed application form, signed and dated.

A vicinity map no larger than 8 ½” X 11”, indicating all structures on the property and within 200 feet in each direction of the subject property and noting any properties containing known Character Structures or Historic Buildings (see page 4 DDG document).

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

- 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 of 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

A landscape plan, if applicable to the design guidelines review, detailing:

- Scaled drawing with a scale bar shown on each page
- The existing vegetation to be retained and/or proposed vegetation to be installed.

A written narrative from the project architect outlining in point-by-point detail compliance with all applicable design standards that apply to the project scope. See page 9 of the DDGs for general guidance on chapters required based on project type. Each chapter includes an applicability and minimum requirements section at the beginning of the chapter.

SITE INFORMATION

Zoning Designation:	Building Square Footage:	Date of Original Construction:
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PROJECT TYPE & APPLICABILITY

Please select all the project type and chapter(s) of the DDG document that apply to the proposed project.

CBD and CBD-Core Zones

New development
 Exterior alteration, redevelopment or addition to existing building

RM-Core & RM-20* Zone

**Guidelines apply to RM-20 zoned properties located in the Downtown Planned Action Area only*

New development
 Exterior alteration, redevelopment or addition to existing building

Downtown Design Guidelines

Chapters applicable to the project

- Part 1: Introduction
- Part 2: Significant Buildings
- Part 3: Building Design – Form & Massing
- Part 4: Building Design – Façade
- Part 5: Pedestrian Experience

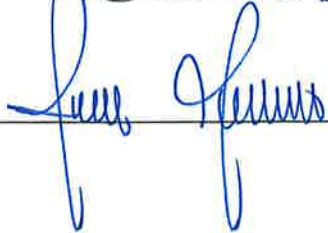
CERTIFICATION

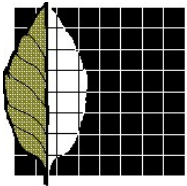
Contractor's affidavit: I hereby make application for a sign permit and certify that our business is registered as a contractor with the state of Washington and that all work shall be performed in accordance with all codes and ordinances of the city of Puyallup.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

By leaving the contractor information section blank, I hereby certify further that contractors (general or subcontractors) will not be hired to perform any work in association with this permit. I also certify that if I do choose to hire a contractor (general or subcontractor) I will only hire those contractors that are licensed by the state of Washington.

Signature of Property Owner:  _____ Date: 2-21-24

Signature of Applicant:  _____ Date: 2/21/24



James Guerrero
Architects, INC

February 21, 2024

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 2nd 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 2nd and 3rd 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 2nd 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 2nd St. N.E. (west side) and 5th Ave. N.E. (south side) encourages comfortable pedestrian traffic. The bus stop location at the public sidewalk along 2nd 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 2nd 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 5th 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.

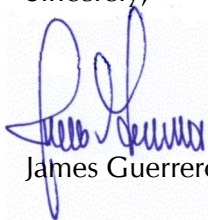
5.B.5 Pedestrian Weather Protection

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

From: James <James@jgarch.net>
Sent: Monday, April 8, 2024 1:02 PM
To: Chris Beale <CBeale@PuyallupWA.gov>
Subject: PLDDG20240024 - 2nd St DRB

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Hi Chris,

We revised page 4 with the exterior elevations to show the percentages of materials proposed. The reason the areas do not total 100% is that we have the windows as part of the total.

Note that all of the materials we are proposing on the two street elevations are considered "high quality" as defined by the Design Manual. For the stucco, we are proposing traditional stucco with control joints. We are not proposing EIFS anywhere on this project. We total over 30% material for the lap siding.

We could combine the stucco and board and batten siding to get to about 30% but I am wondering if that is necessary when we are providing 100% high quality materials.

Thanks, James

James Guerrero
AIA, LFA, LEED AP

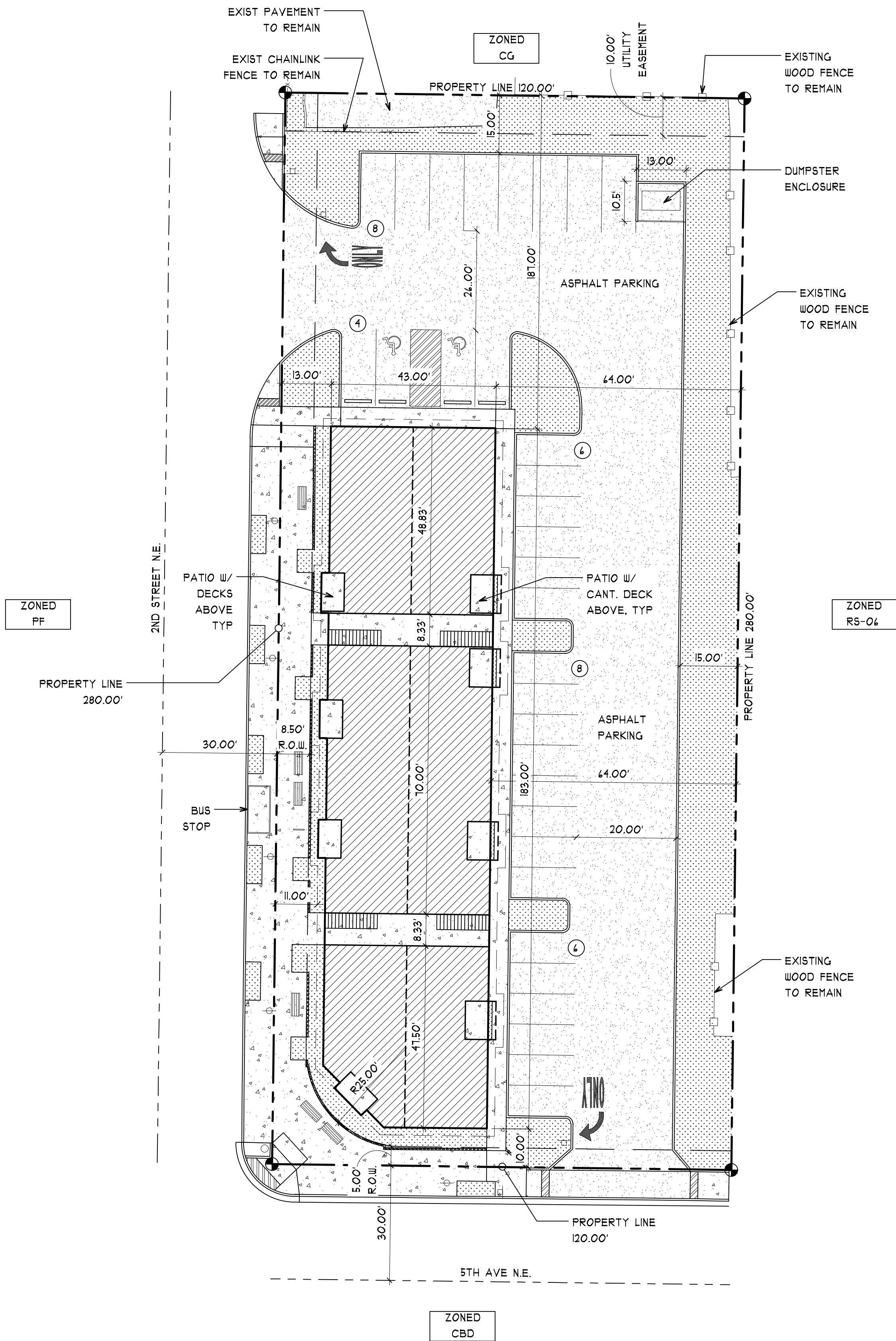
Phone: (253) 581-6000
Email: james@jgarch.net

