

City of Puyallup
Design Review Narrative
304 2nd Ave NE Puyallup Multi-Family

Project Overview

The proposed project includes the construction of a three-story multifamily building with approximately 10,032 square feet. It contains 14 residential units, and the building will be sprinklered throughout.

Design Review Criteria

The project is intended to comply with the requirements of the City of Puyallup Downtown Design Guidelines. This project is meant to be cohesive with the historical elements of the neighborhood and complement the surrounding area. A pre-app of the proposed project was completed which provided guidance towards the design of the building.

Part 1: Introduction

The proposed project is located at 304 2nd Ave NE, Puyallup, WA. The parcel number for the property is 7940100102. The property is approximately 0.36 acres and is located within the CBD Zone. The project consists of a three-story multi-family building containing 14 units of residential living space. The building will provide a mix of studio and one-bed units. The site includes 16 parking stalls, including 7 compact and one ADA stall.

Part 2: Significant Buildings

Not Applicable

Part 3: Building Design – Form & Massing

The design of the proposed building was created with the intention of following all applicable design review criteria and building codes. Modern and historic building elements were incorporated together to create a building that blends into the existing neighborhood, while being fresh and inviting.

An efficient layout was designed to give residents valuable living space, while not compromising open space and public area requirements. The roof parapets were designed to blend into the area, while adhering to the design review and height requirements.

Part 4: Building Design – Façade

The exterior of the building contains several different siding elements including brick veneer, plank, and lap siding. This helps create an attractive building while not seeming out of place or unintended. A blend of light and dark paint colors within the allowable range will be chosen to complement the surrounding areas as well. Metal awnings are provided over first floor windows and door openings as well to fit the historic aesthetic while providing functional weather coverage for residents. Recessed openings were used to also assist with protection from the weather.

Part 5: Pedestrian Experience

The building will appear inviting and be cohesive to the surrounding area, and provide a safe, comfortable environment for the residents as well as pedestrians. The brick exterior and ample windows will help the building feel secure and convey a sense of safety. Ample site and building lighting will provide pedestrians with visibility and open space will help it from appearing overly crowded.

It is our goal that this design adheres to the requirements, and the intent of the design review guidelines. Revival Architects is looking forward to collaboration, and continued development with the city.