

Staff Review Table - P-21-#### - [Address]

Part 1. Introduction				
Required	Section	Section text	Complies?	Analysis/Notes
Yes	1.A. Goal	All Development: Allow flexible, innovative, and varied design approaches through interesting architectural forms for commercial and mixed-use development(s) that will enliven the pedestrian experience. Provide an architectural character that reinforces the ground floor retail activities, historic streetscape environment, and the overall existing character of Puyallup’s older building forms. For larger-scale buildings, create an architectural form and character that responds to the smaller, older buildings in Puyallup while allowing additional height and density in the downtown.	Needs Board Review	
No	1.A. Goal	Significant Buildings: Promote the preservation and renovation of older buildings, which are considered “character structures” or “historic buildings” as defined in this guideline document. Maintain an appropriate character for all additions through proportioning of facades, emphasis on historic styles, detailing, application of facade materials, and attention to color palettes that are historic and/or replicate historic forms, elements and/or building character. Non-historic buildings adjacent to or in the vicinity of historic or character structures will be required to meet guidelines addressing historically sensitive design.	Not applicable	
No	1.A. Goal	Parking Structures: Reduce the visual and physical impacts of multi- level garage structures through landscaping, the use of high quality building materials and well-conceived façade composition (façade design) in the structure’s street-facing façade, and the establishment of active uses adjacent to streets and public sidewalks.	Not applicable	
Yes	1.A. Goal	Transition Areas: In buildings abutting or across from residential zones, incorporate building scale, forms, elements, materials, and ground level detailing that reflect the character and design forms of the surrounding, smaller buildings.	Needs Board Review	
Yes	1.A. Goal	Multi-family Residential Buildings: Residential projects should have an active and direct link to the pedestrian street system, while maintaining an appropriate transition from public to private space.	Needs Board Review	
Part 3. Building Design - Form and Massing				
Required	Section	Section text	Complies?	Analysis/Notes
	3.B.1	Applicability and Requirements		
Yes		1 This section applies to: a. All new projects 10,000 square feet or larger. b. Renovation projects defined as buildings 4,000 square feet or greater, before or after construction. c. All new buildings or additions greater than three (3) floors or 35 feet in height. d. All new additions or new buildings on a lot that is located on either side of the same street (of the same block) as one or more historic and/or character structures. e. All new parking structures. f. All new buildings within transition areas, abutting or across from residential zones.	Needs Board Review	
Yes		2 New buildings 10,000 square feet or larger: a. Must comply with Site and Neighborhood Context (3.B.2) and Exterior Public Space, Interior Galleria or Arcade Space (3.B.7), as well as a minimum of two additional guideline sections from this chapter. 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.	Needs Board Review	

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Yes		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.	Needs Board Review	
Yes		5 Buildings containing only residential uses shall consider the size and character of the occupiable exterior space between the building facade and the public right-of-way in the building form and massing. Exterior amenity spaces are to provide visual interest both residents and pedestrians. a. Where the building form creates exterior ground-floor amenity space(s), provide a landscaped or architectural transition between the private space and adjacent public spaces. b. Provide a landscape or architectural buffer between ground-floor units and a public sidewalk. c. Provide a landscape or architectural buffer between adjacent or facing ground-floor units.	Applicant needs to address	The project includes a landscape transition in the setback area and surrounding the ground-floor units. Please show the landscape transition in the setback areas as well as the landscape screening between ground-floor patios as referenced in the narrative on the elevations as they appear to be shown on the exterior renderings.
Required	Section	Section text	Complies?	Analysis/Notes
Yes	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; 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.	Needs Board Review	The size of neighboring buildings in the vicinity are smaller in comparison to the proposed apartment building. However, these neighboring buildings are made up of pre-existing single-family residences in the RM-Core multi-family zone. The proposed apartment building is larger in scale comparatively. However, it is meeting the intent of the zone. The proposed apartment building is on a 72,864 SF lot and appears to meet the development stds. for the zone. The applicant has chosen to include a large open space area on the SW corner of the site that will retain significant trees and also serves as a catalyst to reduce the required number of parking stalls allowed per code, which will assist in reducing the amount of impervious surface onsite and in retaining other open spaces proposed. Though the building is proposed to step down on the N and W sides of the lot, they proposal could incorporate upper-level setbacks to reduce the potential of shadow impacts on neighboring homes.
Yes	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 (Height), 3.B.5 (Setbacks), and 3.B.6 (Modulation of Building Form) for design strategies that may reduce perceived building mass.	Needs Board Review	Part 1. a and c appear to be met. However, upper floor setbacks have not been proposed (1. b). The Board may want to review whether they would require the building to incorporate upper level setbacks to reduce massing. In addition to this, the applicant has proposed porches for each unit, but has not provided a dimensioned floor plan layout for each floor that includes the proposed square footage of the exterior decks nor have they identified the amount that the porches have been recessed or extended. The Board may want to request more information regarding the proposed porches or propose bay windows/larger windows to assist with reducing the scale and bulk of the building.