7520 Bridgeport Way West
Lakewood, WA 98499

www.jgarch.net

2ND STREET APARTMENTS - DESIGN REVIEW

CITY OF PUYALLUP, WA

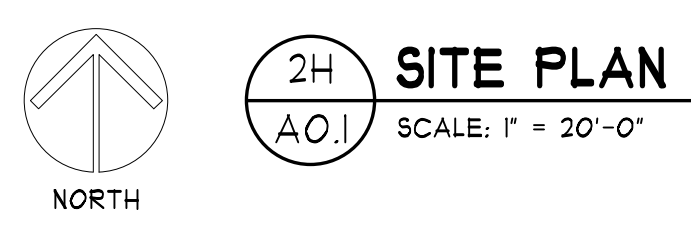
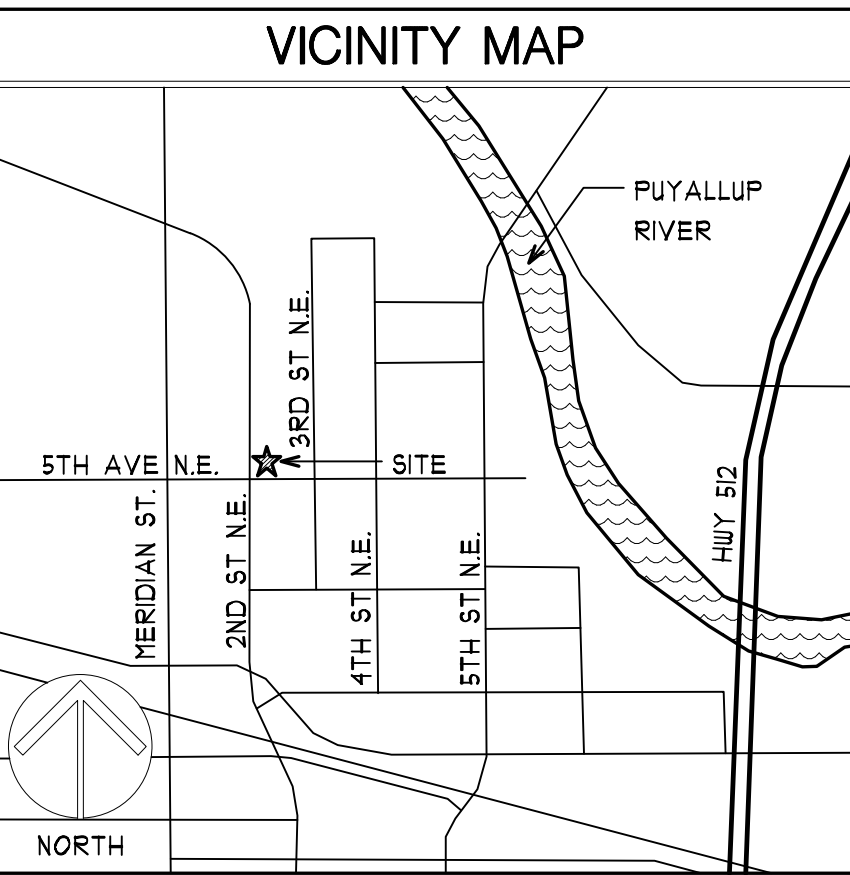
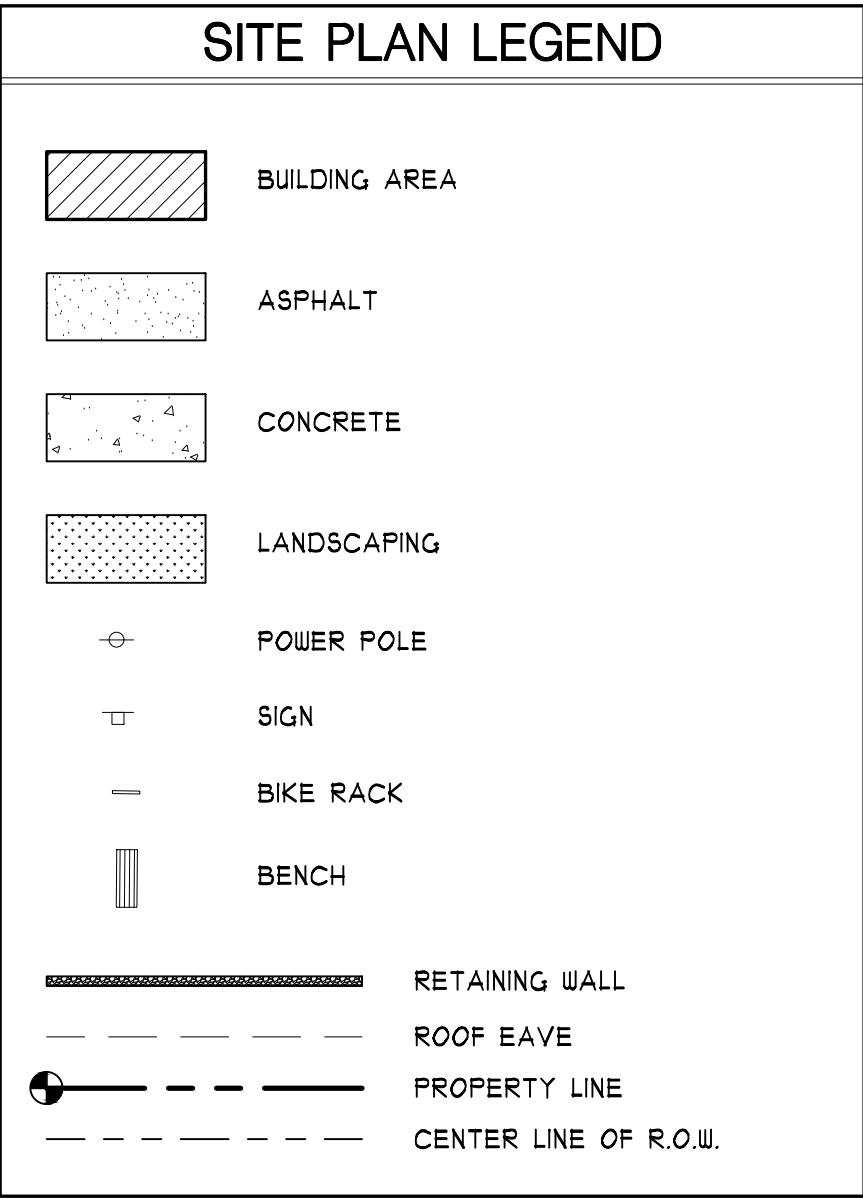


PROJECT DESCRIPTION	
PROPOSED PROJECT INCLUDES A 19,923 S.F. THREE-STORY, 24-UNIT WALK-UP APARTMENT BUILDING.	

PROPERTY INFORMATION	
TAX PARCEL #	1600200051
LOT SIZE:	33,400 S.F.
PROPOSED R.O.W. DEDICATION:	3,072 S.F.
LOT SIZE AFTER R.O.W. DEDICATION:	30,528 S.F.
ZONING DISTRICT:	CBD
PARKING REQUIRED:	24 STALLS (1 PER UNIT)
PARKING PROVIDED:	32 STALLS
BUILDING COVERAGE:	1,821 S.F. (23%)

BUILDING INFORMATION	
BUILDING AREA:	
1ST FLOOR:	4,545 S.F.
2ND FLOOR:	4,479 S.F.
3RD FLOOR:	4,479 S.F.
TOTAL BUILDING AREA:	19,923 S.F.

SHEET INDEX	
PG 1	AO.1 SITE PLAN & PROJECT INFORMATION
PG 2	SCHEMATIC FLOOR PLANS
PG 3	SCHEMATIC EXTERIOR ELEVATIONS W/ FOLIAGE
PG 4	SCHEMATIC EXTERIOR ELEVATIONS
PG 5	SCHEMATIC EXTERIOR PERSPECTIVES
PG 6	LANDSCAPE PLAN

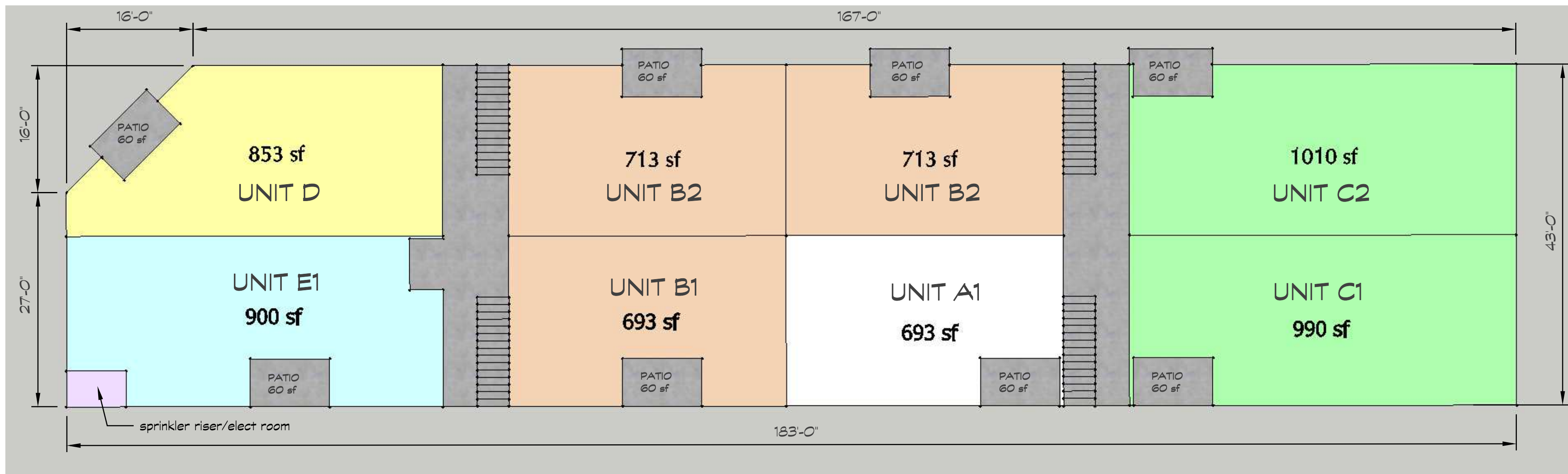


7520 Bridgeport Way West
Lakewood, WA 98499
Phone: (253) 581-6000
Website: www.jgarch.net

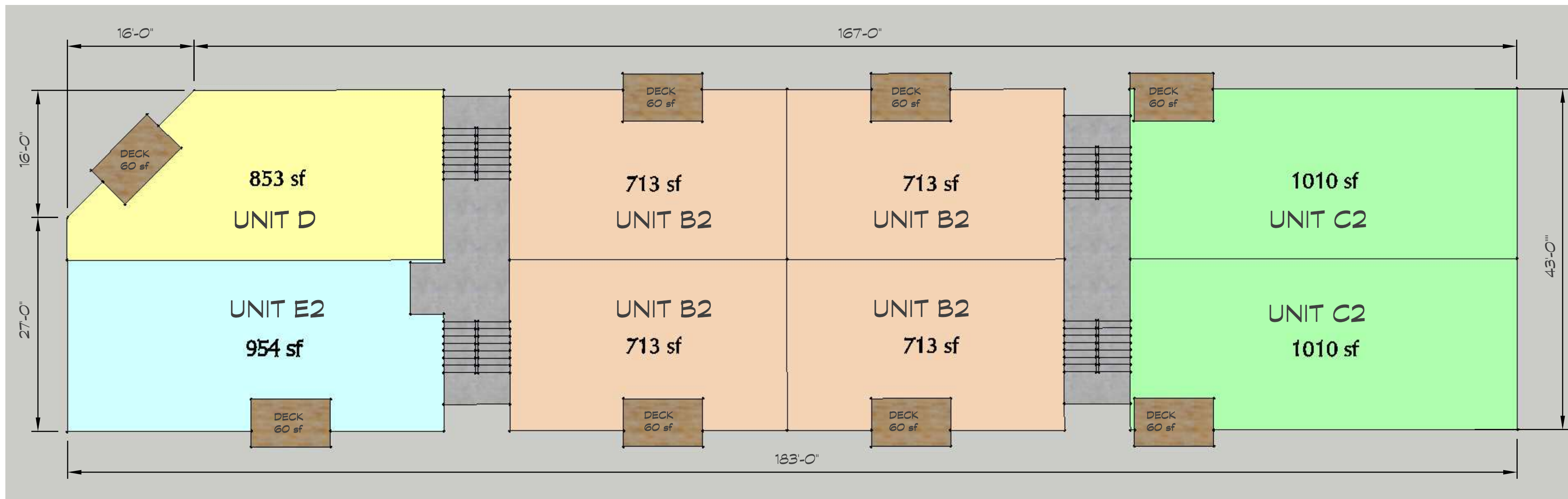
James Guerrero
Architects, INC.

