4.22.2025

43rd Avenue Apartments – Corner of 43rd Ave SW & 7th St (701 43rd Ave SW, TPN 4320000160)

City of Puyallup Downtown Design Guidelines

RM-Core zone:

Part 1:

1. New development projects including multi-family

    a. See 1.C for specific area and size thresholds.

1.C. Required Guideline Chapters by Project Type.

New construction 10,000 square feet or larger needs to meet Part 3, Part 4 and Part 5.

Part 3:

3.B. Design Guidelines and Strategies

3.B.1. Applicability and Requirements

1. This section applies to:

    a. All new buildings over 10,000 SF

    c. All new buildings or additions greater than three (3) floors or 35 feet in height.

2. New buildings 10,000 SF or larger

    a. Must comply with Site and Neighborhood Context (3.B.2) and Exterior Public Space, Interior Galleria or Arcade Space (3.8.7), as well as a minimum of two additional guideline sections from this chapter.

    b. The building steps down at the west end which is 40ft away from the boundary line. The 40ft distance consists of a 6ft landscape buffer; 26ft wide entry drive aisle; 5ft wide walkway; and a 3ft wide landscaping. The north end does not incorporate a step down; however, it is 136ft from the north boundary line. The 136ft distance consists of a 6ft landscape buffer and a 130ft Open Space which helps ease the scale of the building with its adjacent neighbors.

    The building has incorporated belly bands; different siding materials and colours; porches/decks; and other smaller massing elements at the corner street entry and stairway core that assist in adding visual breaks to both street facades which assist in reducing the scale of the building.

3. Parking Structures:

Not applicable

4. New Buildings in transitions areas, abutting or across from residential zones.

a. The properties to the west, north and east are also RM-CORE. The properties to the south, across 43rd Ave SW are in Pierce County jurisdiction.

5. Buildings containing only residential uses shall consider the size and character of the occupiable exterior space between the building façade and the public right-of-way in the building form and massing. Exterior amenity spaces are to provide visual interest to both residents and pedestrians.

a. A 10ft landscape buffer beyond each street's right of way provides a transition from public realm and private spaces along the ground-floor units.

b. Same as above.

c. Same as above.

3.B.2 Site and Neighborhood Context

1-7: The size of the lot is larger than the adjacent lots; however, it seems to be a reasonably sized lot for what we believe the RM-CORE zoning is trying to accomplish. There are smaller single-family houses in the vicinity but other than providing small duplex buildings or similar, there is no way to match the existing fabric of the neighborhood as it currently exists. We assume this will be a neighborhood in transition under its RM-CORE designation and similar style buildings will eventually fill this area. We do not believe setbacks on upper floors is warranted as the width of the streets on the south and east and the 10' building setback create a buffer between the single-family houses and this multi-family project. There are also parking lots that are acting as buffers – the building is pulled away from these property lines. This building does not cause any shadow impact on its neighbors.

3.B.3 Building Scale and Bulk

1. Break a large building into smaller masses, elements and forms using horizontal or vertical offsets and/or changes in materials.

a. Articulation of the base, middle and top has been employed by using belly bands at various heights. Many of the siding types/styles have been changed above and below the belly bands. The roof line has distinct dormers to add visual interest at the top.

b. Not used, as explained in item 3.B.2.

c. Setbacks and poke-outs of the building footprint have been used to break up the facades to help reduce the mass of the building.

d. Projected and recessed covered decks have also been used to help further break up the massing.

3.B.4 Height

1. The building steps down at the west end which is 40ft away from the boundary line. The 40ft distance consists of a 6ft landscape buffer; 26ft wide entry drive aisle; 5ft wide walkway; and a 3ft wide landscaping. The north end does not incorporate a step down; however, it is 136ft from the north boundary line. The 136ft distance consists of a 6ft landscape buffer and a 130ft Open Space which helps ease the scale of the building with its adjacent neighbors.

