



## Industrial Design Review

PMC 20.26.400

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

### Submittal Checklist:

I **electronic copy of entire submittal package which includes:**

I copy of completed application form

I copy of scaled elevation drawings of project

I copy of scaled project site plan

I copy of landscape plan

**Application Fee** **N/A**

Note: The following building activities are **exempt** from duplex/triplex design review:

- Any building activity that does not require a building permit;
- Interior construction work which does not alter the exterior of the structure;
- Normal building maintenance including the repair or maintenance of structural members

Rev: 7/2020

Use this form to apply for design review for new buildings or remodels in the Limited Manufacturing (ML) zone. Design review is required for any new buildings and may be required for remodels. Industrial design review requirements can be found in Puyallup Municipal Code 20.26.400. Add reference to design review only applying to portions of building visible from ROW?

This design review application shall be included as a supplemental form with the permit package for companion permits for the project (e.g. submitted with the project's preliminary site plan permit, building permit, or other associated permit rather than as a stand-alone application). When preparing this application, please print or type the response to each question. 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 INFORMATION

### Site Information

Parcel Number See below

Street Address Freeman Road

### Applicant Information

Name Tyler Litzenberger - Vector Development Company

Street Address 11411 NE 124th St #190

City Kirkland

State WA

Zip 98034

Phone 425-968-5115

E-mail TLitz@VectorREcorp.com

### Owner Information

Name See attached

Street Address

City

State

Zip

Phone

E-mail

### Nature of Request (please be specific)

Application proposing two stand-alone concrete tilt buildings of approximately 303,282 and 103,715 square feet with adjacent truck courts, parking and drive aisles on the east side of Freeman Road. The construction project will consist of site work improvements including underground utilities serving the property, connection to sanitary sewer and improvements to Freeman Road including frontage improvements. Stormwater will be designed to Washington State DOE standards. Building A is IIIB construction and Building B is IIIA construction.

## SUBMITTAL REQUIREMENTS

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

Completed application form, signed and dated. Please print or type your reply to each question. Do not leave any questions unanswered, doing so will make your application incomplete.

8 1/2" X 11" site plan, dimensioned, drawn to scale and including the following items:

- Scale bar shown on each page
- 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 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

Landscape Plan

copy from preliminary site plan

eliminate reference to requirement for landscape architect

SITE INFORMATION	
Zoning Designation (visit <a href="http://www.cityofpuyallup.org/InteractiveWebMaps">www.cityofpuyallup.org/InteractiveWebMaps</a> to look up the zone)	ML
Total Building Area (Sq. Ft.)	303,282 SF & 103,715 SF
Year of Original Construction	N/A

## CRITERIA

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The following criteria must be met in order for the Development Services to approve a design review of the development. **Please describe FULLY how your proposal is consistent with each of these criteria.** "Yes" or "No" answers are not acceptable.

1. **Trees along Building Facades:** A minimum 15-foot-wide landscape strip shall be provided along the entire length of blank wall facades of buildings in the ML zone district. A mixture of medium to large evergreen conifer and deciduous trees and shrubs (evergreen and/or deciduous shrub mix) shall be planted for all buildings along the entire length of all visible facades on buildings with footprints of more than 10,000 square feet, which have walls reaching 20 feet or more above ground level and which are visible from a public road or located within 100 feet of a residential zone. The stand of trees may include either existing

trees or planted trees. The design of the landscaping treatment shall be consistent with the "SLD-01" standard contained in the city's vegetation management standards (VMS) manual.

Describe how these standards are represented in your design.

Building A:

West elevation: already requires 12' of landscaping along ROW and a 38'-8" setback from the ROW to achieve a 40' tall building. As the 38'-8" setback is mostly landscaped, the 15' buffer requirements are more than met.

The SE building corner is within 100' of the neighboring residential property, but has more than 15' landscaping along the exterior walls.

Building B:

West elevation: is facing a residentially used property and has the 30' perimeter landscaping buffer required by code, which is more than the 15' foundation buffer. The NW corner and the central West elevation at the corner of the adjacent property does have the 15' landscaping provided separately.

South elevation: as 62nd is not a ROW, and the South elevation is more than 100' away from the neighboring property to the South, the foundation landscaping does not apply.

NE corner: large landscape islands are provided. A small portion of elevation has slightly less than 15' foundation landscaping, but it is a very decorative part of the exterior, and still at least 88' away from the neighbor property.

2. **Siding Materials:** Acceptable siding materials include brick, stone, marble, split-face cement block, shingles and horizontal lap siding. Other materials may also be used if:
- They are used as accent materials in conjunction with acceptable siding materials; or
  - Singular materials are characterized by details or variations in the finish that create a regular pattern of shapes, indentations, or spaces that are accented or highlighted with contrasting shades of color.