PROJECT
2ND STREET APARTMENTS - DESIGN REVIEW
DRAWING TITLE
SITE PLAN & PROJECT INFORMATION

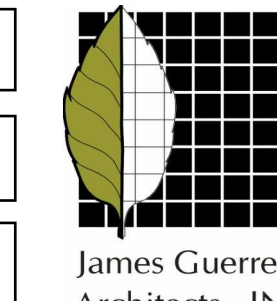
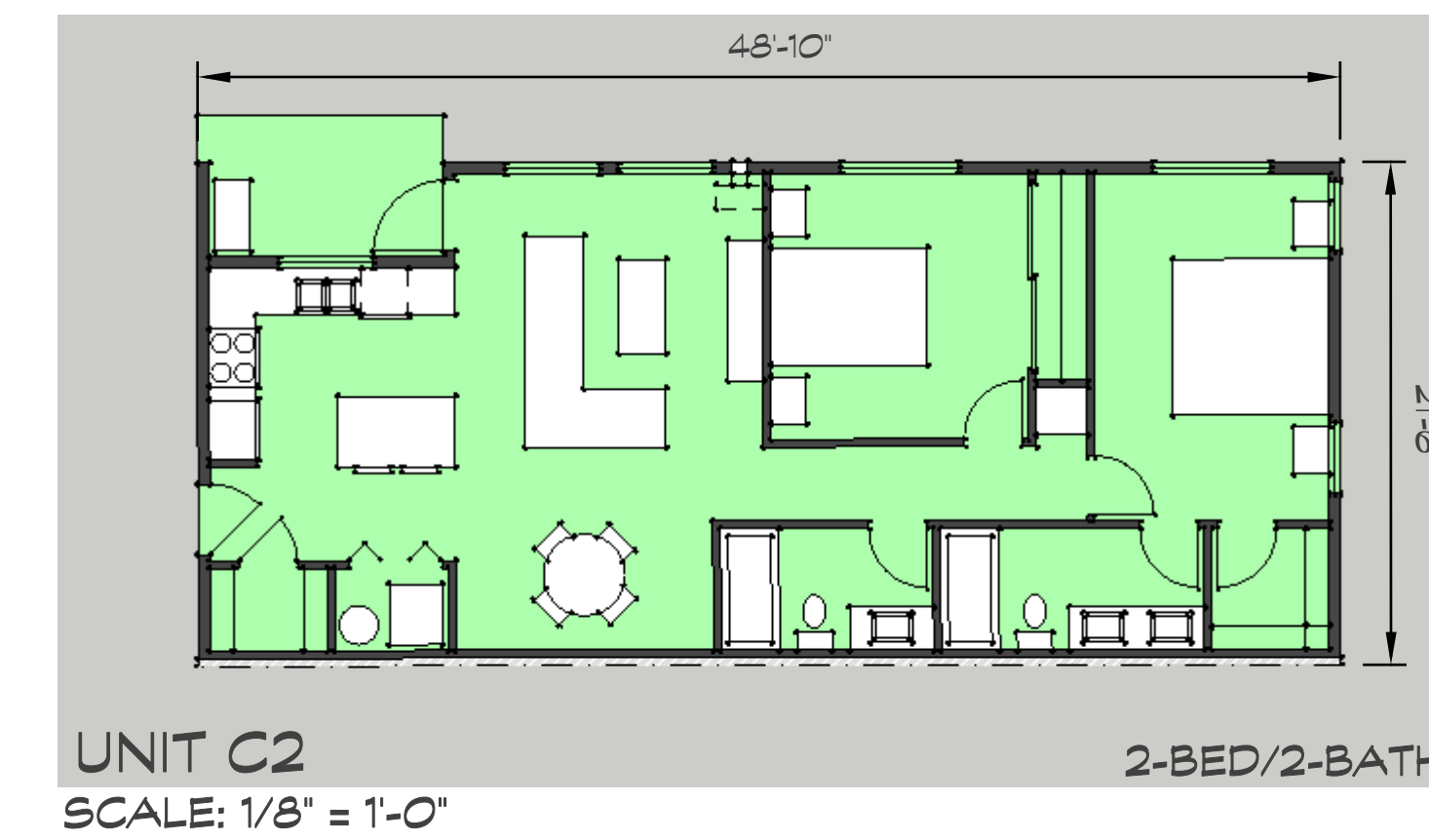
