

2.21.2022

To: City of Puyallup  
Design Review Board  
Chris Beale, Senior Planner  
Rachael Brown, Associate Planner

Project: Bradley Heights  
202 27<sup>th</sup> Avenue SE  
Puyallup, WA 98372

Project Narrative addressing the City of Puyallup Downtown Design Guidelines --

3.B.1 *Applicability and Requirements*

3.B.1.5 Those buildings along 27<sup>th</sup> Ave SE which have building entrance connection from the public walkway have separate Entry Porches that are 8ft from the main building wall. This separation allows for additional landscaping to distance the building and the public walkway.

3.B.2 *Site and Neighborhood Context*

Those buildings along 27<sup>th</sup> Ave SE are designed for a variety of modulation of 1-story, 3-story and 4-story types; and colour strategy to further contextualize the street front.

3.B.3 *Building Scale and Bulk*

Those buildings along 27<sup>th</sup> Ave SE addresses the scale and bulk with the strategy of providing a variety of story-types (i.e. 1-story, 3-story, 4-story).

3.B.3.1a Bellybands are located to accentuate the buildings' 'base, middle, top'. In addition, a vary siding exposure height and colour assists in the accentuation of levels while adding variety and visual interests along the public walkway.

3.B.4 *Height*

3.B.4.1 Vertical roof steps have been incorporated into the building design to provide transition to those buildings facing the residential zone to the east and the residences along the south in an RM-Core zone like that of the project site.

3.B.4.4 The design strategy as stated in the response to section 3.B.3 earlier allows for a variety of shade and shadows along the public walkway at 27<sup>th</sup> Ave SE.

3.B.5 *Setbacks*

3.B.5.1 The 3-story buildings along the east property line facing the RS-04 zone (residential) have been placed well beyond the required building

setback to assist in the massing transition towards the residences. These buildings were also oriented to provide the narrower side of each building. Although the adjacent properties along the southern border of the project have a similar RM-Core zoning, which requires a lesser buildings setback than that to the east, project buildings were located further away with the provision of drive aisles and Open Spaces to add further separation. These buildings were also kept at 3-stories to allow for a massing transition towards these residences, even though the residences are located at a higher elevation.

3.B.6 *Modulation of Building Form*

Horizontal patterns were achieved with the use of various siding exposure and colour placement, while accentuating building entrances and various roof height and type (i.e. hip and gable forms).

4.B *Design Guidelines and Strategies*

4.B.1 *Applicability and Requirements*

4.B.1.5a Defined paths from public walkways towards building entries are provided for those buildings fronting 27<sup>th</sup> Ave SE.

4.B.1.5d Upper floor decks are recessed into the building with vertical guardrail pickets to provide shade and shadow to contribute to the building's solid and void massing, modulation of façade, and usable sheltered space for the tenant.

4.B.6 *Façade Materials*

4.B.6.1 Fiber cementitious planking of two different exposures is used for the body of the buildings with a cementitious bellyband board and an MDF board for the trims. Metal powder-coated guardrails are used for the decks. Brick veneer wraps the base of the Recreation building. All buildings will use the different exposures at the siding and the limited colour palette to provide variation and interest.

4.B.6.2 High quality materials: brick, glass, cast-in place concrete, concrete masonry units, fiber cementitious planking will be utilized throughout the project buildings.

5. *Pedestrian Experience*

5.A Ground floor units are separated with additional landscape buffer depth by locating the major exterior wall of the buildings further away from the public walkway.

5.B.1.3.4 *New buildings with ground-floor residential units*

Additional landscape buffer depth will assist in screening the line of sight from the public walkway.

- 5.B.2 *Wayfinding Elements and Strategies. Recommended at all street-facing façades.*  
Prominent Entry Porches are distributed at each building entry to designate the appropriate route of travel. These Entry Porches also acts as an additional buffer depth from the public walkway towards each street-facing building.
- 5.B.4 *Building Entries*
- 5.B.4.4 Main Entry Porches are provided for each building unit pods to define route of travel and acts as visual transition from public walkways.
- 5.B.6 *Lighting*  
Parking light poles and Main Entry Porch light poles will be strategically design located throughout the site by an electrical engineer consultant.
- 5.B.7 *Signage*  
Site and building signage will meet the city requirements.
- 5.B.8 *Blank Wall Treatment – Street Facing Façades*
- 5.B.8.2a A variety of colour and texture (different siding exposures) will be utilized at such blank walls if any.
- 6 *Appendix*
- 6.A.1 *Maps*  
Project site has been designated as an RM-Core zoning

Sincerely,  
jef  
Ross Deckman & Associates