

43rd Avenue Apartments

City of Puyallup Downtown Design Guidelines

RM-Core zone:

Part 1:

1. New development projects including multi-family

- a. See 1.C for specific area and size thresholds.

1.C. Required Guideline Chapters by Project Type.

New construction 10,000 square feet or larger need to meet Part 3, Part 4 and Part 5.

Part 3:

3.B. Design Guidelines and Strategies

3.B.1. Applicability and Requirements

1. This section applies to:

- a. All new buildings over 10,000 SF
- c. All new buildings or additions greater than three (3) floors or 35 feet in height.

2. New buildings 10,000 SF 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. The building steps down at each end to help ease the scale of the building with its adjacent neighbors. A 10'+ setback is provided from the new proposed sidewalk to the east and south of the proposed building. The building also has belly bands, porches and other smaller massing elements that break up the facades and reduce the scale of the building.

4. New Buildings in transitions areas, abutting or across from residential zones.

- a. The properties to the west, north and east are also RM-CORE. The property to the south and across 43rd Ave SW are county.

5. Buildings containing only residential uses shall consider the size and character of the occupiable exterior space between the building façade and the public right-of-way in the

building form and massing. Exterior amenity spaces are to provide visual interest to both residents and pedestrians.

- a. A landscape transition will be provided in the setback area and around the provided ground-floor units.
- b. Same as above.
- c. Landscape screening will be provided between ground-floor unit patios.

3.B.2 Site and Neighborhood Context

Items 1-7: The size of the lot is larger than the adjacent lots; however, it seems to be a reasonably sized lot for what we believe the RM-CORE zoning is trying to accomplish. There are smaller single-family houses in the vicinity but other than providing small duplex buildings or similar, there is no way to match the existing fabric of the neighborhood as it currently exists. We assume this will be a neighborhood in transition under its RM-CORE designation and similar style buildings will eventually fill in this area. We do not believe setbacks on upper floors is warranted as the width of the streets on the south and east and the 10' building setback create a buffer between the single-family houses and this multi-family project. To the north and west, the building steps down towards the adjacent single-family lots to reduce the scale of the building. There are also parking lots that are acting as buffers – the building is pulled away from these property lines. This building does not cause any shadow impacts on its neighbors.

3.B.3 Building Scale and Bulk

1. Break a large building into smaller masses, elements and forms using horizontal or vertical offsets and/or changes in materials.

- a. Articulation of the base, middle and top has been employed by using belly bands at various heights. Many of the siding types/styles have been changed above and below the belly bands. The roof line has distinct dormers to add visual interest at the top.
- b. Not used
- c. Setbacks or poke-outs of the building footprint have been used break up the facades to help reduce mass of the building.
- d. Projected and recessed covered decks have also been used to help further break up the massing.

3.B.4 Height

- 1. The building has been stepped down at each end to reduce mass at its closest proximity to single family neighbors.

2. N/A

3. N/A

4. The only shadow impacts on pedestrian streets would be on the east side of the building, late in the afternoon. The building is set back on from the new sidewalks by 10'+.

3.B.5 Setbacks

1. Step back a new building where appropriate in relation to:

a. The building has been stepped down at each end to reduce mass at it's closest proximity to single family neighbors.

b. N/A

c. N/A

2. Any building greater than three floors or 35' in height (whichever is less) will:

a. The fourth floor does not step back; however, we setback from the street by 20' +/-.

b. Not used but, we believe the distance from the street is serving a significant setback.

3. The height of the building is similar to the width of the street ROW.

3.B.6 Modulation of Building Form

1. Horizontal Patterns

a. Not used

b. Not used

c. Floor plates are standard heights comparable to a single-family home.

d. Roof forms are a residential style and dormers have been used for 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. The corner of the building has storefront windows and entry doors which differentiates this area from the rest of the building. There is also a prominent covered patio area in front of the entry doors to help with wayfinding as well as corner articulation.

b. N/A

3. Roof Articulation

a. Traditional gable dormers have been used throughout the project. We feel the use of gables is a more appropriate design language rather than a more modern roof line as the dormers tie in with the existing single family house neighbors.

b. Flat roof not required since we are in a transitional zone.

4. N/A

3.B.7 Exterior Public Spaces, Interior Galleria or Arcade Space

Note: This section would seem to apply more to a downtown urban setting than our transitional zone.

Part 4:

4.A Design intent for Downtown Building Facades

N/A

4.B Design Guidelines and Strategies

4.B.1 Applicability and Requirements

3. New buildings larger than 10,000 SF 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.

5. New Buildings Containing on residential uses...

a. Sidewalks will be provided to building entrances and unit entrances from public sidewalk.

b. Covered entry porches have been provided at unit entrances that face public right-of-way.

c. Landscaping is planned to provide obscuring site lines to unit windows.

d. The upper floor decks have been designed to be an integral part of the façade composition.