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May apply; applicant must pick two additional	3.B.4	Height. 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; 3. Adjacent civic spaces; 4. Shadow impacts on pedestrian streets.	Needs Board Review	Appears to be meeting the required building height for the zone. The Board may want to review the lack of upper-level setbacks as the applicant has stated the height of the building may contribute to shadow impacts on the east side of the property in the late afternoon. Applicant needs to provide the mid-roof height for each elevation.
May apply; applicant must pick two additional	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; 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.	Needs Board Review	The Board may want to determine if the proposed building step downs at each end of the building adequately reduces the scale of the building. The applicant needs to submit a site plan that delineates where the exact property lines are located to assist with determining if the required RM-Core setbacks, property development standards, and design requirements are being met.
Yes	3.B.6	Modulation and Building Forms 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 Incorporate a flat roof (less than 3:12 pitch) with cornice or parapet articulation in the overall building form. a. Secondary and/or ancillary building elements can have pitched, arched/bow roofs, and/or gable forms. b. Flat roofs are optional for buildings in transitional zones.	Yes Needs Board Review No; revisions needed	The applicant has proposed floor plates that are standard height and comparable to an SFR as well as roof forms of a residential-style with dormers for roof articulation. The proposed building includes "storefront windows" and large entry doors that assist with wayfinding, which includes a ramp and covered main entrance. Applicant has proposed 5:12 and 8:12 roof pitches with "traditional gable dormers".

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		<p>4 Development Adjacent to Historic or Character Structures Provide a transition between old and new buildings by incorporating some shared building elements and architectural features. New, larger projects have the following options for establishing a transition to adjacent or abutting older and smaller structures.</p> <p>a. Detailing of new projects should incorporate 2-3 forms, materials, details, and/or other building elements present in adjacent transitional zones to achieve consistency along street frontages.</p> <p>b. Incorporate horizontal or vertical dimensions, and/or proportions that reference or reflect older existing buildings within the block.</p> <p>c. Incorporate scale elements in the new building form(s) and/or elements that can be seen in older existing buildings within the downtown core.</p>	Not applicable	
Yes	3.B.7	Exterior Public Space, Interior Galleria or Arcade Space	Needs Board Review	
	1	Create active, pedestrian friendly civic gathering spaces adjacent to large buildings for seasonal use and associated building activities.	Not applicable	
	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.	Needs Board Review	This project is located in the RM-Core zone and surrounded by other single-family homes. Patios and the main entryway are covered, but the Board should consider whether or not this requirement must be met based on the location and zone.
	3	Arrange massing to offset increased height where feasible. Do not place civic spaces on the north side of multi-story, large building projects.	Yes	
	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.	Not applicable	No retail and commercial space as part of this project.
	5	Provide for midblock pedestrian walkways at full-block developments that are 200'x200' or larger.	Not applicable	
Part 4. Building Design - Façade				
Required	Section	Section text	Complies?	Analysis/Notes
	4.B.1	Applicability and Requirements		
Yes	1	Required at all new street-facing elevations, and revisions of existing façades, as applicable by section 1.B. For character structures, see Part 2.	Yes	
Yes	2	A minimum of two strategies are to be used from the list below, including ones defined under Façade Composition, Horizontal Articulation, Modulation, Window Design, Materials and Façade Features.	Needs Board Review	
Yes	3	New buildings larger than 10,000 square feet are to comply with Façade Composition (4.B.2) and Façade Materials (4.B.6), as well as a minimum of two additional guideline sections from this chapter.	Needs Board Review	