Describe how these standards are represented in your design.

The primary building material is concrete, with decorative metal trellises, metal canopies and metal truck court canopy siding.

In the elevations provided, we show that there are regular themes and patterns across the walls, created by reveals in the concrete, and with some color variation.

The main theme of the building is the golden rectangle, which is a rectangle with the ratio of 1:1.618. Many of the rectangles on the building use this proportion, which is found to be a typically pleasing shape to humans. When used in a pattern, the rectangle can be divided in what is called the "Fibonacci sequence", where the rectangles are formed of squares, where the length of the side is the sum of the two proceeding ones. Arranging these squares to form a spiraling pattern of golden rectangles creates a pattern that can be found across nature, in seashells, flowers, trees, and even more intangibles, such as the pedigrees of idealized honeybees. The spiraling pattern is shown across the building elevations.

There are other complimentary patterns in other parts of the elevations. Large clerestory windows and metal canopies and trellises are arranged to compliment the building patterns.

3. Loading and Storage Areas. Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center.

Describe how these standards are represented in your design.

At Building A, all loading and trailer storage is screened from the ROW by the building itself. Between the two buildings, and to the West of Building B, the trailer parking areas are screened from the ROW by 12' of landscaping and a 6' tall wood fence. The Building B truck court is screened from the road by the building.

## **CERTIFICATION**

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements.

**RIGHT OF ENTRY:** By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant:  Date: 11/1/2021



3. **Loading and Storage Areas.** Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center.

Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

## CERTIFICATION

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Signature of Property Owner: \_\_\_\_\_

Date 10-20-21

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_



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Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

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Signature of Property Owner: Mike Gallaway Date 10-18-21

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



3. Loading and Storage Areas. Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center.

Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

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Signature of Property Owner:

DENNIS GREIS

Date 10.20.2021

Signature of Applicant:

Date:



3. Loading and Storage Areas. Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center.

Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

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Signature of Property Owner: *Richard Johnson* Date 10/19/2021

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

3. Loading and Storage Areas. Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center.

Describe how these standards are represented in your design.

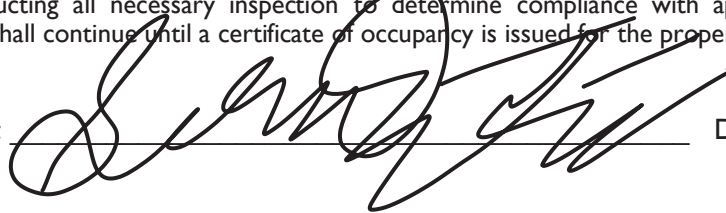
Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

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Signature of Property Owner:



Date

10-22-21

Signature of Applicant:

Date:

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Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

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Signature of Property Owner:

*Audra Lane / Juan C. Lora*

Date:

*Oct. 19, 2021*

Signature of Applicant:

Date:



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Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

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DocuSigned by:  
Signature of Property Owner: Teresa LG O'Connor Date \_\_\_\_\_  
2C2602E886084BF...

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



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Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

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Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

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Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

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Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

10/18/21

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_



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Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

## **CERTIFICATION**

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Signature of Property Owner:  Date 10-19-2021

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

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Describe how these standards are represented in your design.

Loading docks will be located on the east side of each building and will be out of view of Freeman Road. The truck court for Building A will be screened from 49th Street E by a vegetative screen. The truck court for Building B will be screened from 52nd Street E to the south by a vegetative screen. All vegetative screens will meet standards described in PMC 20.26.500.

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Signature of Property Owner: Craig Westly Date 10-19-21

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Freeman Logistics Parcel List			
Parcel	Address	Owner	Acres
0420174075	2303 N FREEMAN RD	SESSLER JON & MARIA	5.41
0420201040	1817 22ND AVE NW	ANNON ROBERT R	1.00
0420201039	4801 FREEMAN RD E	GALLOWAY GALE L	1.52
0420201066	4815 FREEMAN RD E	GALLOWAY MIKE & GALE L	0.36
0420201052	4827 FREEMAN RD E	LANE ALISHA & JEREME	0.45
0420201034	4823 FREEMAN RD E	O'CONNOR MICHAEL P & TERESA L G	0.51
0420205016	1809 22ND AVE NW	VOLK DALE	1.00
0420205017	1801 22ND AVE NW	WESTBY LYLE A JR & LAVON D	1.06
0420201101	1805 19TH AVE NW	GRELIS DENNIS E	4.93
0420201045	4917 FREEMAN RD E	GRELIS DENNIS E	0.66
0420205003	5117 FREEMAN RD E	JOHNSON RICHARD D & CAROL A	1.72
0420201027	2105 N FREEMAN RD	KEATON SAMUEL S	1.13
0420201042	1904 22ND AVE NW	SHADLE DANNY A & WENDY K	1.31