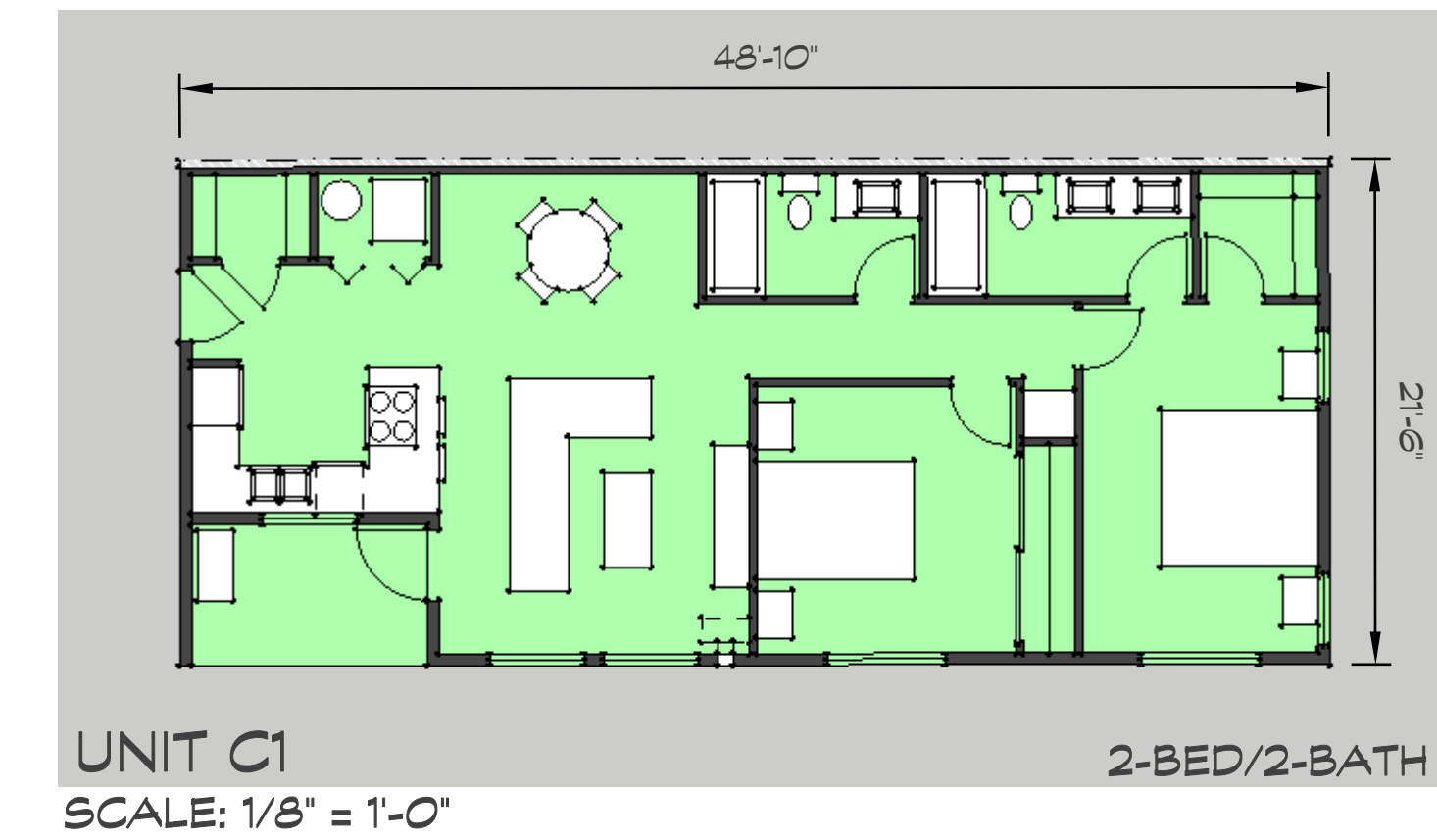
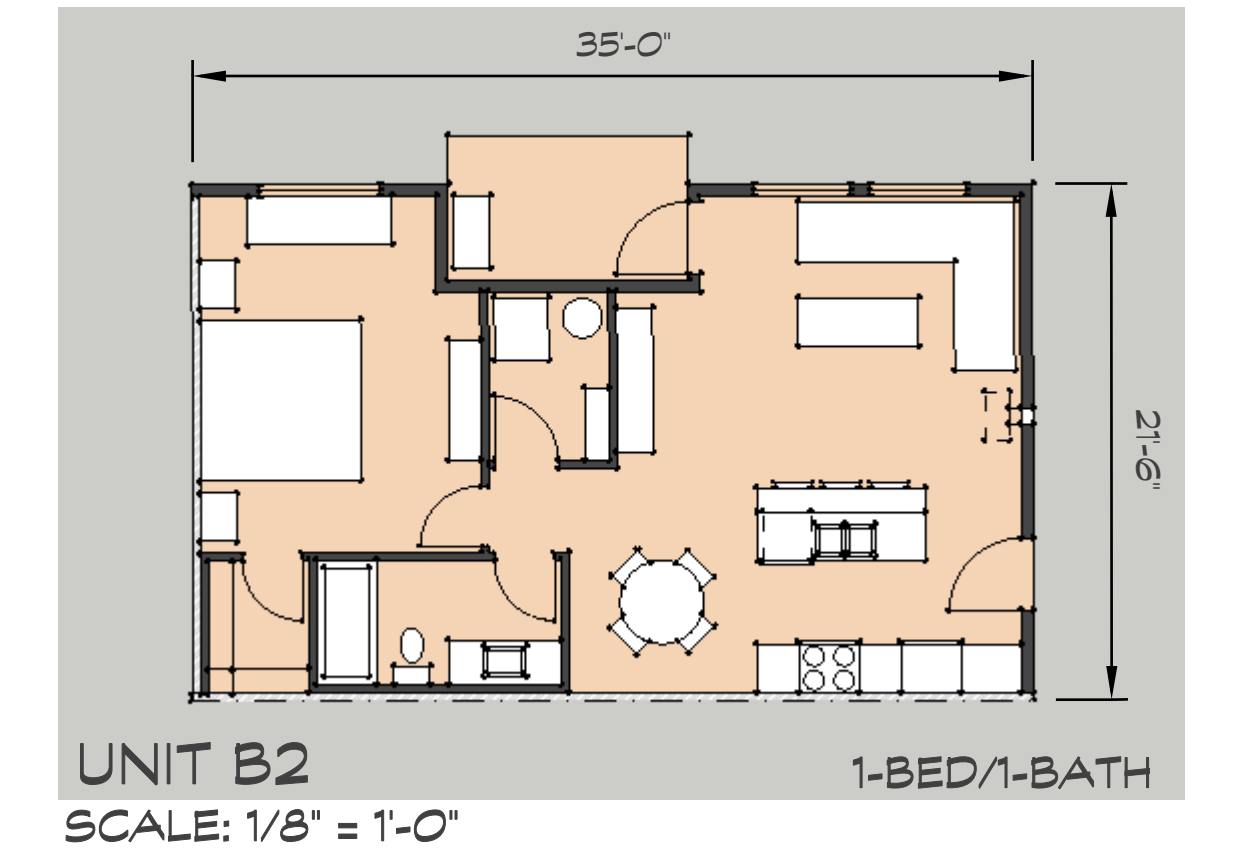
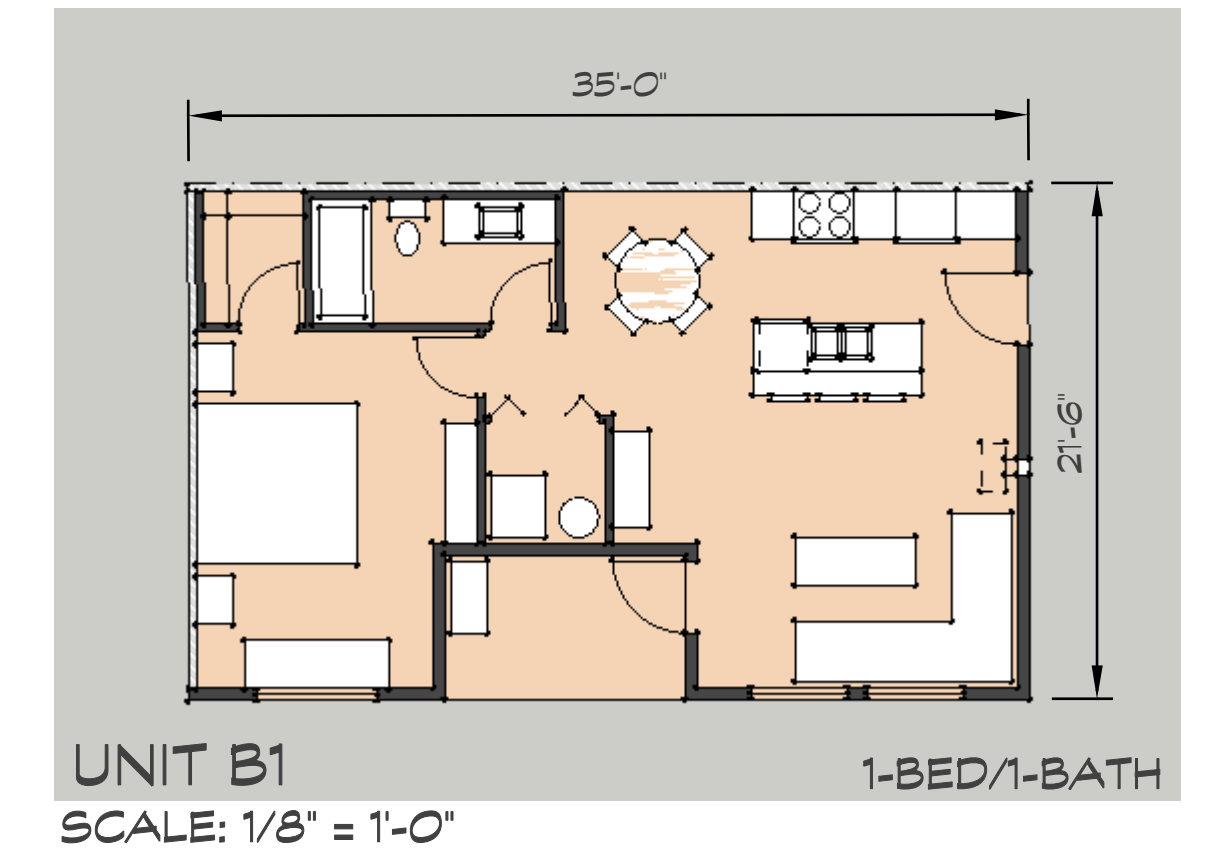
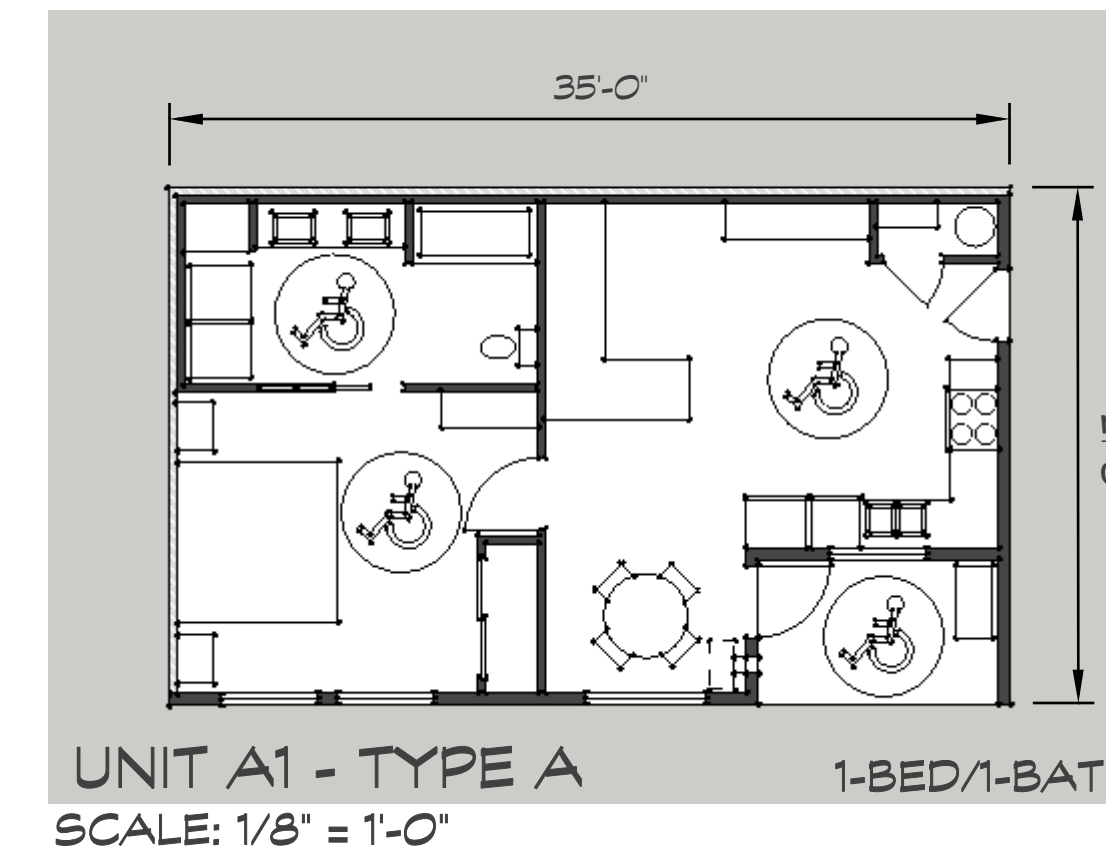
