AOB - 330 3rd Street SW PUYALLUP, WA

URBAN PUYALLUP MIXED USE, LLC

DESIGN REVIEW PACKAGE

12.05.2025

C2K Architecture, Inc.
1645 NW Hoyt St.
Portland, OR 97209
503.444.2200

C2K ARCHITECTURE

The proposed AOB Site development at 330 3rd Street SW proposes the construction of a new 5-story multi-family residential building containing 140 residential units, consistent with the existing Development Agreement in place with the City of Puyallup. The development will feature a ground-floor parking garage with 99 parking spaces, 2,306 square feet of leasable retail space, and a fitness gym for resident use. The project includes a rooftop amenity deck and dog run to enhance the residential experience and promote community interaction. Units on level 2 will feature private outdoor terraces.

Through common ownership with the proposed Bell Place project at 204 4th St SW, amenities and building management resources will be shared.

The proposed development is designed to support Puyallup's growth objectives and housing goals as outlined in the 2044 Comprehensive Plan. This project directly addresses the city's identified housing needs, particularly the shortage of multi-family housing options and the demand for higher-density residential development in appropriate locations. The project site's downtown location provides residents with walkable access to commercial services, employment opportunities, public amenities, and regional transit, supporting the City's objectives.

Through careful attention to the Downtown Design Guidelines and Housing Element policies, this project will contribute positively to Puyallup's continued growth as a vibrant, walkable downtown community. The project team looks forward to working with City staff through the design review process to refine the project design and ensure full compliance with all applicable guidelines and regulations.

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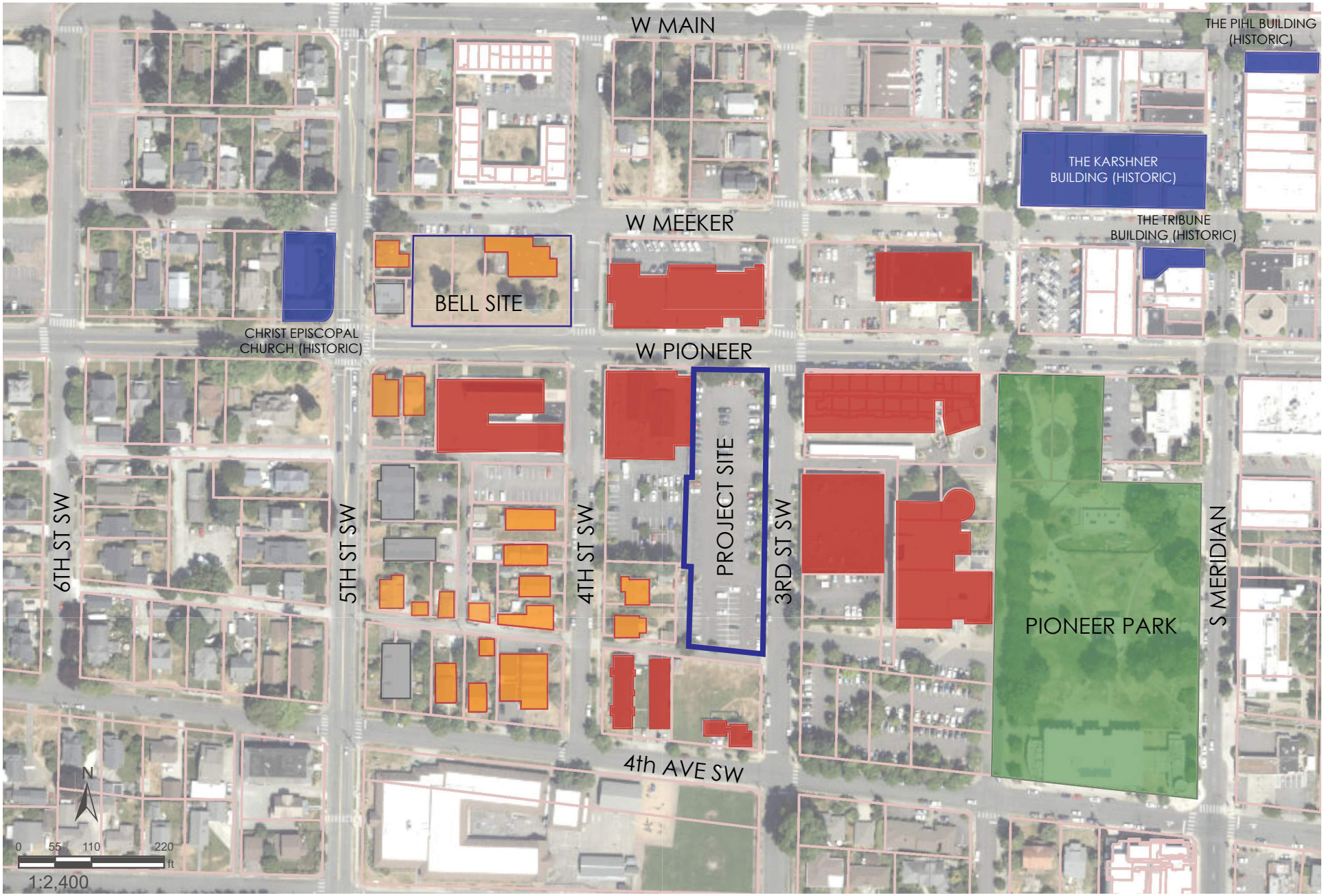
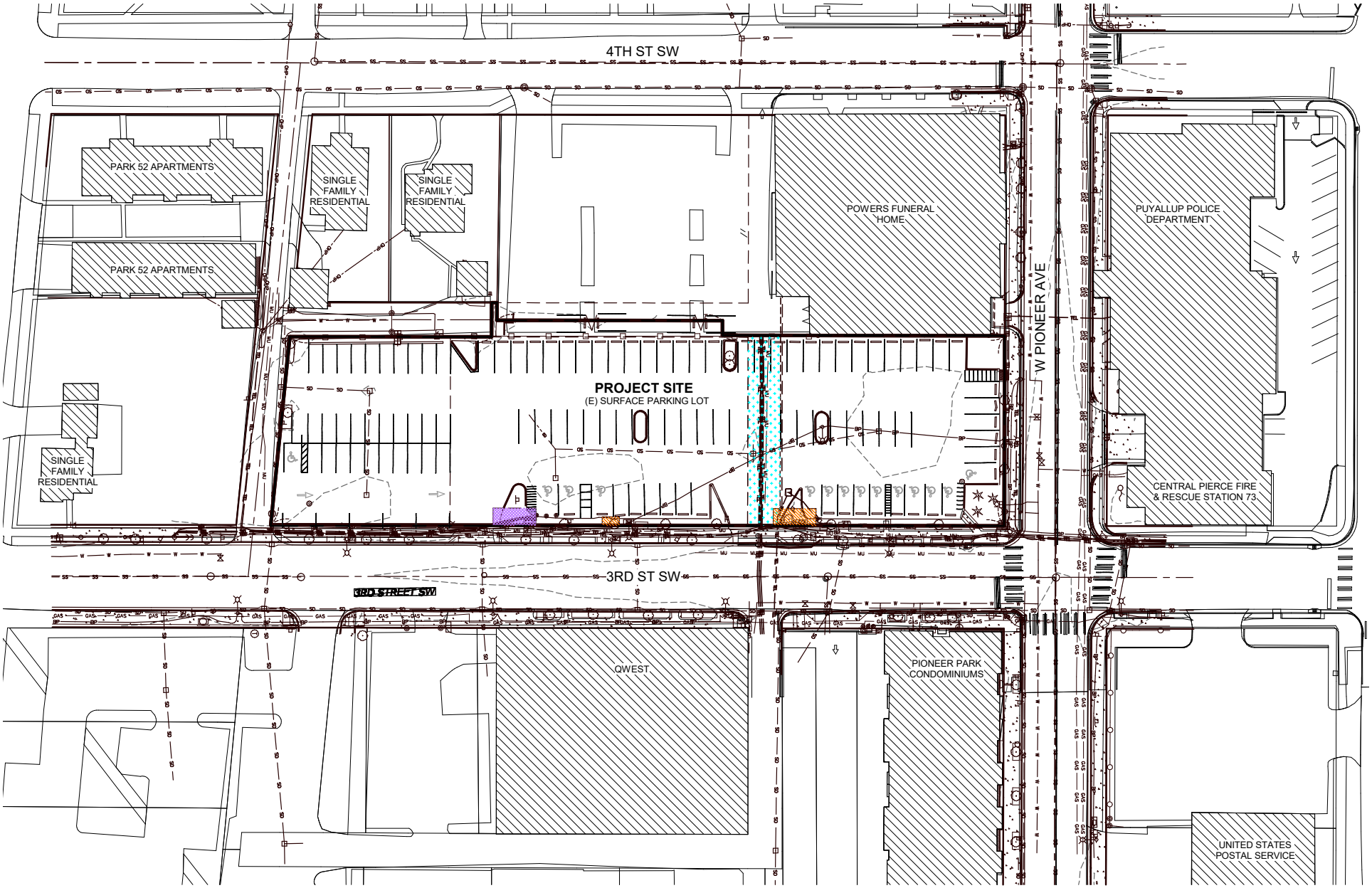
Sounder Train
AOB SITE
W Meeker
W Pioneer Ave
2nd St SW
3rd St SW
4th St SW
5th St SW
6th St SW
4th Ave SW
5th Ave SW
Elm Pl
Meridian S
2nd St SE
4th Ave SE

