

43rd Avenue Apartments

Puyallup Municipal Code

20.26.200 Multifamily Design Standards

(1) The project is 1.67 acres so, this section does not technically apply; however, the building as been placed on the site so that half the units are organized along the street system. This section sends you to section (3).

(3) Traditional Street Systems

(a) The building is much less than 500' long

(b) N/A

(c) N/A

(d) N/A

(e) Half the units on the project face the street system. There are patio doors on the 1st floor, we have provided porches that mimic the look of unit entries. There is also a prominent building entrance at the corner of 43rd and 7th.

(f) All windows and doors in the street facing units are orientated towards the street.

(g) The decks and patios as well as other building "poke-outs" create modulations of 24' or less along all facades.

(h) The unit layouts are such that 24' lengths are difficult to achieve at the ridgeline. Our ridgelines are longer than 24' but, the ends of the buildings step down and we have created sections at the midpoint of the roof that are raised 2' to create visual interest at the ridgeline.

(4) Multifamily Menu Options to Achieve Variety in Architectural Massing

(a) Multifamily buildings must include architectural design features listed in the menu options under subsection (4)(b) of this section.

(iii) For over 25 units per building: at least four features.

(b) The following features shall be incorporated into multifamily buildings in accordance with subsection (4)(a) of this section;

(i) Top floor on each end of the building step back 35' +/-.

(ii) The decks and patios as well as other building "poke-outs" create modulations of 24' or less along all facades.

(iii) Projected covered entrances to the bottom floor units have been provided at the street side facades.

(iv) The unit layouts are such that 24' lengths are difficult to achieve at the ridgeline. Our ridgelines are longer than 24' but, the ends of the buildings step down and we have created sections at the midpoint of the roof that are raised 2' to create visual interest at the ridgeline.

(v) See attached landscape plans.

(5) Multifamily Menu Options for Treatment of Building Articulation

(a) Multifamily buildings must include architectural design features listed in the menu options under subsection (5)(b) of this section.

(iii) For over 25 units per building: all four features.

(b) The following features shall be incorporated into multifamily buildings in accordance with subsection (5)(a) of this section;

(i) In lieu of awnings or window boxes, the building incorporates trellis structures over windows for a more craftsman look.

(ii) The ends of the buildings are dropped; however, due to the need to maintain the project's unit count, the numbers of stories have not been varied between building intervals. This would result in a loss of units and make the project unviable for ownership.

(iii) Colors have been varied between intervals of the building. Colors have been shown and called out on the presentation elevations.

(iv) Horizontal trim bands have been utilized to break up tall wall sections. Additionally, siding style or pattern differs above and below the trim bands.

(6) This section appears to apply to multiple building projects.

(7) Multifamily Menu Options for Treatment of Building Entrances. At least two of the items the following entrance features shall be included in project design.

(a) Porches and decks are protected by waterproof deck or roof structures.

(b) All entryways have a through-color cement fiber shake style siding. This siding is only used at the entrances.

(c) The colors are not varied per entrance; however, each unit entry has a color only used at the entrances to help designate them from the rest of the façade.

(d) the varied exterior door styles and lighting has not been used on this project.

(e) Trim is being provided around exterior doors and windows.

(f) This option is not being used for this project.

(8) The project is not abutting any RS zones.

(9) The project is not abutting any RS zones.

(10) N/A

(11) Parking Lot Standards for Multifamily Projects.

(a) Landscape islands have been incorporated into the park stalls to break up long runs of parking stalls.

(b) No carports are being provided.

(c) Designated pedestrian paths are being provide from parking areas to the building

(d) Where parking is perpendicular to unit windows, a combination of wooden screens or light obscuring landscaping will be provided.

(e) Structured parking is not being provided on this project.

(12) Multifamily Accessory Buildings and Trash and Recycling Receptacles.

(a) The trash and recycling structure will contain the same building materials as the primary residential structure.

(b) Sight obscuring landscaping will be provided around the trash structure.

(c) The owner may choose to use a more durable material such as split-face CMU if acceptable.