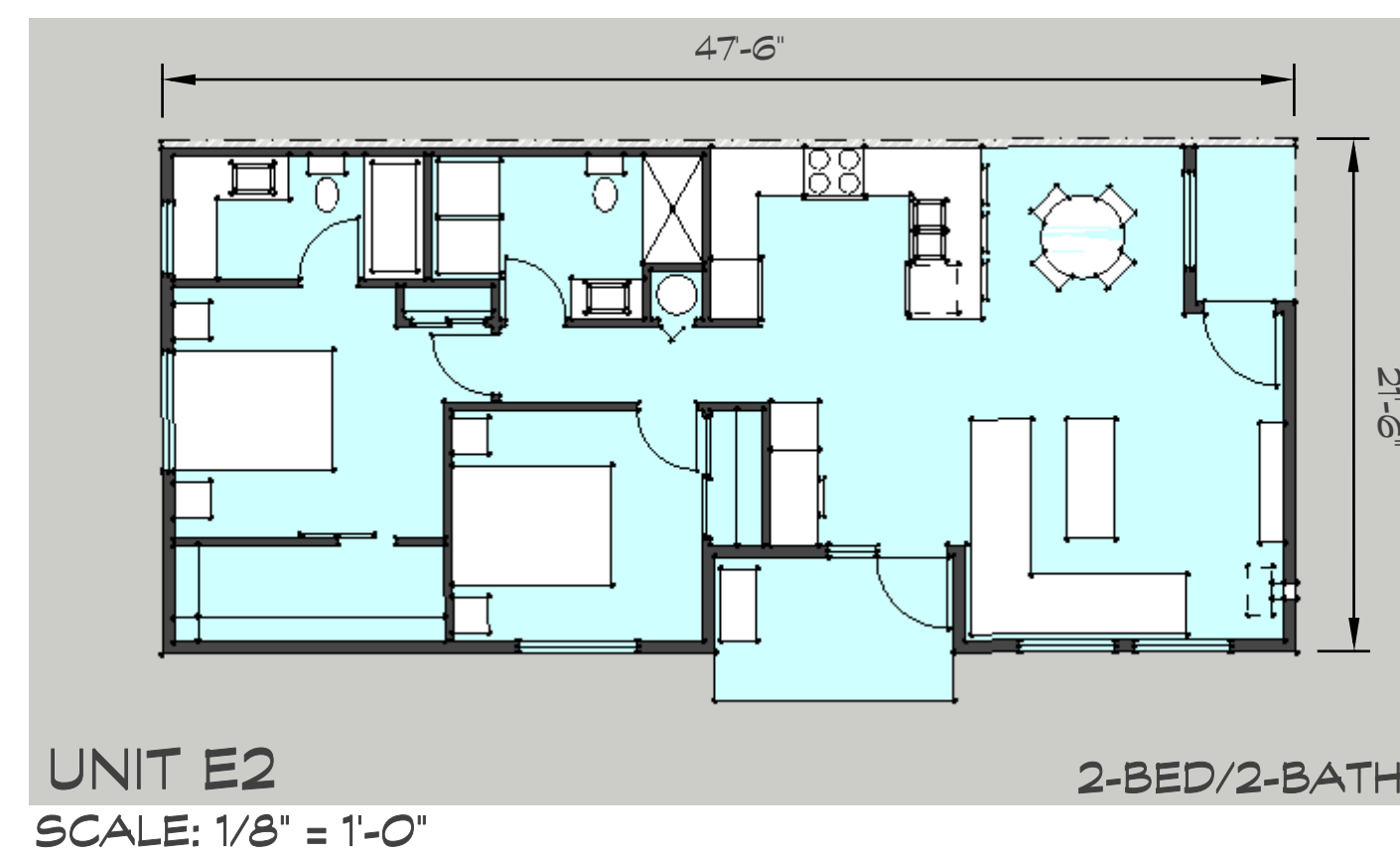
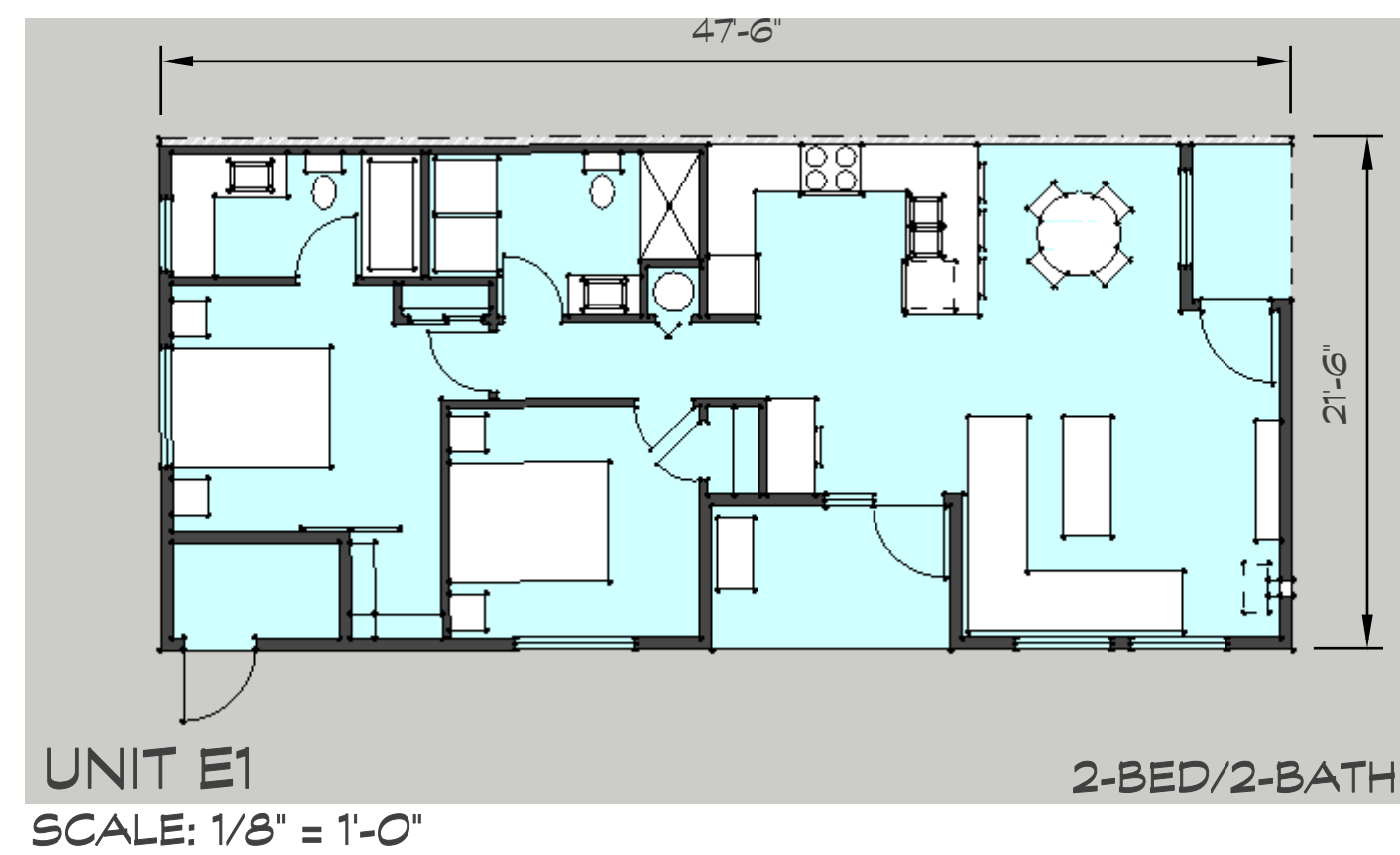
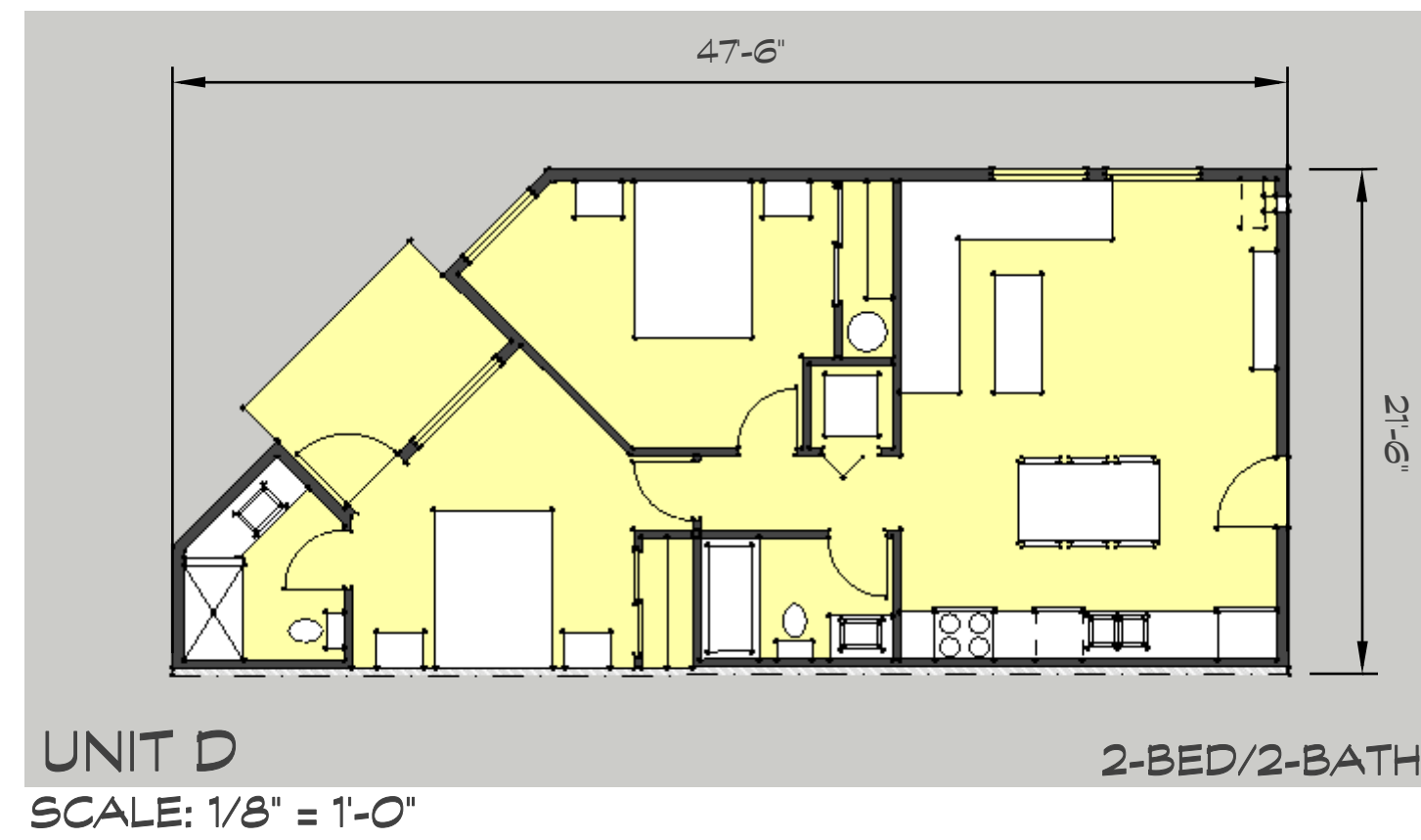
DESIGN REVIEW
DATE: 04-08-24
REVISED
SHEET NO.
A0.1