Vicinity Map

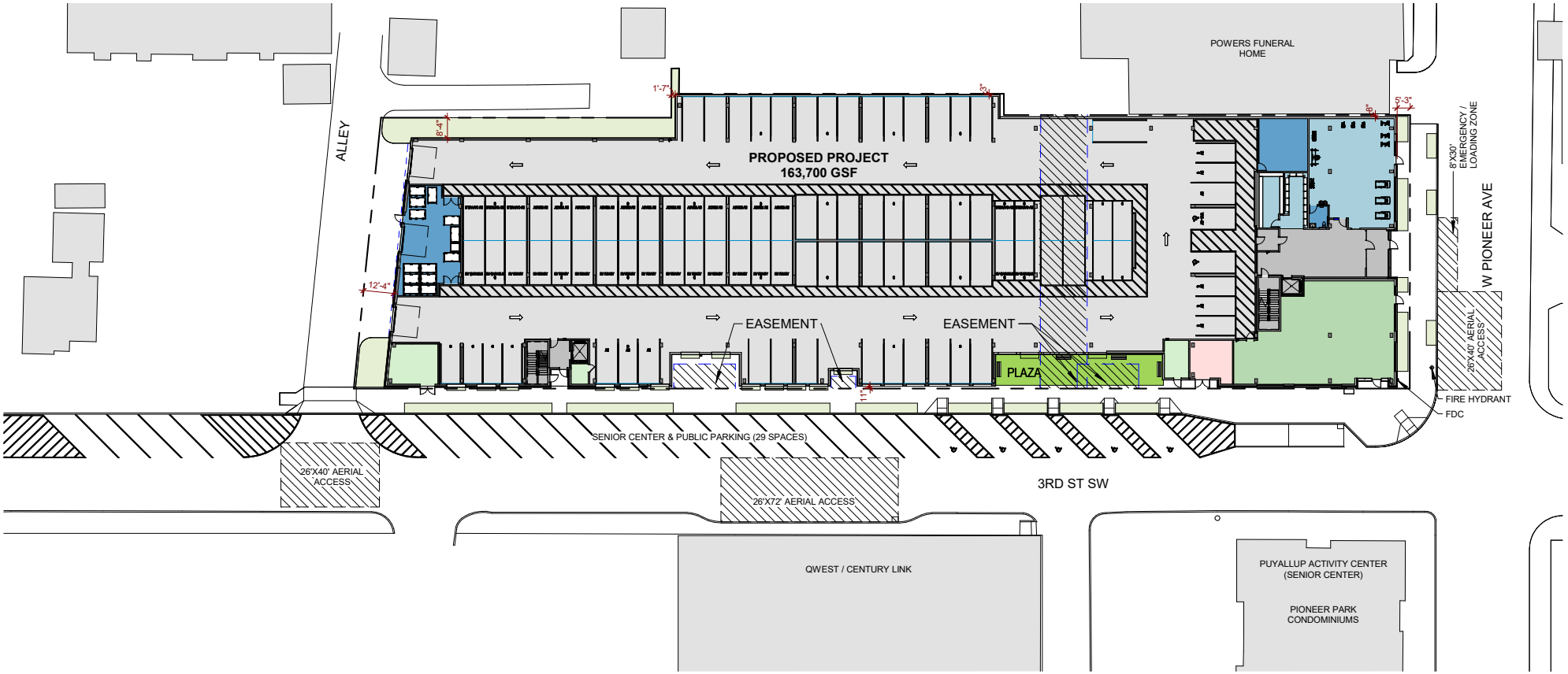
HISTORIC STRUCTURE CHARACTER STRUCTURE BUILDING WITHIN 200'- 0" OF SITE

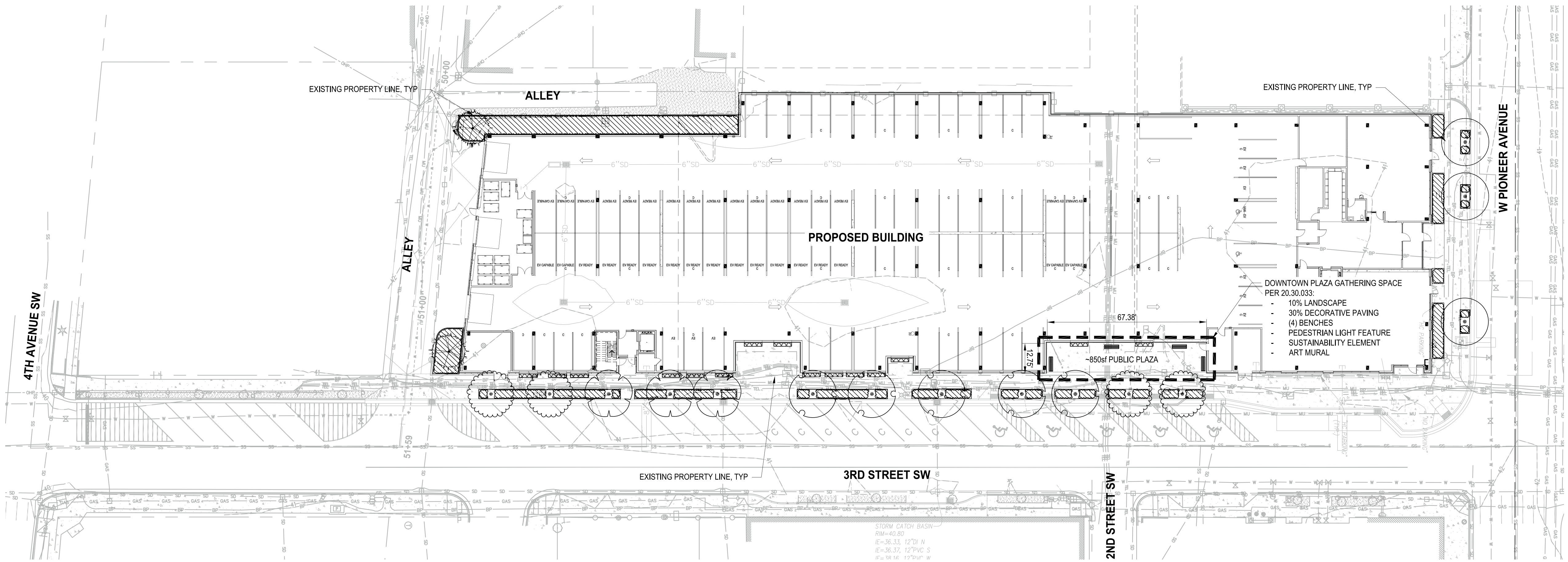


Existing Site Plan



Site Plan


POWERS FUNERAL HOME
ALLEY
PROPOSED PROJECT
163,700 GSF
EASEMENT
EASEMENT
PLAZA
8'X30' EMERGENCY / LOADING ZONE
W PIONEER AVE
26'X40' AERIAL ACCESS
FIRE HYDRANT
FDC
SENIOR CENTER & PUBLIC PARKING (29 SPACES)
26'X40' AERIAL ACCESS
26'X72' AERIAL ACCESS
3RD ST SW
QWEST / CENTURY LINK
PUYALLUP ACTIVITY CENTER (SENIOR CENTER)
PIONEER PARK CONDOMINIUMS
0'
20'
40'
80'
160'



CONCEPT PLANT SCHEDULE

CLASS I STREET TREE	3