4.B.2 Façade Composition

Create a complimentary façade composition, particularly at street-facing facades.

4.B.4 Façade Modulation (Façade scale)

1. Modulation is defined as the design manipulation of larger building elements, in order to:

a. The scale of the building has been reduced by dropping the ends of the buildings and adding porches at street/pedestrian level.

2. Consider the use of all or some of the following architectural forms or elements:

a. The façade is broken up with porches, recessed and projected decks and porches.

b. There are no bay windows but, there are “poke-outs” that help with modulation of the façade.

c. There are a variety of window sizes.

4.B.5 Window and Glazing Design

1. Recommended at all street-facing facades

2. Create an interesting rhythm and /or pattern of windows.

a. There are a variety of window sizes and styles in select locations.

b. Vertical and horizontal has been created by aligning windows.

c. Recessed windows and projecting “poke-outs” with windows have been provided to add shadows and texture.

d. Window trims are proposed around all windows.

4.B.6 Façade Materials

Consider all or some the following strategies:

1. Composition – use a combination of materials to create an interesting composition.

a. Most of the façade is cementitious siding but, there are metal railings at the decks and stone bases at the unit entry columns and corner entrance to help change up materials.

b. Consider these elements:

i. Scale - same as above.

ii. Texture – the combination of different sidings which include lap, board and batt, and shake all create shadow lines.

- iii. Detailing – belly bands, corner trims, window and door trims are all being incorporated to details change in wall directions and to break up large wall sections.
 - iv. Color – multiple colors are being used to add interest to the façade and to break it down into smaller sections.
2. *High quality materials – use natural high quality materials, in all building elevations that face a street or alley.*
- a. High quality materials have been used at ground floor/pedstrian level
 - b. N/A
 - c. More than 60% of the area of the elevation plane at all upper level are quality materials
 - d. The materials chosen for the facades will wear well over time with regular maintenance.
 - e.
- viii. fiber cement siding is being proposed for this project.
3. N/A
4. N/A
5. N/A
6. N/A

Part 5:

5.B Design Guidelines and Strategies

5.B.1 Applicability and Requirements

- 1. *This section applies to all new construction and additions.*
- 2. N/A
- 3. N/A
- 4. *New buildings with ground-floor units:*
 - a. Landscaping is proposed to create privacy buffers between ground floor, street facing, units.
 - b. *Unit windows facing public right-of-way, shall consider line of sight and design opportunities to enhance unit privacy as well as pedestrian experience, including:*
 - i. The building ground floor elevation sits a few feet below the adjacent street grade.

- ii. Patios and decks are being provided.
- iii. Screening will be provided where line of sight obscuring is necessary.
- iv. There is a combination of landscaping and hardscape such as sidewalks and patios.

5.B.2 Wayfinding Elements and Strategies

This section once again appears to be geared more towards the downtown/urban environment.

5.B.3 Ground Level Transparency

- 1. N/A
- 2. There are storefront windows and glass doors at the main building entrances located on the parking side of the building and the prominent corner.
- 3. Glazed doorways are provided at unit patio doors and at the main entry doors into the building.
- 4. N/A
- 5. If we are not meeting this requirement and the city wants this requirement enforced, we will make larger windows at the bottom floor. This requirement for this building would seem to require even more screening if enacted.
- 6. N/A

5.B.4 Building Entries

- 1. There are two main building entrances. One is on the parking side of the building and the other is on the prominent street corner. Sidewalk access from the public sidewalk to the building main entries has been provided.
- 2. N/A
- 3. *Primary building entries and lobbies:*
 - a. A sidewalk has been provided from the public sidewalk to the building entry.
 - b. The main entry has a covered roof with incorporated lighting. It will be hardscaped and landscaped to create a welcoming aesthetic.
 - c. The building entry will have a combination of stone base and cementitious siding.
- 4. *Residential unit (or building) entries should provide a visual transition from the sidewalk including:*

- a. Stoops are not being provided as they are not readily achievable with a slab on grade building.
- b. Outdoor spaces have been provided.
- c. Benches will be provided at the main entrance to the building.
- d. Landscape and hardscape is provided at the main entrance and the unit entrances.

5. N/A

6. There will be lights provided at the unit porches and on the façade walls. There will also be lighting at the main entrances.

5.B.5 Pedestrian Weather Protection

This section pertains to downtown pedestrian experiences – this does not apply to our zone.

5.B.6 Lighting

- 1. Lighting will be provided along pedestrian pathways.

5.B.7 Signage

- 1. Signage will be provided in the form of an entry monument sign.

5.B.8 Blank Wall Treatment

There are no blank walls along the sidewalks or pedestrian routes.

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

N/A