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Yes	5	New buildings containing only residential uses shall consider how building entry, unit entries, unit windows and exterior amenities spaces inform the street-facing façade. a. Provide defined paths to building entry and/or unit entries from public sidewalk. b. Ground-floor units whose entry faces a public right-of-way or pedestrian sidewalk, shall have a defined private entrance (e.g. recessed, covered or raised as a stoop). c. Units with ground-floor windows or relites facing a public right-of-way shall consider lines of sight and facade design opportunities to enhance unit privacy. d. Upper-floor units which include street-facing exterior spaces or decks shall consider how the following architectural components contribute to the façade composition: recesses, projections, railings, and/or privacy screens.	Needs Board Review	
Required	Section	Section text	Complies?	Analysis/Notes
Yes	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)	Needs Board Review	
No	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 façade design. 5. Also consider the strategies in sections 5.B.5 Weather Protection and 5.B.7 Signage.		
May apply; applicant must pick two additional	4.B.4	Façade Modulation (Façade scale) 1. Modulation is defined as the design manipulation of larger building elements, in order to: a. Reduce scale of large building facades or reinforce a building scale appropriate to the adjacent street frontage and neighboring buildings; b. Reinforce the character of a building’s mass for form; and c. Add interest along the street. 2. Consider the use of all or some of the following architectural forms or elements: a. Façade recesses, such as porches or recessed decks or balconies; b. Façade projections, such as bay windows; c. A variety of window sizes; or d. Roof cornice articulation.	Applicant needs to address	The proposed materials should be reviewed by the Board for consistency with the DDGs. The applicant has proposed "cementitious" siding, which includes Hardieplank lap siding, hardietrim board, hardietrim, and Hardie shingle siding. Hardieplank will not be an approved material. You need to propose through-color fiber cement material. We will also require you to send the material specs as a part of your design review submittal. Please see the links below for examples of approvable through-color fiber cement materials: EQUITONE https://www.equitone.com/en-us/materials-en-us/?gclid=EAlaIqobChMIn9axvu7D9wIVFBXUAR2adwwBEAAYASAAEgLZN_D_BwE SWISS PEARL https://www.swisspearl.com/products/#facade

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<p>May apply; applicant must pick two additional</p>	<p>4.B.5</p>	<p>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.</p>	<p>Needs Board Review</p>	<p>There are various window sizes throughout the building, which include both fixed and operable windows. The windows are aligned vertically and horizontally. Window trim has been proposed around all windows.</p>
<p>Yes</p>	<p>4.B.6</p>	<p>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:</p>	<p>Applicant needs to address</p>	<p>The proposed materials should be reviewed by the Board for consistency with the DDGs. The applicant has proposed "cementitious" siding, which includes Hardieplank lap siding, harditrim board, hardietrim, and hardieshingle siding. The Board will need to determine whether the proposed materials are considered to be "high quality materials" that will wear well over time with normal maintenance.</p>
		<p>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</p>	<p>Applicant needs to address</p>	<p>The proposed materials should be reviewed by the Board for consistency with the DDGs. The applicant has proposed "cementitious" siding, which includes Hardieplank lap siding, harditrim board, hardietrim, and hardieshingle siding. The proposal does include multiple materials that provide texture to the building such as ledgestone, shingles, lap siding, and board and batt. Multiple colors of siding have also been proposed. Please provide a visual and the calculations that show the requirement for two different materials each being 30% of the facade is being achieved.</p>