CLASS II STREET TREE: A	5
CLASS II STREET TREE: B	3
CLASS II STREET TREE: C	4
CONIFER TREE	2
TYPE II BUFFER	2,090 SF
CLIMBING VINE BED	167 SF
PROPOSED BENCH	

PLAN
SCALE IN FEET
0 30 60

PRELIMINARY

Know what's below. Call before you dig.

LAND USE REVIEW SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	DESIGNED D. BAILEY / DRAWN D. BAILEY / CHECKED / APPROVED

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
FILE NAME PS9504001-LS
JOB No. 217-9504-001
DATE SEPTEMBER 2025

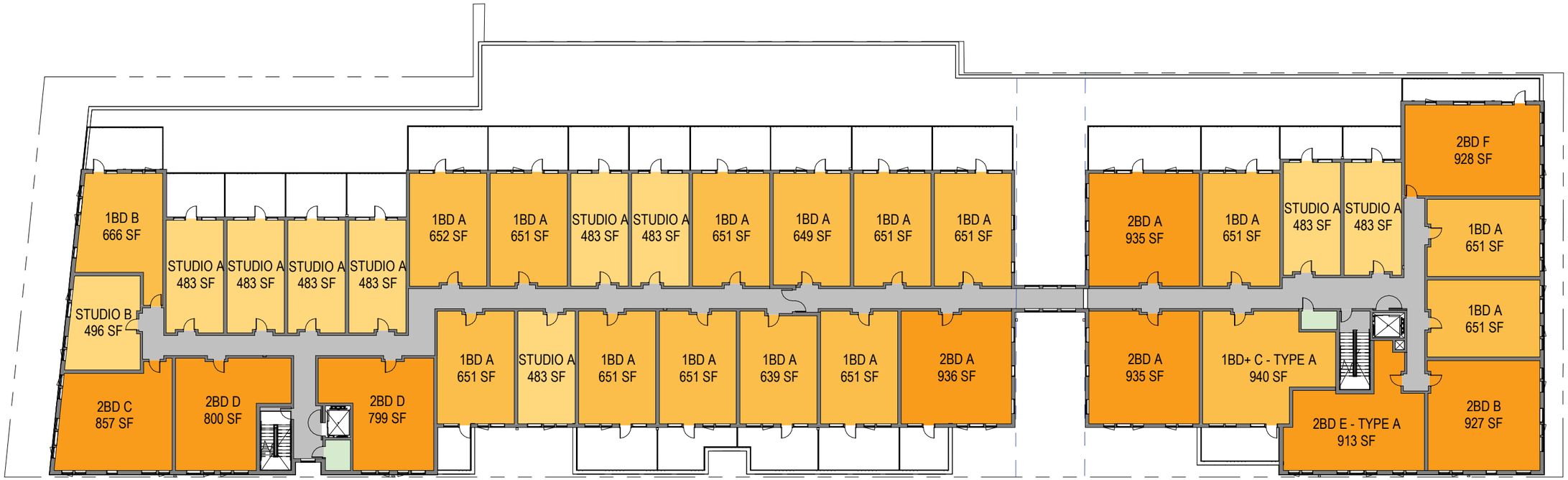
Parametrix
1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374
Ph: 253.604.6600

