



Multi-Family Design Review

PMC 20.26.200

City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
www.cityofpuyallup.org

Use this form to apply for design review for multi-family developments (4 or more units) within any zone other than CBD, CBD-Core, RM-Core, Mixed Use Design Review Overlay (MX-DRO), or the RM-20 zone within the Downtown Planned Action Area. Design review requirements for multi-family developments (in all zones except those listed above) can be found in Puyallup Municipal Code 20.26.200.

This design review application shall be included as a supplemental form with the permit package for companion permits for the project (e.g. submitted with the project's preliminary site plan permit, building permit, or other associated permit rather than as a stand-alone application). If you have any questions, please contact the Development Services Center at (253) 864-4165. Please note that incomplete application packets may cause a delay in the review of your application.

Submittal Checklist:

1 electronic copy of entire submittal package which includes:

1 copy of completed application form

1 copy of scaled elevation drawings of project

1 copy of scaled project site plan

Application Fee N/A

Note: The following building activities are exempt from duplex/triplex design review:

- Any building activity that does not require a building permit;
- Interior construction work which does not alter the exterior of the structure;
- Normal building maintenance including the repair or maintenance of structural members

Rev: 7/2020

APPLICATION INFORMATION

Site Information

Parcel Number 4320000160

Street Address XXX 7th St. SW

Applicant Information

Name Apex Engineering, LLC Attn: Tres Kirkebo

Street Address 2601 S. 35th St. STE 200

City Tacoma

State WA

Zip 98409

Phone 253-473-4494

E-mail kirkebo@apexengineering.net

Owner Information

Name AVT Services, LLC

Street Address 1633 S. Geiger

City Tacoma

State WA

Zip 98465

Phone 253-579-8018

E-mail vtcaci1978@yahoo.com

Nature of Request (please be specific)

One apartment building with 58 units, 76 parking stalls, and multiple open space/recreational areas.

SUBMITTAL REQUIREMENTS

The following items must be included with application submittal.

Completed application form, signed and dated. Please print or type your reply to each question. Do not leave any questions unanswered, doing so will make your application incomplete.

8 ½" X 11" site plan, dimensioned, drawn to scale and including the following items:

- Scale bar shown on each page
- The boundaries of the property
- Dimensions of property and square footage of property
- Location of existing and proposed structures indicating setback distances from property lines and square footage of each structure
- Parking area
- North Arrow

Elevation drawings detailing design elements:

- Scaled drawing with a scale bar shown on each page
- The type of exterior materials and color (where applicable)
- Exterior finishes for buildings and accessory structures
- Elevation detailing of entrances and windows
- Elevation details of exterior lighting also including the type, style and model of exterior lighting fixtures (where applicable)
- Detailing of roof design, to include information regarding pitch and length
- Other information as needed

SITE INFORMATION	
Zoning Designation (visit www.cityofpuget.com/InteractiveWebMaps to look up the zone)	RM-Core
Total Building Area (Sq. Ft.)	67,335
Year of Original Construction	N/A

CRITERIA

The following criteria must be met in order for the Development Services to approve a design review of the development. **Please describe FULLY how your proposal is consistent with each of these criteria.** "Yes" or "No" answers are not acceptable.

1. **Organizing the Site Design:** For all multiple-family projects over two acres in size, at least one of the following principles must be utilized. Out of the listed options indicate what arrangement your development will use.
 - A:** Dwelling units arranged around courtyards.
 - B:** Dwelling units organized along a traditional street system.
 - C:** Dwelling units oriented towards a major natural feature on or directly adjacent to the site, including an environmentally critical area and associated buffer, or a stand of significant trees exceeding three acres in size protected within a native growth easement or designated open space area.

Describe how the organization of your site design meets your indicated method from the list above.

Please see additional sheet for explanation.

- If you selected **A** go to **question 2** and **skip questions 3 and 4**.
- If you selected **B** go to **question 3** and **skip questions 2 and 4**.
- If you selected **C** go to **question 4** and **skip questions 2 and 3**.
- If your project is **below 2 acres in size skip to question 5**.

2. Courtyards Organization for “A”: If you selected option “A” above, the following standards must be met.

The size of the courtyard space, or series of courtyard spaces, shall be no smaller than 30 percent of required common open space. A portion of the courtyard space, not to exceed 40 percent of the total, may be private open space.

The length of the courtyard space shall be no greater than twice the width. The courtyard space may be secured with fences and gates.

The courtyard space shall be unobstructed from the ground to the sky bound on three or more sides constituting enclosure of 60 percent (as measured such that 100 percent creates total enclosure) or more of the space.

Enclosure of the courtyard may be achieved by any of the following means and combinations thereof:

Walls of one or more building.

A continuous row of plants which will achieve a height of at least six feet within three years of planting.

