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ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

March 6, 2022

PUYALLUP CITY HALL  
333 S MERIDIAN  
5<sup>TH</sup> FLOOR, ROOM 504  
PUYALLUP, WA 98371

*Regarding: Kurkov Puyallup Apartments*

**Parcel Numbers:**

7940100102

7940100103

**Property Owners:**

Dmitriy and Kon Kurkov

7427 S D ST

Tacoma WA, 98408

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**Project Overview**

The proposed project includes the construction of two-three story multifamily buildings with approximately 10,965 SF of type VB construction. It will have automatic sprinklers throughout, designed according to the National Fire Protection Association. Building A will include four units and Building B will include twelve units. The site includes surface parking for 16 vehicles and space for fire truck turn around as well as trash services. The total impervious surface area proposed for this site is 80%.

**Design Review Criteria**

The project is intended to comply with the prescriptive requirements of the City of Puyallup Downtown Design Guidelines. This project is meant to be attractive and vibrant while keeping with historical elements of the neighborhood. High quality materials are to be used to make both buildings appealing and durable. There are different architectural components to this project to give the ground level a different feel than the top two levels. The pedestrian level is to be appealing and safe, while maintaining transitional spaces for the tenant. A pre-app of the proposed project was completed which assisted in some of the design features.

**1. Part 1- Introduction**

The proposed project is located on two parcels that will be combined. It includes the construction of two, three-story multifamily buildings. Building A will include a studio unit, one 1-bedroom unit, and two 2-bedroom units. Building B will include six studio units and six 1-bedroom units. The site includes surface parking for 16 vehicles: 10 standard, 4 compact, and 1 ADA stall with loading zone next to it.

Vehicular access is proposed via a new driveway on the north portion of the site connecting to 2<sup>nd</sup> Avenue NE. Surface parking is proposed on the south side of the lot, behind both buildings.

The property is in the CDB Zone and is subject to a Design Review. The project will conform to standards regarding the pedestrian experience and the building design to include the form, massing, and façade.

**a. Site Description**

The project site is approximately 0.36-acres and is located on the southwest corner of the intersection of 2<sup>nd</sup> Avenue NE and 4<sup>th</sup> St NE. The site is bordered as follows:

- To the north by 2<sup>nd</sup> Avenue NE and Appleton Homes property.
- To the east by 4<sup>th</sup> St NE, Cornforth Campbell CARSTAR North and a house owned by the same company.
- To the south by a house owned by Romeo A Ceja
- To the west by a house owned by Kalen L & Samantha L Rounds. Next to that another house owned by Alexander & Julie Anderson

The site is currently undeveloped. The lot appears to be flat with grass on it. This combined 0.36-acre lot is rectangular shaped. It measures just over 131’ long (east to west) and 119’ deep (north to south). The site is located close to N Meridian, the Sounder Station, and the Puyallup River. The lot is mostly flat, with maybe a foot of elevation difference in some areas. There are no floodways, wetlands, or other environmental concerns on these lots.

**b. Project Description**

The project site is located within the City of Puyallup’s CBD zoning district. The site is made up of two separate parcels with two proposed buildings. The parcel numbers include:

<b><u>Building #</u></b>	<b><u>Parcel #</u></b>	<b><u>Address</u></b>
A	7940100102	304 2 <sup>nd</sup> Ave NE
B	7940100103	312 2 <sup>nd</sup> Ave NE

**2. Part 3- Building Design-Form & Massing**

The project will meet the building height requirement while reinforcing the existing historic character of the City of Puyallup with the top of the low sloped roof at 35’. The building will have elements such as large

storefront windows, a variety of materials and modulations for contrast, and vegetation throughout the property. The parking area is located behind the buildings to keep it out of view as much as possible. There are walking paths next to building A and through building B to allow access from the sidewalk on 2<sup>nd</sup> Avenue NE to the parking lot. There is a sidewalk behind building B which connects the crosswalk and building A to allow safe travel between the buildings and the parking lot. There is to be landscaping throughout the property. Landscaping along the north, east, and west will create a buffer between ground-floor units and the public. Landscaping along the west, east, and south will help create a buffer between the parking area and neighbors.

The project will follow site and neighborhood context. The lots are .16 and .20 acres respectively, with an average lot size in the neighborhood is 0.23 acres. This building it is taller than other neighboring buildings while complying with the maximum height allowed for the type of building. This project is located on the south side of 2<sup>nd</sup> Avenue NE, a pedestrian oriented street. There are only pedestrian oriented streets near this project. By adding in the plaza area, this project will be benefitting the neighboring area. A solar powered light will go up near building B which will assist in neighborhood security, allowing pedestrians to be able to see better. Decorative benches will provide tenants and their guests a place to sit while leaving and returning to their units.

To reduce the scale of large buildings in this area, building B was split into two smaller buildings. The buildings are connected on the second and third floor by landings with glass railings at the ends. There is a breezeway between the buildings of B to create another transition space. There is a variety of materials, colors, and modulations to help create separate and distinct areas around the site. Bay windows on the first floor make the space feel more open. The doors located in the front of the building are set back to give the residence more space. The bottom floor entrances on 2<sup>nd</sup> Avenue NE were designed at sidewalk level for easier ADA access.

The roof was designed to appear flat to follow City of Puyallup's design standards. There are taller parapets that run the length of the buildings. They help to separate and accentuate different areas around the building, promoting feelings of separation and grandeur. Building B is connected at the roof as well as the landings, giving it a feeling interconnectedness with room to breathe.

### 3. **Part 4- Building Design-Façade**

The project uses different modulations throughout the buildings to create visual appeal. Both buildings use horizontal articulation on the east and west side of the building. Modulation occurs on the north sides, with the second and third stories extending out over the first. The project will contain multiple high-quality materials, including brick and glass. The materials break up the different sections of the buildings and accent the windows. The various colors and materials give more visual appeal, forcing the eye around the building in exploration of different features. There will be brick in the façade of the first floor to match the surrounding area. There will be similar colors and materials used at the JP Stewart Elementary School, keeping with theme of the neighborhood.

The ground-floor units which have entry's facing the pedestrian sidewalk are recessed and covered to help with weather protection. Those same units have transom windows above the door. The units on the second and third levels of building B will also have recessed entries. The landings will have glass railings to create a more open space appearance in the building.

### 4. **Part 5- Pedestrian Experience**

The pedestrian experience will be greatly enhanced by this project. This project is mixing the local brick theme with the added elements of Hardie panels and lap siding to create a more modern look. The modulations, horizontal articulations, glass, and mixture of materials give the building a more inviting appearance.

The first floor in building A will have 31% glazing within the pedestrian view plane. The first floor in building B will have 20% glazing within the pedestrian view plane. There will be a film from the finished floor up to 36" above the bottom of the windows on the first floor of the north side of the building to give residents privacy and separation from the sidewalk.

The project will have hardscaping in front of building B to serve as the plaza for neighbors and residents. Building entries will be in open and visible area throughout the buildings. The parking lot is in the back (south) side of the lot. The parking lot is open and spacious to prevent incidents of vandalism. The glass railings, while helping to create a more open feel, are also helpful for "eyes on the street" surveillance. Lighting in the plaza and outside unit doors will be provided to create a safe pedestrian environment. The lights will not be directed towards the apartments avoid disturbing them during the dark hours.

We believe this project captures the requirements and intent of the city's development and design guideline standards. We look forward to working with the city to create a dynamic space for residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Rupert", written over a light gray rectangular background.

Katherine Rupert

*Land Use Analyst/Graves + Associates, PLLC*