PROJECT NAME
PUYALLUP AOB MIXED USE
PUYALLUP MIXED USE, LLC
PUYALLUP, WASHINGTON

LANDSCAPE PLAN

DRAWING NO. 2 OF 2
LS1

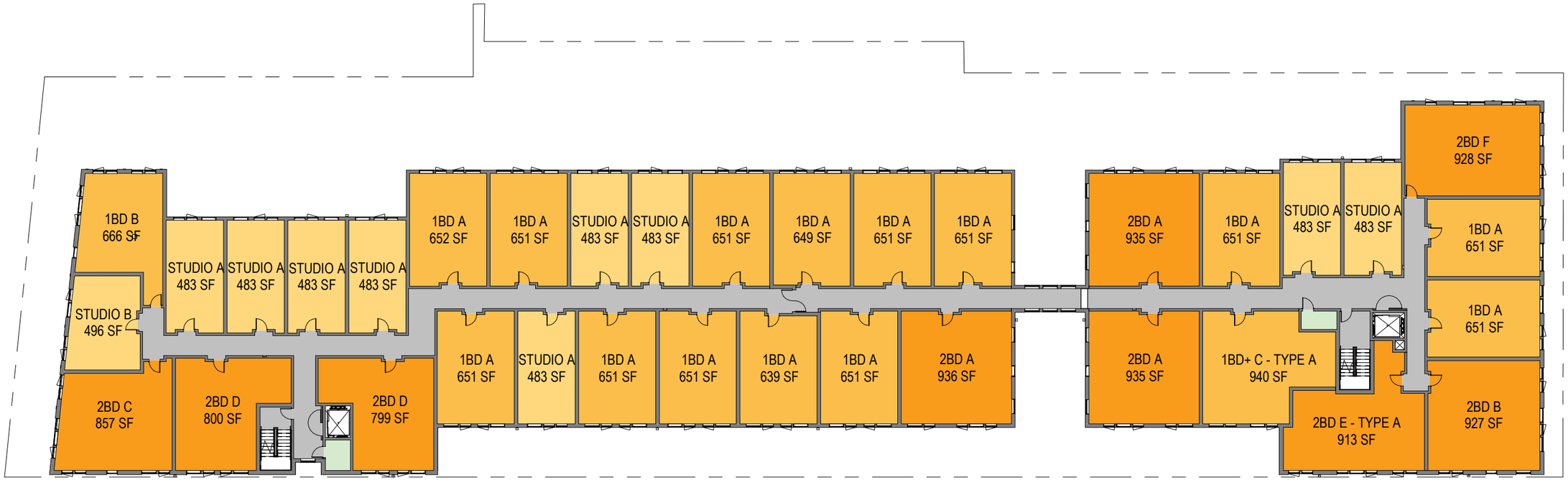

PARKING
33,566 SF
WASTE
GENER
CONTROL ROOM
MAINT
GYM
PACKAGE
MAIL
RR
LOBBY
RETAIL
2,209 SF
PLAZA
847 SF
FIRE
ELECT
W PIONEER AVE
3RD ST SW
LEVEL 1
1" = 30'-0"
0'
15'
30'
60'
120'



LEVEL 2

1" = 30'-0"

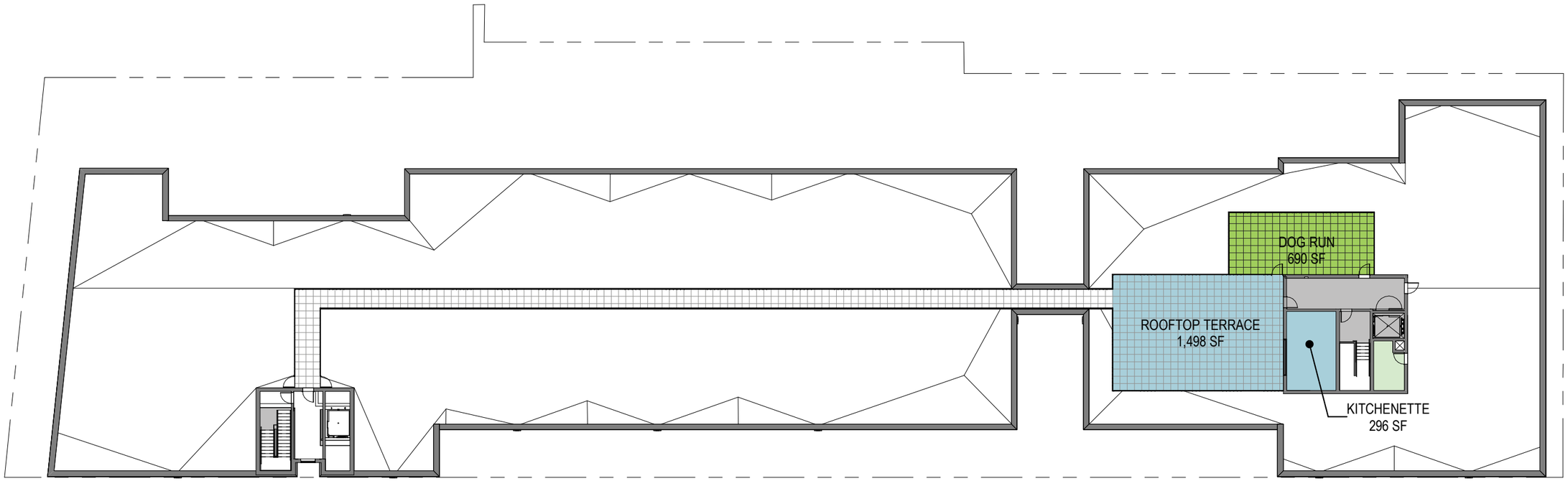
0' 15' 30' 60' 120'



LEVELS 3-5

1" = 30'-0"

0' 15' 30' 60' 120'



ROOF DECK

1" = 30'-0"

0' 15' 30' 60' 120'

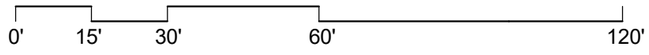
EAST ELEVATION - 3RD ST SW

WEST ELEVATION

0' 15' 30' 60' 120'

NORTH ELEVATION - W PIONEER AVE

SOUTH ELEVATION - ALLEY



Puyallup AOB

Floor		Gross Area	Net	Efficiency	Avg Unit Area	Number Units	Parking Area	Avg Space Area	Parking Spaces	Retail Area	Private Open Space	Common Open Space	Common Amenity	Const. Type	Flr to Flr Height	Ht To Top of Floor	Ht To Level	Ht To Floor Elev Datum	Floor
		SF	SF	%	SF		SF	SF		SF	SF	SF	SF		FT	FT	FT	FT	
Roof	Mechanical/Amenity Deck	1,066										2,128	210		7.17	63.33	56.17	98.17	Roof
5th	Residential	29,773	23,647	79.4%	676	35									9.17	56.17	47.00	89.00	5th
4th	Residential	29,773	23,647	79.4%	676	35									10.33	47.00	36.67	78.67	4th
3rd	Residential	29,773	23,647	79.4%	676	35									10.33	36.67	26.33	68.33	3rd
2nd	Residential	29,773	23,647	79.4%	676	35					5,705				10.33	26.33	16.00	58.00	2nd
1st	Lobby/Amenity/Parking	43,542				-	33,471	338	99	2,311			1,091		16.00	0.00	0.00	42.00	1st
Total		**163,700**	**94,588**		**676**	**140**	**33,471**	338	**99**	**2,311**	**5,705**	**2,128**	**1,301**		**63.33**	Total Building Height			

Unit Mix	Studio	1BD	1BD+	2BD	Total	Balcs
Avg Size	489	654	936	892		
5th	10	15	1	9	35	0
4th	10	15	1	9	35	0
3rd	10	15	1	9	35	0
2nd	10	15	1	9	35	26
Total Units	**40**	**60**	**4**	**36**	**140**	26
Mix Ratio	**28.6%**	**42.9%**	**2.9%**	**25.7%**	**100%**	19%
Total Units	40	64		36		
	28.6%	**45.7%**		**25.7%**		
	Studio	**1BD**		**2BD**		
Total # Beds	**40**	**64**		**72**	**176**	