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	<p>2 High quality materials – use natural high quality materials, in all building elevations that face a street or alley.</p> <p>a. High quality materials are required at ground floor level facing commercial areas and/or pedestrian oriented streets.</p> <p>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.</p> <p>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.</p> <p>d. All street-facing materials must be installed such as a way that they will wear well over time with normal maintenance.</p> <p>e. High quality materials are defined as natural materials that convey permanence, and include:</p> <p>i. brick and stone masonry,</p> <p>ii. glass,</p> <p>iii. cast in place concrete,</p> <p>iv. pre-cast concrete panels,</p> <p>v. metal cladding, including flush panel, corrugated, and lap sidings</p> <p>vi. concrete masonry units, including smooth, ground-face, and split-face,</p> <p>vii. wood siding and wood panels,</p> <p>viii. through-color fiber cement,</p> <p>ix. phenolic siding products,</p> <p>x. cement plaster stucco with appropriate control joints</p> <p>f. Avoid vinyl, plastics, and EFIS (synthetic stucco)</p> <p>g. New or specialized building materials not identified here will be considered on a case by case basis and will be evaluated for quality, durability, maintenance, design intent and compatibility with context and design guidelines.</p>	<p>Applicant needs to address</p>	<p>The proposed materials should be reviewed by the Board for consistency with the DDGs. The applicant has proposed "cementitious" siding, which includes Hardieplank lap siding, hardeitrim board, hardietrim, and hardieshingle siding. Hardiplank will not be an approved material. You need to propose through-color fiber cement material. We will also require you to send the material specs as a part of your design review submittal. Please see the links below for examples of approvable through-color fiber cement materials:</p> <p>EQUITONE https://www.equitone.com/en-us/materials-en-us/?gclid=EAlaIqobChMIn9axvu7D9wIVFBXUAR2adwwBEAAYASAAEgLZN_D_BwE</p> <p>SWISS PEARL https://www.swisspearl.com/products/#facade</p> <p>AMERICAN FIBER CEMENT CORP (CEMBRIT) https://www.americanfibercement.com/products/patina-design-line/patina/</p>	
	<p>3 Where high quality materials don't wrap side elevations, propose thoughtful transitions between various siding strategies.</p>	<p>Not applicable</p>		
	<p>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.</p>	<p>Not applicable</p>		
	<p>5 Enhance ground-level street-facing facades with high-quality vandal resistant materials, where possible.</p>	<p>Applicant needs to address</p>	<p>Are proposed materials considered to be "high-quality vandal resistant materials"?</p>	
	<p>6 For parking structures:</p> <p>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, and</p> <p>b. Utilize similar materials, forms, and elements in both the garage and occupied portions of the building.</p>	<p>Not applicable</p>		
Part 5. Pedestrian Experience				
Required	Section	Section text	Complies?	Analysis/Notes
	5.B.1	Applicability and Requirements		
Yes	1	This section applies to all new construction and additions.	Yes	
No	2	Façade improvements to buildings located on pedestrian oriented streets are subject to sections 5.B.3 and 5.B.5.	Not applicable	

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No		<p>3 Parking structures:</p> <p>a. Must comply with Blank Wall Treatment → Street Facing Facades (5.B.8) and Strategies for Parking Garage Entrances and Parking Structures (5.B.9)</p> <p>b. Facades facing sidewalks shall include ground level retail/commercial spaces, storefront windows, displays and/or setbacks with landscaping or architectural screening.</p> <p>c. Building corners facing sidewalks should include ground level retail uses including storefront windows and/or displays.</p> <p>d. Shield views of the parked automobiles from the sidewalk areas in all locations not covered by corner treatment defined above.</p>	Not applicable	
Yes		<p>4 New buildings with ground-floor residential units:</p> <p>a. Private exterior amenity spaces or yards facing a public right-of-way or sidewalk shall provide a visual buffer using landscaping and/or decorative fencing or trellis to provide a privacy buffer which is still interesting and engaging of the street.</p> <p>b. Unit windows facing a public right-of-way, shall consider lines of sight and design opportunities to enhance unit privacy as well as pedestrian experience, including</p> <p>i. Changes in elevation so units are not right 'at grade',</p> <p>ii. Outdoor spaces, e.g. porches or patios;</p> <p>iii. Screening, e.g. planters, benches, or trellises; and</p> <p>iv. Landscaping and hardscaping</p>	Needs Board Review	
Required	Section	Section text	Complies?	Analysis/Notes
Yes	5.B.2	Wayfinding Elements and Strategies. Recommended at all street-facing facades.		
		<p>1 Consider some or all of the following strategies:</p> <p>a. Special building massing forms</p> <p>b. Façade composition</p> <p>c. Weather protection at primary entry</p> <p>d. Lighting</p> <p>e. Signage</p>	Needs Board Review	
		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.	Needs Board Review	There are no weather protection elements provided for pedestrians. However, the project does include weather protection at the main entrance and for the units.
		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).	Applicant needs to address	The future proposed monument sign will be required to meet the special provisions for signs in the RM zones, which can be found in PMC 20.60.040.
Yes	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.	Not applicable	
		2 Encouraged at building entries and doorways for safety and an open and inviting atmosphere	Yes	
		3 Provide glazed doorways where appropriate.	Yes	Glazed doorways have been provided at unit patio doors and at the main entry doors.
		4 A minimum of 60% transparency within the pedestrian view plane should be achieved for commercial and/or mixed-use developments.	Not applicable	
		5 A minimum of 30% transparency within the pedestrian view plane should be achieved for ground floor residential buildings.	Applicant needs to address	Applicant should provide a visual and the calculations that show this requirement is being achieved.
		6 For character structures, see Part 2.	Not applicable	