1ST FLOOR PLAN
SCALE: 1" = 10'-0"



2ND & 3RD FLOOR PLAN
SCALE: 1" = 10'-0"





SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



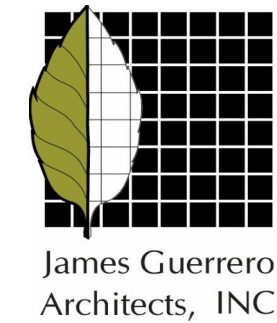
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



2nd Street Apartments - Puyallup	
Exterior Elevations - w/ foliage	
04-08-24	Page 3 of 6



James Guerrero Architects, Inc.
7520 Bridgeport Way West
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Telephone (253) 581-6000
Web Site: jgarch.net



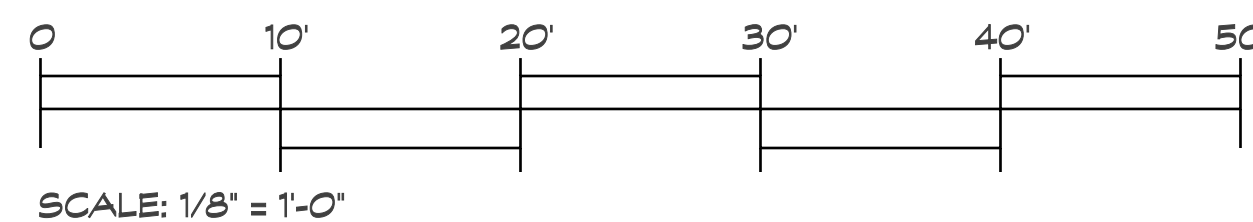
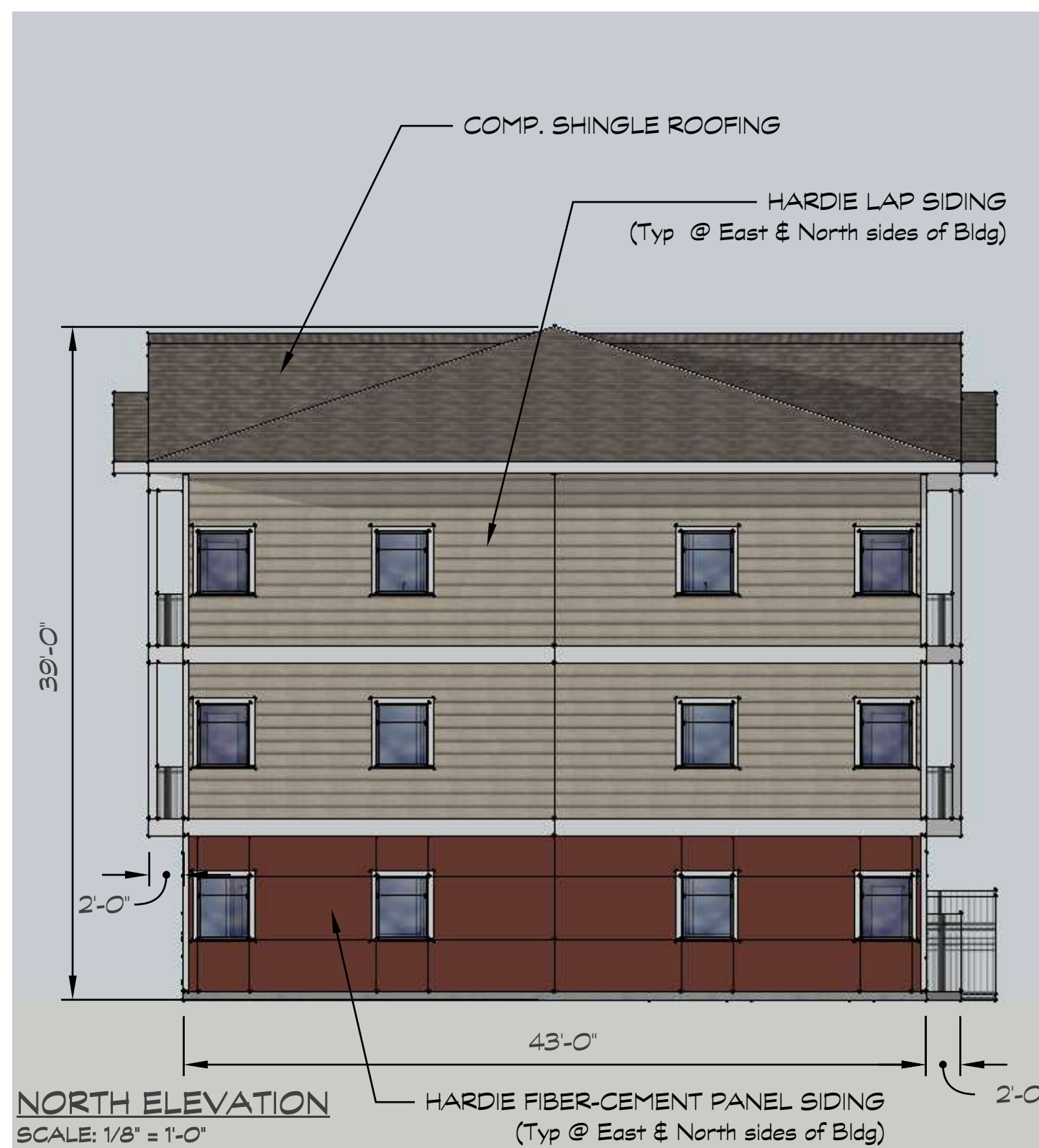
SOUTH ELEVATION - MATERIAL CALCULATIONS:

TOTAL FACADE AREA:	1,558 SF
HIGH QUALITY MATERIALS USED:	
WOOD LAP SIDING:	507 SF (33%)
WOOD SHINGLE SIDING:	250 SF (17%)
WOOD BOARD & BATT SIDING:	86 SF (5%)
CEMENT PLASTER STUCCO W/ APPROPRIATE CONTROL JOINTS:	351 SF (24%)



WEST ELEVATION - MATERIAL CALCULATIONS:

TOTAL FACADE AREA:	4,860 SF
HIGH QUALITY MATERIALS USED:	
WOOD LAP SIDING:	1,696 SF (35%)
WOOD SHINGLE SIDING:	345 SF (7%)
WOOD BOARD & BATT SIDING:	506 SF (10%)
CEMENT PLASTER STUCCO W/ APPROPRIATE CONTROL JOINTS:	1,042 SF (21%)



2nd Street Apartments - Puyallup	
Exterior Elevations	
04-08-24	Page 4 of 6



James Guerrero Architects, Inc.
 7520 Bridgeport Way West
 Lakewood, WA 98499
 Telephone (253) 581-6000
 Web Site: jgarch.net



SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



WEST FACADE

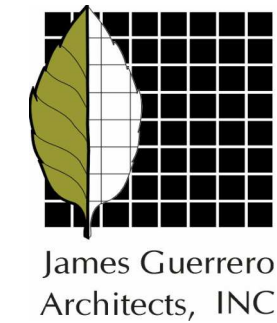


SOUTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE

















2nd Street Apartments - Puyallup	
Building Perspectives	
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UNDERGROUND UTILITIES TO BE MARKED PRIOR TO PLANTING.
TREES TO BE LOCATED 10' FROM BURIED PIPES.

PLANT LIST

- EVERGREEN TREES**
-  PSEUDOTSUGA MENZIESII, DOUGLAS FIR
 -  TSUGA MERTENSIANA, MOUNTAIN HEMLOCK
CLASS I OVERHEAD STREET TREE
 -  PINUS CONTORTA, SHORE PINE
CLASS I OVERHEAD STREET TREE
 -  PICEA PUNGENS 'FASTIGIATA', COLUMNAR BLUE SPRUCE
CLASS II NARROW STREET TREE
- DECIDUOUS TREES**
-  PARROTTIA PERSICA, PERSIAN PARROTTIA
CLASS III STREET TREE PER CITY VEGETATION
MANAGEMENT STANDARDS
 -  ACER DOUGLASII, DOUGLAS MAPLE
 -  FAGUS SYLVATICA, 'FASTIGIATA'
 -  QUERCUS GARRYANA, GARRY OAK
- EVERGREEN SHRUBS**
-  MAHONIA REPENS, LOW OREGON GRAPE
OR ERICA CARNEA, WINTER HEATH
 -  MYRICA CALIFORNICA, CALIFORNIA WAX MYRTLE
 -  ARBUTUS UNEDO 'COMPACTA', DWARF STRAWBERRY TREE
 -  PINUS MUGO, MUGO PINE
 -  CHOISYA TERNATA, MEXICAN ORANGE
 -  TRACHELOSPERMUM JASMINOIDES, STAR JASMINE
- DECIDUOUS SHRUBS**
-  OEMERIA CERASIFORMIS, OSO BERRY
 -  VIBURNUM ELLIPTICUM, OREGON VIBURNUM
MAY SUBSTITUTE VIBURNUM EDULE
 -  RIBES SANGUINEUM, RED FLOWERING CURRANT
 -  SYMPHORICARPOS MOLLIS, CREEPING SNOWBERRY
 -  SPIREA DENSIFLORA, SUBALPINE SPIREA
OR CISTUS, ROCKROSE OR POTENTILLA FRUTICOSA
- GROUNDCOVERS**
- ARCTOSTAPHYLOS UVA-URSI, KINNICKINICK, TYPICAL
THROUGHOUT UNLESS NOTED OTHERWISE
 - FULL SUN GROUNDCOVER MIX:**
GROUP IN DRIFTS
FRAGARIA CHILOENSIS, COAST STRAWBERRY
POTENTILLA ANSERINA, SILVERWEED
FESTUCA IDAHOENSIS, BLUE FESCUE

LANDSCAPING NOTES

SEE ALSO CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS

1. ALL PLANTS INSTALLED SHALL BE OF THE TYPE AND SIZE SHOWN ON THE APPROVED LANDSCAPE PLAN.

2. PLANTS SHALL BE FREE OF SCARS, BRUISES, BREAKS TO MAJOR BRANCHES AND WEEDS.

3. TREES SHALL HAVE A DOMINANT CENTRAL LEADER AND BALANCED GROWTH AT THE TIME OF PLANTING.

4. PLANTS SHALL BE IN GOOD HEALTH.

REQUIRED SIZES AT TIME OF PLANTING

1. DECIDUOUS TREES SHALL BE AT LEAST 1" CALIPER.

2. EVERGREEN TREES SHALL BE AT LEAST 4' TALL.

3. SHRUBS SHALL BE AT LEAST 2 GALLON SIZE.

4. GROUNDCOVERS SHALL BE 1 GALLON SIZE.

PROVIDE GROUNDCOVER, SHRUBS AND TREES IN THE AMOUNTS AND SPACING REQUIRED BY THE CITY OF PUYALLUP IN THE LANDSCAPING NOTES. ILLUSTRATED PLANT SPACING IS SCHEMATIC, TYPICAL ALL PLANTING AREAS.

Type IV PARKING LOT LANDSCAPING

- Underground utilities shall not be designed to cross below any perimeter or internal island in a manner which would prohibit or off-set the required tree planting(s); crossings of underground utility lines through connector landscaping strips shall be minimized to angled or perpendicular crossings and shall not follow the path of the landscaping strip. Such utility crossings shall also be offset as to avoid displacing required trees.
- Internal parking lot lighting poles and fixtures shall be located to minimize future conflicts with parking lot trees - parking lot lights shall be placed 20' from any parking lot tree required under the type IV standard. Other aboveground civil utilities (e.g. fire department connections, hydrants, etc.) shall only be placed into parking lot islands when required for life-safety purposes.
- No parking space shall be placed further than 50 feet from a tree.
- All landscaping strips and islands internal to the site's paved areas/parking lots shall be designed and installed using a minimum of 15" (18") of top soil depth; Subsoils below the topsoil layer shall be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers.
- All landscaping islands and connector strips shall be designed using either evergreen and deciduous shrub masses spacing at light on-center intervals (designed to provide 90 percent coverage in 3 years) that will prevent foot traffic and associated soil compaction into these landscaping areas. A 18" striped buffer area between the edge of the parking stall and any internal or perimeter landscaping island curbing shall be provided to allow for adequate door swing area. All parking stalls abutting landscaping islands shall be the standard stall width dimensions (see PMC 20.55.035).
- Irrigation shall be provided in all landscape islands.

LANDSCAPE WORK TO COMPLY WITH CITY OF PUYALLUP ADOPTED VEGETATION MANAGEMENT STANDARDS

8.0 LANDSCAPE INSTALLATION STANDARDS:

8.1. GENERAL INSTALLATION STANDARDS

A. All work shall be performed and completed in a professional manner. All public rights-of-ways shall be cleared of all mud and debris at the completion of every work day. All on-site storage and work areas shall be maintained in a safe and hazard free condition.

B. All final landscape plans shall indicate the method of planting and tree staking when applicable. Staking shall only be used where demonstrated to be necessary. Newly planted trees installed in very loose soil or extremely windy locations shall be staked for one full growing season to minimize tree movement. The tree shall be secured to the stakes with a loose attachment that will allow the tree to grow without injury. The stake will be placed in such a manner that there will be no limb or bark damage. The stake shall not penetrate the root ball and be placed on the lee side of the prevailing winds. All stakes and attachment material will be removed by the contractor or property owner at the completion of the first full growing season.