Area			
Site Area SF		48,145	SF
Site Area Acres		1.11	acres
Max Allowable FAR		2.75	FAR
Max Allowable Area		132,399	SF
Proposed Gross (no parking area)		130,229	SF
Proposed FAR		**2.70**	**FAR**
Maximum Lot Coverage	100%	48,145	SF
Proposed Lot Coverage	**90%**	**43,542**	**SF**

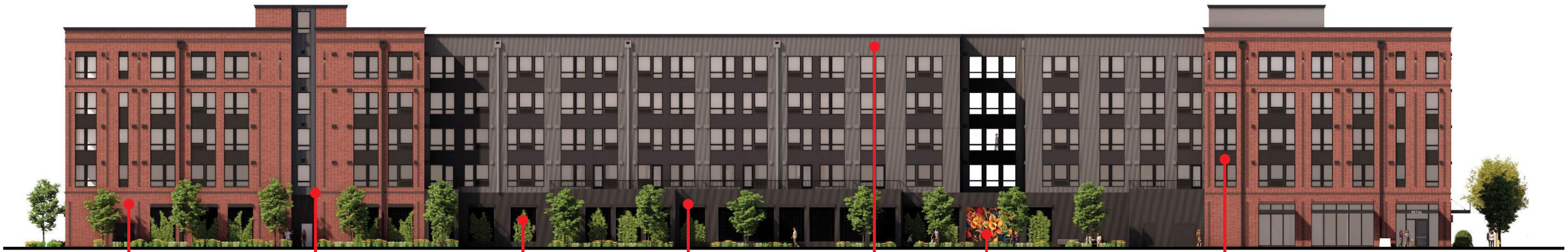
Density		
Max Allowable Density	N/A	DU/Acre
Proposed Number of Units	140	Units
Proposed Density	**127**	**DU/Acre**

Parking - Residential	Ratio			
Spaces Required (Zoning)	*1.00*	/Unit	140	Spaces
Spaces Required per Dev. Agre.	*0.7*	/Unit	98	Spaces
Spaces Proposed	*0.71*	/Unit	**99**	**Spaces**
Min Compact Required	30%		30	Spaces
Max Compact Required	50%		50	Spaces
Compact Proposed	**40%**		40	**Spaces**
EV Requirements				
Min EV Required	10%		10	Spaces
Min EV Ready Required	25%		25	Spaces
Min EV Capable Required	10%		10	Spaces
Parking - Senior Center (on-street)				
Spaces Required			29	Spaces
Spaces Proposed (includes 5 accessible)			**29**	**Spaces**

Open Space		
Private Space		
41	SF/Unit	
Common Space		
15	SF/Unit	

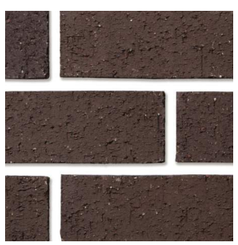
Height	
63.33	Height Proposed
65.00	Max Allowable Height
1.67	Ht Remaining

40.00	Base Building Height - CB CORE
14.00	Residential Use (20.30.032-(3)(b))
14.00	Parking 60% min area (20.30.032-(3)(a
68.00	Base with bonuses
65.00	Max with bonuses (20.30.032-(1))

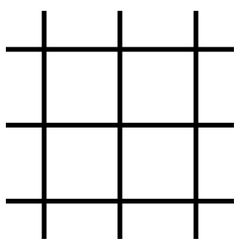


BRICK - PRIMARY COLOR

BRICK - DETAILING COLOR



WIRE MESH & VINES



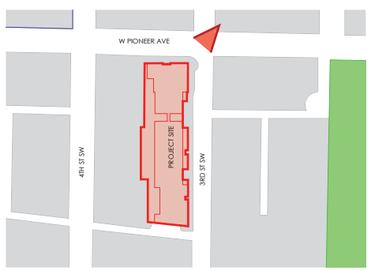
METAL CLADDING - DARK COLOR

METAL CLADDING - LIGHT COLOR

MURAL ARTWORK

FIBER CEMENT PANEL - DARK COLOR

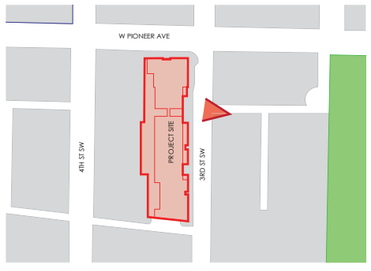
FIBER CEMENT PANEL - LIGHT COLOR



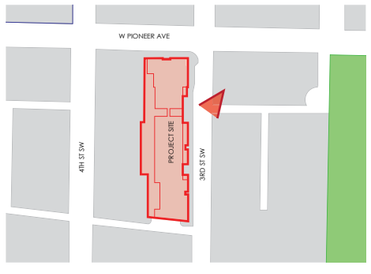
NE Corner - Intersection of 3rd St SW and W Pioneer Ave

North Facade - Along W Pioneer Ave

NW Corner - Along W Pioneer Ave

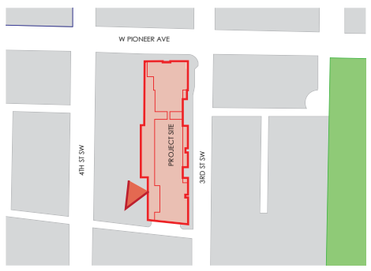


East Facade at Plaza - Along 3rd St SW

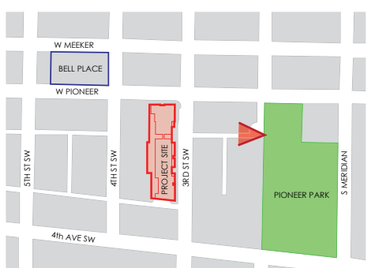


East Facade - Along 3rd St SW

Southeast Corner - Intersection of 3rd St SW and alley



West Facade - Along west property line



From Senior Activity Center Entrance

From Pioneer Park Pavilion

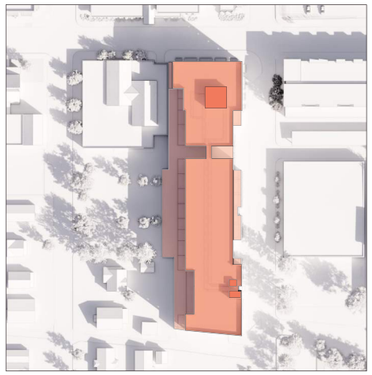
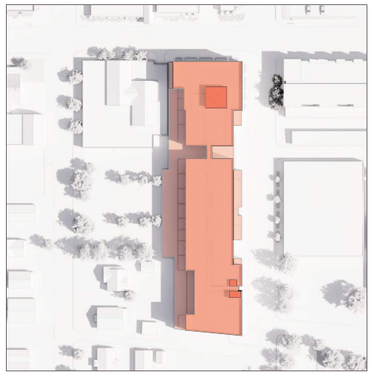
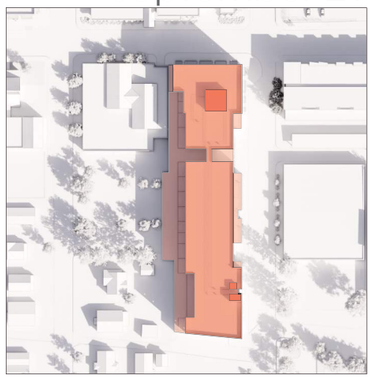
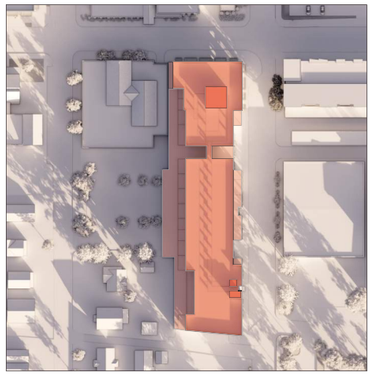
From Intersection of 3rd St SW & 4th Ave SW