2. Not applicable

3. Not applicable

4. The only shadow impacts on pedestrian streets would be on the east side of the building along 7th St, late in the afternoon. The building is set back from the new sidewalks by 10'+.

3.B.5 Setbacks

1. Step back a new building where appropriate in relation to:

a. The building steps down at the west end which is 40ft away from the boundary line. The 40ft distance consists of a 6ft landscape buffer; 26ft wide entry drive aisle; 5ft wide walkway; and a 3ft wide landscaping. The north end does not incorporate a step down; however, it is 136ft from the north boundary line. The 136ft distance consists of a 6ft landscape buffer and a 130ft Open Space which helps ease the scale of the building with its adjacent neighbors.

b. Not applicable

c. Not applicable

2. Any building greater than three floors or 35' in height (whichever is less) will:

a. The third floor does not step back; however, the most outer edge of the building at the 6.5ft deep Patio/Decks of all floor levels are set back from the street by 20' +/-. In addition, a 4ft set back of the main building's edge is proposed to be further away from both streets. The building's northern half along 7th is sunken down at a range of 1ft – 4ft which assist in reducing the visual height of the structure.

b. Not used but we believe the building's main edge is at a reasonable distance from the street, which is serving a significant setback substitution.

3. The height of the building is similar to the width of the street ROW.

3.B.6 Modulation of Building Form

1. Horizontal Patterns

a. Not used

b. Not used

c. Floor plates are standard heights comparable to a single-family home.

d. Roof forms are a residential style and dormers have been used for roof articulation.

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. The corner of the building has storefront windows and entry doors which differentiate this area from the rest of the building. There is also a prominent covered patio area in front of the entry doors to help with wayfinding as well as corner articulation.

b. N/A

3. Roof Articulation

a. Traditional gable dormers have been used throughout the project. We feel the use of gables is a more appropriate design language rather than a more modern roof line as the dormers tie in with the existing single family house neighbors.

b. Flat roof not required since we are in a transitional zone.

4. Not applicable

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

1-5. This section would seem to apply more to a downtown urban setting than our transitional zone.

Part 4: Building Design -- Facades

4.A Design intent for Downtown Building Facades

Not applicable

4.B Design Guidelines and Strategies

4.B.1 Applicability and Requirements

3. New buildings larger than 10,000 SF 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.

5. New Buildings Containing on residential uses shall consider how building entry, unit entries, unit windows, and exterior amenities spaces inform the street-facing facades.

a. Sidewalks will be provided to the building entrances and unit entrances from public sidewalk.

b. Covered entry porches have been provided at unit entrances that face public right-of-way.

c. Landscaping is planned to provide obscuring site lines to unit windows.

d. The upper floor decks have been designed to be an integral part of the façade composition.

4.B.2 Façade Composition

Created a complimentary façade composition, particularly at street-facing facades by incorporating all items 1-7.

4.B.3 Horizontal Articulation of Façade

Not applicable. This section would seem to apply more to a downtown urban setting.

4.B.4 Façade Modulation (Façade scale)

1. Modulation is defined as the design manipulation of larger building elements, in order to:

a. The scale of the building has been reduced by dropping the west end of the building and taking advantage of the east façade's grading as it relates to 7th St, while incorporating porches at street/pedestrian level.

2. Consider the use of all or some of the following architectural forms or elements:

a. The façade is modulated with projected decks and porches.

b. There are no bay windows but, there are “poke-outs” that help with modulation of the façade.

c. There are a variety of window sizes.

4.B.5 Window and Glazing Design

1. Recommended at all street-facing facades
2. Create an interesting rhythm and /or pattern of windows.

    a. There are a variety of window sizes and styles in select locations.

    b. Vertical and horizontal has been created by aligning windows.

    c. Recessed windows and projecting “poke-outs” with windows have been provided to add shadows and texture.

    d. Window trims are proposed around all windows.