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Yes	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.	Needs Board Review	
	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.	Yes	There are two proposed building entrances. One is on the corner of 7th St SW and 116th St E, which creates a pedestrian point of access. The other entrance is interior to the lot where the parking is located. The closest Pierce Transit bus stops are about 1,500 feet away and there do not appear to be public open spaces nearby.
	2	Avoid locating garage entries and building services (utility and/or trash rooms) along the primary pedestrian façade.	Not applicable	
	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.	Yes	The proposed building entrance along 7th St SW and 116th St E includes a ramp for access as well as a covered roof, landscaping, and a stone base with cementitious siding.
	4	Residential unit (or building) entries should provide a visual transition from the sidewalk including: a. Changes in elevation, e.g. stoops; b. Outdoor spaces, e.g. porches or patios; c. Screening, e.g. planters, benches, or trellises; and d. Landscaping and hardscaping	Yes	Stoops have been provided for ground-level units that are not at grade. Outdoor spaces such as patios and balconies have been provided. Landscaping and hardscaping has been provided on the ground-level at the main and unit entrances. Benches referenced in the narrative should be included on the landscaping plan.
	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.	Not applicable	
	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.	Applicant needs to address	Lighting has not been addressed on the site plan or landscape plan. Please include pedestrian pathway lighting, main entrance lighting, and unit entrance lighting referenced in the design review narrative on the landscaping plan.
No	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.	Not applicable	
	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.	Not applicable	

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		<p>2 Proposed weather-protection should meet the following strategies:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. Canopies should be constructed using high quality materials such as steel and/or other metals. f. Awnings: <ul style="list-style-type: none"> i. Awnings should have open ends and bottom, called “shed awnings”, to minimize obstructed views of the storefront and building features. ii. Architectural fabric, in a matte finish suitable for outdoor use, should be used and cover the front of the awning frame. Awnings should be UV-resistant. Awnings made of shiny or high-gloss materials are discouraged. 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	
	5.B.6	<p>Lighting</p> <ul style="list-style-type: none"> 1. Provide lighting to create an inviting and safe pedestrian environment. 	Applicant needs to address	Lighting has not been addressed on the site plan or landscape plan. Please include pedestrian pathway lighting referenced in the design review narrative on the landscaping plan.
Yes	5.B.7	<p>Signage</p> <ul style="list-style-type: none"> 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). 	Applicant needs to address	The future proposed monument sign will be required to meet the special provisions for signs in the RM zones, which can be found in PMC 20.60.040.
No	5.B.8	<p>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.</p>	Not applicable	
		<p>1 Avoid blank walls along sidewalks and pedestrian areas.</p>	Not applicable	
		<p>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:</p> <ul style="list-style-type: none"> 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. 	Not applicable	
No	5.B.9	Strategies for Parking Garage Entrances and Parking Structures	Not applicable	

Staff Review Table - P-21-#### - [Address]

1	<p>Vehicular garage entries and vehicular service areas should be located on a building facade(s) facing away from the primary street.</p> <p>a. Where building is adjacent to an alley, locate garage entry/exits from alley, unless unfeasible. If unfeasible, please clarify why and/or how.</p> <p>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.</p>	Not applicable	
2	<p>Minimize size and visual impact of the entry portal.</p>	Not applicable	
3	<p>Primary garage elevator entry should be visible and accessible from the public sidewalk.</p>	Not applicable	
4	<p>Glaze all stairwells and elevator shafts and provide direct access to sidewalks.</p>	Not applicable	
5	<p>Facades facing sidewalks shall include</p> <p>c. ground level retail /commercial spaces,</p> <p>d. storefront windows/ displays, and/or</p> <p>e. setbacks with landscaping or architectural screening.</p>	Not applicable	
6	<p>Building corners facing sidewalks shall include ground level retail uses including storefront windows, and/or displays.</p>	Not applicable	