From Intersection of W Pioneer Ave & 4th St SW - Bell Place Entrance

From 3rd St SW - USPS Lot

March 21 | June 21 | September 21 | December 21

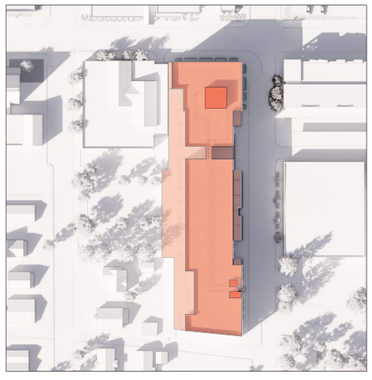
9 am

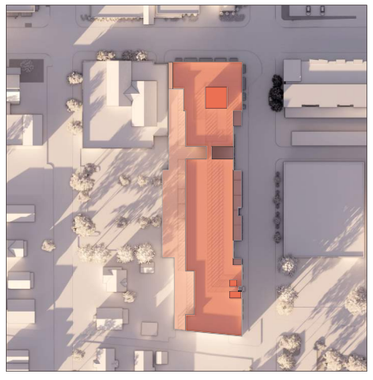





12 pm




3 pm



Spring Equinox | Summer Solstice | Autumn Equinox | Winter Solstice

DOWNTOWN DESIGN GUIDELINES

3.B Building Design - Form & Massing

3.B.1 Applicability and Requirements

2. New buildings 10,000 square feet or larger:
   a. Must comply with **3.B.2** and **3.B.7**, as well as a minimum of two additional guideline sections from this chapter, **3.B.3** and **3.B.5**.
   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.
3. Parking Structures:
   a. Must comply with **3.B.2**, **3.B.3**, **3.B.4**, **3.B.5**, and **3.B.6** to reduce the overall visual impact of the garage mass, bulk, and scale.
   b. A combination of setbacks and landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale.
   c. Parking structures at street intersections/corners and at ground-level facing sidewalks require special considerations. See also Sections **4.B.1.4**, **5.B.1.3**, and **5.B.9**.
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**.

Response: The proposed project will provide a combination of material changes, step-backs, and setbacks from the west property line to transition to the adjacent Powers Funeral Home building. See north facade on page 17 . Landscaping and visual screening devices are provided at ground level to reduce the visual impact of the garage scale. See specific sections for further compliance.

3.B.2. Site and Neighborhood Context

Determine appropriate building form and/or modulation of building massing for the site, taking into consideration:

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; **Not applicable.**
5. Adjacency to pedestrian oriented streets;
   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.

Response: See Vicinity Map and Site Plan on pages 4 and 6 for lot size and scale to adjacent lots. Although the proposed project will be the largest in the area, the design includes material changes, upper level step-backs and additional design features to integrate the project into the neighborhood context. There are no character structures or historic buildings adjacent to the project site. Pedestrian oriented streets, located on 3rd Street SW and W Pioneer, are enhanced through upper level step-backs, a ground level pedestrian plaza along 3rd Street SW, and a recessed ground level entry on the north facade. See Neighborhood Context map and Vicinity Map on pages 3 and 4 for nearby landmarks. See shade study on page 28 for shadow impacts.

3.B.3. 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:

1. Break a large building into smaller masses, elements, and forms using horizontal or vertical offsets and/or changes in materials.
   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.
   a. See Sections **3.B.4**, **3.B.5**, and **3.B.6** for design strategies that may reduce perceived building mass.

Response: See diagram below indicating base, middle, and top of the proposed project. A horizontal material change is provided between level 1 and level 2 on a portion of the facade and a step-back is provided at level 2 to express the base. The top is expressed with a change in brick color and additional cornice. A vertical material change is provided on the east and west elevations to articulate the building form and create 3 distinct sections of the overall building mass. See specific sections for further compliance.

3.B.4. Height (required to apply to parking garage only)

Consider stepping down height of a new building where appropriate in relation to:

1. Residential and Transition zones;
2. Adjacent historic and/or character structures; **Not applicable.**
3. Adjacent civic spaces;
4. Shadow impacts on pedestrian streets.

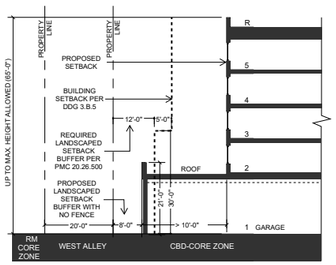
Response: To reduce the overall visual impact of the garage mass, bulk, and scale, the garage has been limited to level 1 of the proposed project.

3.B.5. Setbacks

1. Step back a new building where appropriate in relation to:
   a. Residential zones, to reduce scale of larger buildings relative to smaller buildings;
   b. Adjacent to historic and/or character structures; **Not applicable.**
   c. Adjacent to civic spaces to reduce shadows.
2. Any building greater than three (3) floors or 35 feet in height (whichever is less) will:
   a. Provide a minimum 5-foot setback and a maximum 10-foot setback at the story where 30 feet in height is reached and for all stories above.
   b. The setback can incorporate exterior porches, balconies or other usable exterior spaces on public street frontages.
3. A building with a height greater than the street right-of-way width it fronts upon should incorporate a setback either at the second level or top level of the building in order to reduce the sense of mass of the building.

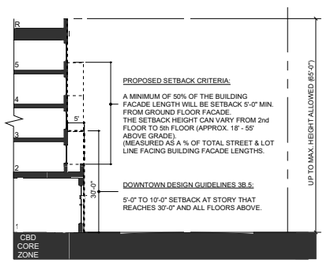
Response: Due to the proposed project exceeding 3 floors/35’, a step-back is provided at level 2 and continues to the roof per Exhibits E1 and E2 included with the development agreement.

EXHIBIT E1
SETBACKS AND ZONE TRANSITIONS



1. PMC 20.26.500 ZONE TRANSITION STANDARDS VARIANCE AT WEST PROPERTY LINE ADJACENT TO ALLEY

EXHIBIT E2
SETBACKS AND ZONE TRANSITIONS



2. DDG 3.B.5 BUILDING SETBACK VARIANCE CRITERIA

3.B.6. Modulation of Building Form (required to apply to parking garage only)

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.
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.
3. Roof Articulation - **Not applicable.**
4. Development Adjacent to Historic or Character Structures - **Not applicable.**

Response: The garage has been limited to level 1 of the proposed project. While the garage is not adjacent to important pedestrian intersections, the corners of the structure are emphasized through brick detailing on the east and south facades.