4.B.6 Façade Materials

Consider all or some the following strategies:

1. Composition – use a combination of materials to create an interesting composition.
    a. The street façades incorporate a variety of metal and cementitious siding of varying orientation, metal railings at the decks, and stone bases at the unit entry columns and corner entrance.
    b. Consider these elements:
        i. Scale - same as above.
        ii. Texture – the combination of different sidings which include lap, board and batt all create shadow lines.
        iii. Detailing – belly bands, corner trims, trellis feature at upper windows, window and door trims are all being incorporated to details change in wall directions and to break up large wall sections.
        iv. Color – multiple colors are being used to add interest to the façade and to break it down into smaller sections.
2. High quality materials – use natural high quality materials, in all building elevations that face a street or alley.
    a. High quality materials have been used at ground floor/pedestrian level
    b. Not applicable
    c. More than 60% of the area of the elevation plane at all upper level are quality materials.
    d. The materials chosen for the facades will wear well over time with regular maintenance.

e. High quality materials incorporated are: metal cladding, stone, concrete, hard wood, glass.

3. Not applicable

4. Not applicable

5. Not applicable

6. Not applicable

Part 5: Pedestrian Experience

5.B Design Guidelines and Strategies

5.B.1 Applicability and Requirements

1. This section applies to all new construction and additions.

2. Not applicable

3. Not applicable

4. New buildings with ground-floor units:

a. Landscaping is proposed to create privacy buffers between ground floor and street facing units.

b. Unit windows facing public right-of-way, shall consider line of sight and design opportunities to enhance unit privacy as well as pedestrian experience, including:

i. The building ground floor elevation along 7th St. sits a few feet below the adjacent street grade.

ii. Patios and decks are being provided.

iii. Screening will be provided where line of sight obscuring is necessary.

iv. There is a combination of landscaping and hardscape such as sidewalks and patios.

5.B.2 Wayfinding Elements and Strategies

This appears to be more towards the downtown/urban environment, except for item 1a-e. All of which has been incorporated at the corner entrance from 43rd Ave.

5.B.3 Ground Level Transparency

1. Not applicable

2. There are storefront windows and glass doors at the main building entrances located on the northwest parking side of the building and the prominent street intersection.

3. Glazed doorways are provided at unit patio doors and at the main entry doors into the building.

4. Not applicable

5. Transparency calculations have been provided on the exterior elevation sheets, meeting the minimum 30% requirement.

6. Not applicable

5.B.4 Building Entries

1. There are two main building entrances. One is on the parking side of the building and the other is on the prominent street corner. Sidewalk access from the public sidewalk to the building main entries has been provided.

2. Not applicable

3. Primary building entries and lobbies:

a. A sidewalk has been provided from the public sidewalk to the building entry.

b. The main entry has a covered roof with incorporated lighting. It will be hardscaped and landscaped to create a welcoming aesthetic.

c. The building entry will have a combination of stone base and metal siding.

4. Residential unit (or building) entries should provide a visual transition from the sidewalk including:

a. Change in elevation is not being provided as they are not readily achievable with a slab on grade building and accessibility requirements.

b. Outdoor spaces have been provided.

c. Benches will be provided at the main entrance to the building.

d. Landscape and hardscape is provided at the main entrance and the unit entrances.

5. Not applicable

6. There will be lights provided at the unit porches and on the façade walls. There will also be lighting at the main entrances.

5.B.5 Pedestrian Weather Protection

This section seems to pertain to a downtown pedestrian experiences – this does not apply to our zone.

5.B.6 Lighting

1. Lighting will be provided along pedestrian pathways.

5.B.7 Signage

1. Signage will be provided in the form of an entry monument sign and will meet city signage requirements.

5.B.8 Blank Wall Treatment

There are no blank walls along the sidewalks or pedestrian routes.

5.B.9 Strategies for Parking Garage Entrances and Parking Structures

Not applicable