C. In parking areas, trees and shrubs shall be planted at least two and one-half feet from the inside edge of the curb or wheel stop, where vehicles may overhang planted areas. Ground cover vegetation should be installed on a regular spaced grid pattern including the overhang area.

8.2 SOIL QUALITY AND QUALITY STANDARDS

Purpose and Definition

Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including: water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sod. Not only are these important stormwater functions lost, but such landscapes themselves become pollution-generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter. Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention.

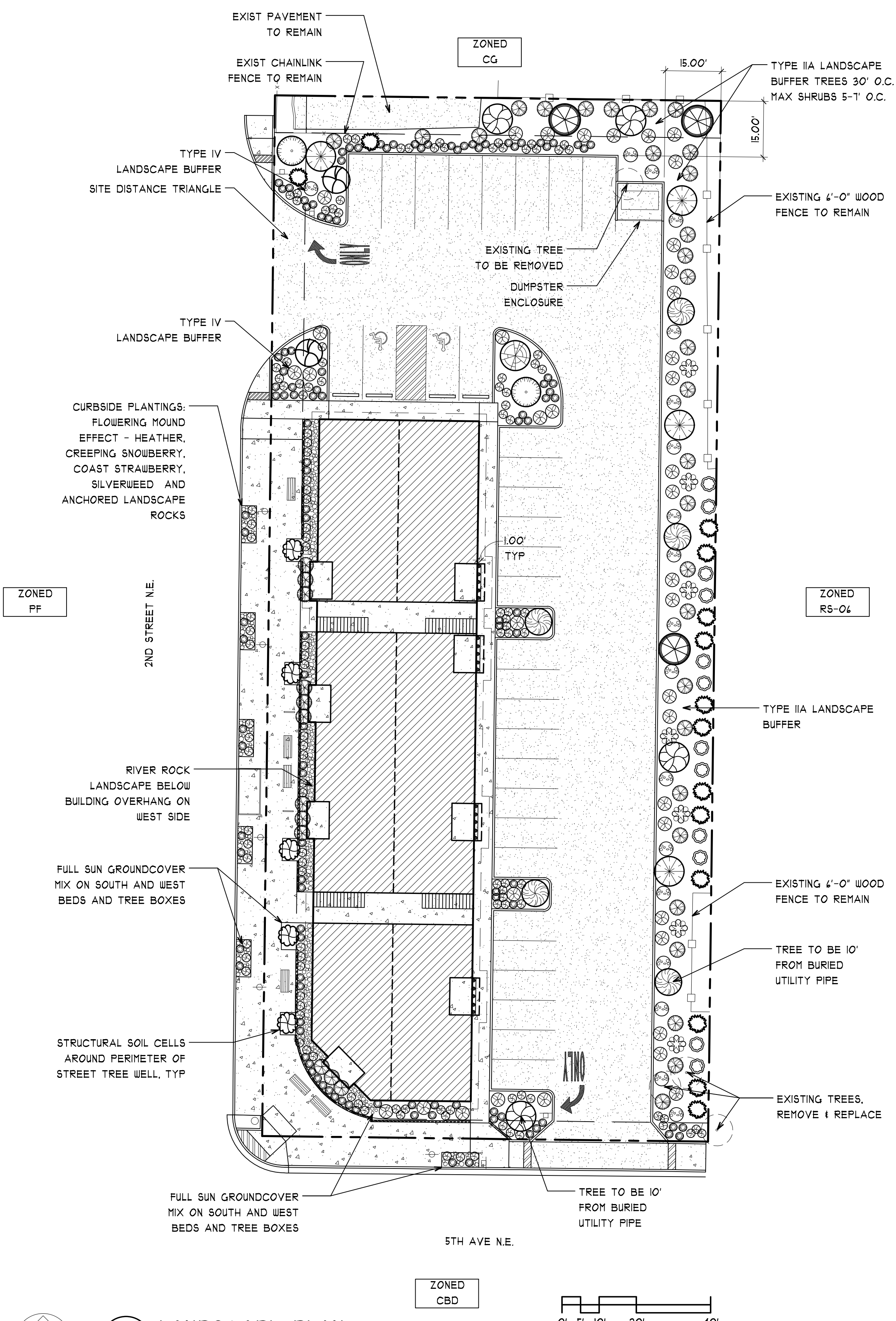
All soils in all landscape installations shall conform to the following soil depth and quality requirements. Please refer to appendix 20.9 (DOE BMP T5.13) for further installation guidance:

A. A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 4.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three inch (3") layer of compost tilled into the entire depth.

B. The project landscape architect shall utilize one of the design methods outlined in appendix 20.9 in incorporating this standard. The landscape architect shall estimate total top soil and compost import volumes and specify the top soil and compost source during the final landscape plan review. A top soil delivery ticket(s), invoice(s) or other physical proof that the correct quantity and quality of top soil was delivered shall be provided at the time of final inspection.

8.3 MULCHING

In an effort to minimize water use, reduce costs and use of chemicals for maintenance, all planting areas shall be mulched with a uniform four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded sub-surface. Four inches of mulch in planting areas shall be maintained through the life of the project. Herbicides shall not be used in the mulch ring area for street trees; see city standard 801.02.01 for street tree mulch application and dimensions.



LANDSCAPE BUFFERS

- TYPE IIa BUFFER, VISUAL SCREEN**
1. SINGLE ROW OF TREES, 50/50 EVERGREEN AND DECIDUOUS NO MORE THAN 30' O.C.
 2. SHRUBS 50% DECIDUOUS/50% EVERGREEN PLANTED 5-1' O.C.
 3. GROUNDCOVER PLANTED 18"-34" O.C. TURF GRASS NOT ALLOWED
 4. FOLIAGE TO PROVIDE 75% VISUAL SEPARATION UP TO A HEIGHT OF 4.5' ABOVE GRADE WITHIN THREE YEARS
- TYPE IV BUFFER, PARKING LOT LANDSCAPING**
1. ONE CLASS III OR CLASS IV STREET TREE PER PERIMETER ISLAND
 2. SEE LANDSCAPING NOTES FOR ADDITIONAL INFORMATION

PROJECT INFORMATION

ZONE: CBD
PARCEL: 7600200051
SITE AREA: 33,400 S.F.
ADDRESS: XXX 2ND ST NE
PROPERTY OWNER: DON HUBER
 PO BOX 44160, TACOMA, WA 98445
 253-544-4049 DON@SPP-HFG.COM

ARCHITECT/LANDSCAPE DESIGN:
 JAMES GUERRERO ARCHITECTS INC.
 7520 BRIDGPORT WAY W, LAKEWOOD, WA
 253-581-4000

CONTACT: RHENE@JGARCH.NET

LANDSCAPE DESIGNER: RHENE JOHNS, CPH

Staff Review Table - PLDDG20240024

Part 1. Introduction				
Required	Section	Section text	Complies?	Analysis/Notes
	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	
	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	
	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 design) in the structure’s street-facing façade, and the establishment of active uses adjacent to streets and public sidewalks.	Not applicable	
	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	
	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	
Part 3. Building Design - Form and Massing				
Required	Section	Section text	Complies?	Analysis/Notes
	3.B.1	Applicability and Requirements		
		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.		Applicant must comply with 3.B.2 and 3.B.7. Applicant is required to choose 2 other standards. <i>The applicant selected 3.B.3 and 3.B.6</i>
		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.		See analysis

Staff Review Table - PLDDG20240024

		<p>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.</p> <p>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.</p> <p>b. Provide a landscape or architectural buffer between ground-floor units and a public sidewalk.</p> <p>c. Provide a landscape or architectural buffer between adjacent or facing ground-floor units.</p>	Yes	Staff did not find inconsistencies with the proposed design
Required	Section	Section text	Complies?	Analysis/Notes
	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; <ol style="list-style-type: none"> 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	Staff did not find inconsistencies with the proposed design
	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	Staff did not find inconsistencies with the proposed design
	3.B.6	Modulation and Building Forms		

Staff Review Table - PLDDG20240024

	1	Horizontal Patterns Reinforce horizontal character of adjacent structures with all or some of the following strategies: a. Building height b. Ground-level and/or upper level setbacks c. Scale and/or proportion of floor plates d. Roof forms and/or roof articulation.	Yes	Staff did not find inconsistencies with the proposed design
	2	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. a. Use prominent visual/physical form(s) to assist with wayfinding in the urban environment. b. Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.	Yes	Staff did not find inconsistencies with the proposed design
	3	Roof Articulation Incorporate a flat roof (less than 3:12 pitch) with cornice or parapet articulation in the overall building form. a. Secondary and/or ancillary building elements can have pitched, arched/bow roofs, and/or gable forms. b. Flat roofs are optional for buildings in transitional zones.	Yes	Staff did not find inconsistencies with the proposed design
	4	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. 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. b. Incorporate horizontal or vertical dimensions, and/or proportions that reference or reflect older existing buildings within the block. 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.	Not applicable	N/A
3.B.7		Exterior Public Space, Interior Galleria or Arcade Space		
	1	Create active, pedestrian friendly civic gathering spaces adjacent to large buildings for seasonal use and associated building activities.	Yes	Staff did not find inconsistencies with the proposed design
	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.	Yes	Staff did not find inconsistencies with the proposed design
	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	Staff did not find inconsistencies with the proposed design
	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	N/A

Staff Review Table - PLDDG20240024

	5	Provide for midblock pedestrian walkways at full-block developments that are 200'x200' or larger.	Not applicable	N/A
Part 4. Building Design - Façade				
Required	Section	Section text	Complies?	Analysis/Notes
	4.B.1	Applicability and Requirements		
	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.		4.B.6. Applicant is required to choose 2 other standards. The applicant selected 4.B.4 and 4.B.5
	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.		Applicability criteria
	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.	Needs Board Review	Ground floor entries may be recessed and meet criteria; Board should review using the aid of the applicant's model to ensure consistency. Upper floor units appear to meet criteria.
Required	Section	Section text	Complies?	Analysis/Notes
	4.B.2	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: 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)	Needs Board Review	Needs Board review and concurrence.