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.
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.
3. Arrange massing to offset increased height where feasible. Do not place civic spaces on the north side of multi- story, large building projects.
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.
5. Provide for midblock pedestrian walkways at full-block developments that are 200'x200' or larger. **Not applicable.**

Response: The proposed project will integrate an exterior public plaza on the east side of the project, along 3rd St SW, which includes artwork on the building facade at level 1, landscaping, and seating. See Site Plan and Landscape Plan on pages 6 and 7. The project will provide more than 35% of the building's total gross square footage of retail space as an exterior public plaza. See calculations below.

Lot size: 48,145 sf
Retail Space provided: 2,319 SF
5-10% of Retail Space: 116 sf - 232 sf minimum required
Exterior Public Plaza Square Footage Provided: 836 sf

4.B Building Design - Facade

4.B.1 Applicability and Requirements

3. New buildings larger than 10,000 square feet are to comply with **4.B.2** and **4.B.6**, as well as a minimum of two additional guideline sections from this chapter, **4.B.3** and **4.B.5**.
4. Parking Structures:
   a. Must comply with **4.B.2** and **4.B.6**, as well as a minimum of two additional guideline sections from this chapter, **4.B.3** and **4.B.5**.
   b. A combination of facade composition, high quality materials, landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale.

Response: Landscaping and visual screening devices are located at level 1 to reduce the visual impact of the garage mass, bulk, and scale. See specific sections for further compliance.

c. See also sections **3.B.1.3**, **5.B.1.3**, and **5.B.9**.

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**)

Response: See specific sections for compliance.

4.B.3. Horizontal Articulation of Façade

1. Identify important horizontal datums, where appropriate;
2. Reinforce cornice line of the building; or
3. Reinforce the pedestrian experience ground-floor street-facing façade.
4. Select a minimum of two building elements that articulate the facade design.
5. Also consider the strategies in sections **5.B.5** and **5.B.7**.

Response: The proposed project reinforces the cornice line of the building through brick detailing. The ground-floor street-facing facades reinforce the pedestrian experience by incorporating visual screening devices, artwork, and canopies for weather protection. The facade design is further articulated through horizontal brick detailing located between levels 1 and 2 and levels 4 and 5 in addition to upper level step-backs that emphasize the base of the building. See specific sections for further compliance.

4.B.5. 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.

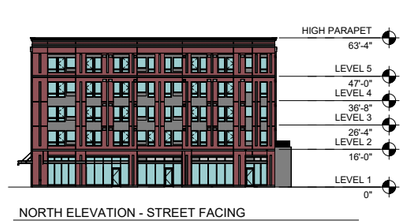
Response: The proposed project incorporates fixed and operable windows within the facade in a variety of sizes. To create an interesting rhythym, the windows are arranged on the facade both individually and in groupings. The windows are slightly recessed to add shadows and texture. At the ground floor garage, openings with integrated visual screening devices and landscaping have been used in place of windows. Storefront windows have been used at important pedestrian locations, including at the ground floor retail space.

4.B.6 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:

1. 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

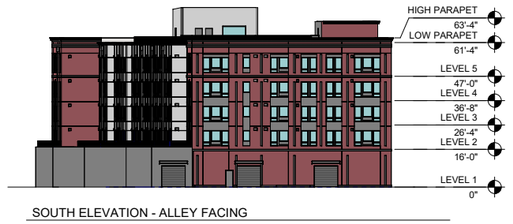
Response: The proposed project utilizes multiple primary materials; brick, glass, metal cladding, and fiber cement panel siding. See diagram below for compliance with material requirements. The materials provide different textures, and through detailing create interesting shadow lines. There are two colors of brick, metal cladding and fiber cement panel siding, used in conjunction to create rhythm and accents on the building facade.



NORTH ELEVATION - STREET FACING

MINIMUM OF TWO MATERIALS - EACH TO BE A MINIMUM OF 30% OF THE FACADE
6,632 SF FACADE X 30% = 1,989 SF REQUIRED FOR EACH MATERIAL

BRICK: 3,387 SF PROVIDED (51.07%)
GLASS: 2,232 SF PROVIDED (33.66%)



SOUTH ELEVATION - ALLEY FACING

MINIMUM OF TWO MATERIALS - EACH TO BE A MINIMUM OF 30% OF THE FACADE
5,470 SF FACADE X 30% = 1,641 SF REQUIRED FOR EACH MATERIAL

BRICK: 3,389 SF PROVIDED (61.96%)
GLASS: 1,237 SF PROVIDED (22.62%)

EAST ELEVATION - STREET FACING

MINIMUM OF TWO MATERIALS - EACH TO BE A MINIMUM OF 30% OF THE FACADE
25,775 SF FACADE X 30% = 7,732 SF REQUIRED FOR EACH MATERIAL

BRICK: 7,197 SF PROVIDED (27.92%)
METAL: 8,693 SF PROVIDED (33.72%)
GLASS: 5876 SF PROVIDED (22.79%)

2. High quality materials – use natural high quality materials, in all building elevations that face a street or alley.
   a. High quality materials are required at ground floor level facing commercial areas and/or pedestrian oriented streets.
   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. **Not applicable.**
   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.
   d. All street-facing materials must be installed such as a way that they will wear well over time with normal maintenance.
   e. High quality materials are defined as natural materials that convey permanence,
3. Where high quality materials don't wrap side elevations, propose thoughtful transitions between various siding strategies.
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. **Not applicable.**
5. Enhance ground-level street-facing facades with high-quality vandal resistant materials, where possible.
6. For parking structures:
   a. Incorporate high quality materials in the exterior materials and/or screening to allow light to penetrate into the garage while reducing the view(s) of parked cars from public spaces and rights of way,
   b. Utilize similar materials, forms, and elements in both the garage and occupied portions of the building.

Response: The proposed project's design concept utilizes the materials to divide the building into three sections, providing a gray center section that is distinct from the brick ends. The project utilizes high quality materials; brick, glass, and metal cladding at the ground-floor level on the north, east, and south facades. See diagram below for compliance with high quality material requirements for the upper levels. At level 1, where the garage has exterior walls, openings have been located with visual screening devices and landscaping to reduce the visual impact of parked cars from public spaces. The materials used at the garage are carried throughout the remainder of the proposed project.

NORTH ELEVATION - STREET FACING

HIGH QUALITY MATERIAL ABOVE LEVEL 2 - BRICK & GLASS
60% OF FACADE AREA REQUIRED TO BE HIGH-QUALITY MATERIAL AT UPPER LEVELS

4,546 SF FACADE ABOVE LEVEL 2 X 60% = 2,728 SF REQUIRED
3,998 SF PROVIDED (87.94%)

SOUTH ELEVATION - ALLEY FACING

HIGH QUALITY MATERIAL ABOVE LEVEL 2 - BRICK & GLASS
60% OF FACADE AREA REQUIRED TO BE HIGH-QUALITY MATERIAL AT UPPER LEVELS

3,742 SF FACADE ABOVE LEVEL 2 X 60% = 2,245 SF REQUIRED
3,315 SF PROVIDED (88.58%)

EAST ELEVATION - STREET FACING

HIGH QUALITY MATERIAL ABOVE LEVEL 2 - BRICK, GLASS, & METAL
60% OF FACADE AREA REQUIRED TO BE HIGH-QUALITY MATERIAL AT UPPER LEVELS

17,757 SF FACADE ABOVE LEVEL 2 X 60% = 10,654 SF REQUIRED
14,882 SF PROVIDED (83.80%)

5.B Pedestrian Experience

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**.
3. Parking structures:
   a. Must comply with **5.B.8** and **5.B.9**.
   b. Facades facing sidewalks shall include ground level retail/commercial spaces, storefront windows, displays and/or setbacks with landscaping or architectural screening.
   c. Building corners facing sidewalks should include ground level retail uses including storefront windows and/or displays.
   d. Shield views of the parked automobiles from the sidewalk areas in all locations not covered by corner treatment defined above.

Response: Openings have been located between the garage and sidewalk with visual screening devices and landscaping to shield views of the parked automobiles. See specific sections for further compliance.

5.B.2. Wayfinding Elements and Strategies. Recommended at all street-facing facades.

1. Consider some or all of the following strategies:
   a. Special building massing forms
   b. Façade composition
   c. Weather protection at primary entry
   d. Lighting
   e. Signage
2. Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.
3. Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.
4. Reinforce the horizontal character of abutting structures using cornice and weather protection elements.
5. Signage bands or stand-alone signs can be standard flat sign panels or incorporated into a more artistic logo created through the use of sculptural elements (also refer to City of Puyallup Sign Code).

Response: Large canopies over both the primary entrance and retail entrances provide weather protection and support pedestrian wayfinding. The primary entrance is recessed from the rest of the north facade and pedestrian scale wall mounted exterior lights are provided to set it apart from other entrances nearby.

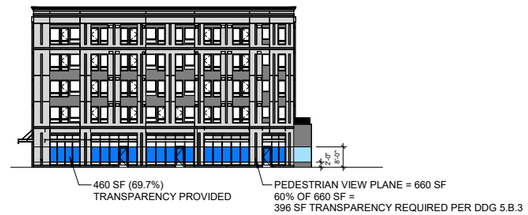
5.B.3. Ground Level Transparency

Provide safety and a warm and inviting atmosphere.

1. Encouraged at new commercial and retail spaces at ground-level street-facing facades on major street frontages.
2. Encouraged at building entries and doorways for safety and an open and inviting atmosphere.
3. Provide glazed doorways where appropriate.
4. A minimum of 60% transparency within the pedestrian view plane should be achieved for commercial and/or mixed-use developments.
5. A minimum of 30% transparency within the pedestrian view plane should be achieved for ground floor residential buildings. **Not applicable.**

Response: The proposed project includes ground-level street-facing facades to the north on W Pioneer Ave and to the east on 3rd St SW. See diagram below for compliance with ground level transparency requirements. Glazed doorways are provided at the primary entrance, gym, and all retail entry doors.

EAST ELEVATION



NORTH ELEVATION

5.B.4. 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.

1. 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.
2. Avoid locating garage entries and building services (utility and/or trash rooms) along the primary pedestrian façade.
3. Primary building entries and lobbies:
   a. Provide defined paths to building entry from public sidewalk.
   b. Consider how façade design, weather protection, lighting, signage, and site design (hardscaping and landscaping) contribute to building entry experience.
   c. Building entries and lobbies should include high quality materials.
5. 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.
6. 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.

Response: The primary building entrance is placed along W Pioneer Ave, close to the bus stations at the intersection of 3rd St SW and 2 blocks from the Puyallup Sounder Station. This location also provides easy access to Pioneer Park and the Public Library. The primary building entry and lobby have a clear path to the public sidewalk and utilize high quality materials. The garage and trash room entrances are located on the south facade, along the alleyway, away from the primary pedestrian experience. CPTED principles have been incorporated at the ground level through the use of a variety of facade mounted lights, minimal physical obstructions, the elimination of dark doorway refuge areas, and by providing clean and inviting public spaces.

5.B.5. 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.

1. Pedestrian weather protection required at:
    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.
2. Proposed weather-protection should meet the following strategies:
    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:
        i. Canopies should be constructed using high quality materials such as steel and/or other metals.
    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). **Not Applicable.**

Response: Pedestrian weather protection is provided at the primary building entrance, retail entrances, with 6 foot deep canopies made of a high quality material. The width of the canopies vary based on their alignment to the storefront windows below and above windows to enhance the building's design aesthetic.

5.B.6. Lighting

1. Provide lighting to create an inviting and safe pedestrian environment.

Response: Lighting is provided at the retail and primary entrance. Wall wash lighting is provided along the brick sections of the building to highlight the entrance(s) on the north facade and create a safe pedestrian environment along the east and south facades.

5.B.7. Signage

1. Signage bands or standalone signs can be standard flat sign panels or incorporated into a more artistic logo created through the use of sculptural elements (also refer to City of Puyallup Sign Code, PMC 20.60).

Response: The proposed project includes signage with the building's name above the primary entrance, to comply with necessary with necessary code(s).

5.B.8. 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.

1. Avoid blank walls along sidewalks and pedestrian areas.
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.

Response: The proposed project reduces the visual impact of blank walls by incorporating multiple materials, including brick and metal cladding, on the facade and providing openings with visual screening devices. The visual screening device will support climbing vines that are planted in raised planter boxes all exceeding the 3 feet minimum width. For walls without modulation over 30 feet in length, a painted mural is provided. The intent of the mural is to highlight local Puyallup history and character.

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

1. Vehicular garage entries and vehicular service areas should be located on a building facade(s) facing away from the primary street.
    a. Where building is adjacent to an alley, locate garage entry/exits from alley, unless unfeasible. If unfeasible, please clarify why and/or how.
    b. If no alley exists, locate garage entry/exits behind and/or as far from the primary pedestrian entry and/or primary ground-floor use.
2. Minimize size and visual impact of the entry portal.
3. Primary garage elevator entry should be visible and accessible from the public sidewalk.
4. Glaze all stairwells and elevator shafts and provide direct access to sidewalks.
5. Facades facing sidewalks shall include
    c. ground level retail /commercial spaces,
    d. storefront windows/ displays, and/or
    e. setbacks with landscaping or architectural screening.
6. Building corners facing sidewalks shall include ground level retail uses including storefront windows, and/or displays.

Response: Both the garage entrance and exit are located off the alley at the south end of the site. This reduces the visual impact of the entrance from the primary facades. This garage is for resident use and as such a dedicated garage elevator will not be provided. Residents have access to 2 elevators from the garage to upper levels. The garage facades facing sidewalks include landscaping, openings, and screening devices, with retail use at the northeast corner of W Pioneer and 3rd St SW.

Thank You

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