Staff Review Table - PLDDG20240024

	<p>4.B.4</p>	<p>Façade Modulation (Façade scale) 1. Modulation is defined as the design manipulation of larger building elements, in order to: 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: 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.</p>	<p>Needs Board Review</p>	<p>Needs Board review and concurrence.</p>
	<p>4.B.5</p>	<p>Window and Glazing Design Enhance the building façade design with window layout. 1. Recommended at all street-facing facades. 2. Create an interesting rhythm and/or pattern of windows. Consider the following strategies: 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.</p>	<p>Yes</p>	<p>Staff did not find inconsistencies with the proposed design</p>
	<p>4.B.6</p>	<p>Façade Materials 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>		
	<p>1</p>	<p>Composition – use a combination of materials to create an interesting composition. a. A minimum of two different materials is required, each a minimum of 30% of the façade. b. Consider these elements: i. Scale – use a combination of materials to reduce the scale of large facades ii. Texture – incorporate materials that create shadow lines iii. Detailing iv. Color</p>	<p>Needs Board Review</p>	<p>Cement plaster stucco is below 30% for west and south elevation. Wood is provided in different forms.</p>

Staff Review Table - PLDDG20240024

	<p>2 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> <ul style="list-style-type: none"> i. brick and stone masonry, ii. glass, iii. cast in place concrete, iv. pre-cast concrete panels, v. metal cladding, including flush panel, corrugated, and lap sidings vi. concrete masonry units, including smooth, ground-face, and split-face, vii. wood siding and wood panels, viii. through-color fiber cement, ix. phenolic siding products, x. cement plaster stucco with appropriate control joints <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>Needs Board Review</p>	<p>Needs Board review and concurrence. The guidelines state that wood is an acceptable material. Stucco may be used with "appropriate control joints" - the Board needs to determine if proposal meets intent of this part of the high quality materials listed. In DDG area, facades that do not face the street may use other materials (north and east facing) not listed.</p>
	<p>3 Where high quality materials don't wrap side elevations, propose thoughtful transitions between various siding strategies.</p>	<p>Needs Board Review</p>	<p>Needs Board review and concurrence.</p>
	<p>4 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>Needs Board Review</p>	<p>Needs Board review and concurrence.</p>
	<p>5 Enhance ground-level street-facing facades with high-quality vandal resistant materials, where possible.</p>	<p>Needs Board Review</p>	<p>Needs Board review and concurrence.</p>

Part 5. Pedestrian Experience

Required	Section	Section text	Complies?	Analysis/Notes
	5.B.1	Applicability and Requirements		
		1 This section applies to all new construction and additions.		
		2 Façade improvements to buildings located on pedestrian oriented streets are subject to sections 5.B.3 and 5.B.5.		
		<p>4 New buildings with ground-floor residential units:</p> <p>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.</p> <p>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</p> <ul style="list-style-type: none"> 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 	<p>Yes</p>	
Required	Section	Section text	Complies?	Analysis/Notes

	<p>5.B.2</p>	<p>Wayfinding Elements and Strategies. Recommended at all street-facing facades.</p>		
	<p>1</p>	<p>Consider some or all of the following strategies: a. <input type="checkbox"/> Special building massing forms b. <input type="checkbox"/> Façade composition c. <input type="checkbox"/> Weather protection at primary entry d. <input type="checkbox"/> Lighting e. <input type="checkbox"/> Signage</p>	<p>Yes</p>	
	<p>2</p>	<p>Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.</p>	<p>Yes</p>	
	<p>3</p>	<p>Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.</p>	<p>Yes</p>	
	<p>4</p>	<p>Reinforce the horizontal character of abutting structures using cornice and weather protection elements.</p>	<p>Yes</p>	
	<p>5.B.3</p>	<p>Ground Level Transparency. Provide safety and a warm and inviting atmosphere.</p>		
	<p>3</p>	<p>Provide glazed doorways where appropriate.</p>	<p>Yes</p>	
	<p>5</p>	<p>A minimum of 30% transparency within the pedestrian view plane should be achieved for ground floor residential buildings.</p>	<p>Needs Board Review</p>	<p>South façade only provided with 11% transparency</p>
	<p>5.B.4</p>	<p>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.</p>		
	<p>1</p>	<p>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.</p>	<p>Yes</p>	
	<p>2</p>	<p>Avoid locating garage entries and building services (utility and/or trash rooms) along the primary pedestrian façade.</p>	<p>Yes</p>	
	<p>3</p>	<p>Primary building entries and lobbies: a. <input type="checkbox"/> Provide defined paths to building entry from public sidewalk. b. <input type="checkbox"/> Consider how façade design, weather protection, lighting, signage, and site design (hardscaping and landscaping) contribute to building entry experience. c. <input type="checkbox"/> Building entries and lobbies should include high quality materials.</p>	<p>Yes</p>	
	<p>4</p>	<p>Residential unit (or building) entries should provide a visual transition from the sidewalk including: a. <input type="checkbox"/> Changes in elevation, e.g. stoops; b. <input type="checkbox"/> Outdoor spaces, e.g. porches or patios; c. <input type="checkbox"/> Screening, e.g. planters, benches, or trellises; and d. <input type="checkbox"/> Landscaping and hardscaping</p>	<p>Needs Board Review</p>	<p>Need additional info from applicant via the use of the 3D model to demonstrate compliance.</p>
	<p>5</p>	<p>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.</p>	<p>Yes</p>	
	<p>6</p>	<p>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.</p>	<p>Yes</p>	

Staff Review Table - PLDDG20240024

5.B.5	<p>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.</p>		
	<p>1 Pedestrian weather protection required at:</p> <ul style="list-style-type: none"> 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. 	Yes	
	<p>2 Proposed weather-protection should meet the following strategies:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. ☑ Canopies should be constructed using high quality materials such as steel and/or other metals. f. Awnings: <ul style="list-style-type: none"> 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). 		
5.B.6	<p>Lighting</p> <ul style="list-style-type: none"> 1. ☑ Provide lighting to create an inviting and safe pedestrian environment. 	Needs Board Review	Is appropriate exterior lighting provided?
5.B.8	<p>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.</p>		
	<p>1 Avoid blank walls along sidewalks and pedestrian areas.</p>		

Staff Review Table - PLDDG20240024

	<p>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.</p>	<p>Yes</p>	
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CITY OF PUYALLUP

Development and Permitting Services

333 S Meridian, Puyallup, WA 98371
(253) 864-4165 Fax (253) 840-6678

Date of memo: April 10, 2024

Date of meeting: April 18, 2024

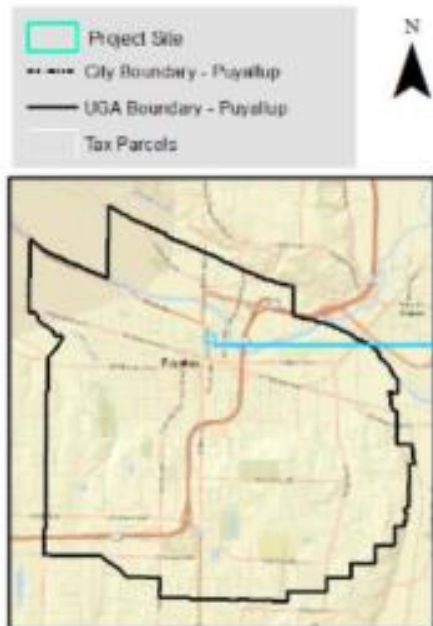
To: Design Review and Historic Preservation Board

From: Chris Beale, AICP, Senior Planner

Re: **PLDDG20240024- 2nd Street Apartments**

On Thursday, April 18, 2024 Planning staff will present a design review revision package for the 2nd Street Apartments project.

SITE MAP



City of Puyallup
Development Services
Department
Date: 2/3/2020

The map features are approximate and are intended only to provide an indication of
and feature. Additional areas that have not been mapped may be present. This is not
a survey. Definitions and other data may not align. The County assumes no liability
for actions recommended by aerial imagery. ALL DATA IS APPROXIMATE. PROVIDES AS
IS AND WITH ALL FAULTS. The County makes no warranty of fitness for a
particular purpose.



Path: R:\GIS\GIS\Current\Planning\88a_Maps\GIS\MapTemplate.mxd

Background:

On April 18, 2024, the Design Review and Historic Preservation Board (“Board”) will review a proposed revision to a previously approved project (2nd St Apartments); the project is a 3-story, 26,000 square foot (appx.), 29 unit apartment building. The project is in the CBD zone and is subject to the Downtown Design Guidelines and subject to Board review and approval.

The Board held pre-application meetings with the architect for the 2nd Street apartments on December 6, 2018; January 17, 2019; March 21, 2019, and, August 1, 2019.

The Board reviewed a formal application by the applicant on February 20, 2020 and on March 19, 2020, issuing a conditional approval previously on March 19, 2020; that conditional approval was revised on January 21, 2021 after further Board review. The Board most recently reviewed a further plan revision from the applicant on November 03, 2022 and November 17, 2022. Another conditional approval was issued following the November 17, 2022 meeting.

Current proposal:

The current proposal has been redesigned and the unit count reduced from 29 units to 24 total units. The proposed project is three stories in size and approximately 19,923 square feet.

Applicable regulations and guidelines:

The project is subject to the following sections of the DDGs:

- Part 1, Goal 1A, All development, Transition Areas, Multi-family residential buildings
- Part 3, 3.B.1, 3.B.2 (Site and Neighborhood context), 3.B.3 (building bulk and scale), 3.B.6 (Modulation and form), 3.B.7 (Exterior Public Space, Interior Galleria or Arcade Space)
- Part 4, 4.B.1, 4.B.2 (Façade composition), 4.B.4 (Façade modulation), 4.B.5 (window and glazing), 4.B.6 (Façade materials)
- Part 5, 5.B.1, 5.B.2 (wayfinding elements), 5.B.3 (transparency), 5.B.4 (building entries), 5.B.5 (weather protection), 5.B.6 (lighting), 5.B.8 (blank wall treatment)

Analysis:

Staff noted deficiencies or areas where the Board should specifically review in the following areas:

- 4.B.1 – section 5. See staff review table, page 4 of 9.
- 4.B.2 – Façade composition. See staff review table, page 4 of 9. Staff needs Board feedback on the applicable criteria relative to project design.
- 4.B.4 – Façade modulation. See staff review table, page 4 of 9. Staff needs Board feedback on the applicable criteria relative to project design.
- 4.B.6 – section 1-5. See staff review table, page 5/6 of 9. Staff needs Board feedback on the applicable criteria relative to project design. See architect’s further explanation of

siding proposal in project narrative (last page). Staff needs Board guidance on appropriate control joints for the stucco siding material and for the Board to weigh in on the siding coverage percentages shown on the plan sets.

- 5.B.3 – section 5. Review ground level transparency for south façade.
- 5.B.4 – section 4. Unit transition to sidewalk. Board review and guidance needed. Review may be aided by 3D model presentation from project architect.
- 5.B.6 – Lighting. Board should consider: Should exterior lighting fixtures be provided to meet guidelines?

Staff recommendation:

Review applicant proposal and provide feedback, guidance and/or conditions of approval to the applicant.