Walls higher than six feet.

Berms with a continuous row of plants which will achieve a height of at least six feet within three years of planting from the original grade.

Natural earth forms steeper than 40 percent grade and higher than 10 feet.

Courtyards shall contain a mix of hard surface walkways and landscaped space with the following amenities:

At least two of the following pedestrian amenities must be provided in the space:

Seating unit ¹

Sculpture ²

Active play area³

The landscaped space shall be at least 10 percent of the courtyard space lying inside the perimeter landscape space and shall include the following planting materials:

Shrubs, spaced no more than five feet on center in all landscape areas except lawn areas;

Trees (deciduous or evergreen), at least one per 500 square feet of required courtyard area. Trees must be at least six feet tall at planting;

Ground cover, sufficient to cover within a three-year period 75 percent of landscape area not otherwise covered with shrubs or lawn.

At least one window or glass door from a primary room (i.e., kitchen or living room) of each dwelling unit that surrounds the courtyard must face the courtyard.

Describe how these standards are represented in your design.

Please see additional sheet for explanation.

3. **Street System for “B”:** If you selected option “B” above, the following standards must be met.

Streets upon which the dwelling units are oriented toward shall be organized by blocks that do not exceed 500 feet in length for the purpose of breaking up the scale of the development pattern.

The street pavement width shall not exceed 10 feet above the minimum width of a street based on its functional classification or most appropriate classification if the street is private.

Garages integrated into residential buildings may be accessed from the street; provided, that the street-facing facade has a total window area (excluding window openings into the garage) that is at least 50 percent of the total area of any garage door openings on the same facade

Parallel parking is permitted along both sides of the street. Perpendicular or angled parking spaces are not permitted except in groupings of six stalls with at least 100 feet of street front between groupings.

Dwelling units shall have their entrance and front facade oriented to the traditional street system.

¹ A “seating unit” shall consist of one minimum 12-foot-long bench or ledge seating area for every six ground floor units within 30 feet of the courtyard perimeter

² A “sculpture” is a piece of three-dimensional art that can be appraised as having artistic value

³ An “active play area” shall consist of an area no smaller than 12 feet by 12 feet containing recreational facilities such as a big toy, jungle gym, basketball court or volleyball court.

For dwelling units oriented to the street, at least one window or door from a primary room (i.e., kitchen or living room) of each dwelling unit must face the street.

The front facade facing the traditional street system shall be characterized by modulating intervals no wider than 24 feet with at least a two-foot offset between each interval.

Roofline variety of buildings taller than one story utilizing the traditional streetscape system orientation shall include at least two feet in elevation change or offset distance between any continuous roofline segment over 24 feet in length.

Describe how these standards are represented in your design.

Please see additional sheet for explanation.

4. **SIGNIFICANT NATURAL FEATURE FOR "C": DWELLING UNITS SHALL BE ORIENTED TOWARDS A MAJOR NATURAL FEATURE ON OR DIRECTLY ADJACENT TO THE SITE, INCLUDING AN ENVIRONMENTALLY CRITICAL AREA AND ASSOCIATED BUFFER, OR A STAND OF SIGNIFICANT TREES EXCEEDING THREE ACRES IN SIZE PROTECTED WITHIN A NATIVE GROWTH EASEMENT OR DESIGNATED OPEN SPACE AREA.**

Describe how these standards are represented in your design.

Please see additional sheet for explanation.

5. **How many units per building does your design have?**

58

***Based on your answer to the number of units your building has in question 4 the follow rules apply to questions 5 and 6:

- For 12 or fewer units per building; at least 2 features from question 5 and 2 features from question 6.
- For 13 to 24 units per building; at least 3 features from question 5 and 3 features from question 6.
- For over 25 units per building; at least 4 features from question 5 and 4 features from question 6.

6. **Architectural Massing:** Multifamily buildings must include the following architectural design features. Out of the listed options indicate what features your design will use based on your answer to question 4.

Top floor setbacks on one or two sides of at least 10 feet.

Modulating building facade characterized by intervals no wider than 24 feet with at least a two-foot offset between each interval.

Angled facets, at least two per required building wall interval, including bay windows, covered entrances, and other similar features projecting out from the front facade at least three feet.

Roofline variety in buildings over one story in height such that no ridgeline is greater than 24 feet in length without a two-foot vertical or sloped offset that creates a new ridgeline that is at least 10 feet in length.

A stand of trees with a canopy of 1,000 square feet (as measured in frontal view rather than top view) located no farther than 20 feet from a facade of the building, consisting of either existing trees, or planted trees.

Describe how the standards you selected represented in your design.

Please see additional sheet for explanation.

7. **Building Articulation:** The following design features must be incorporated into multifamily buildings. Out of the listed options indicate what features your design will use based on your answer to question 4.

Awnings or canopies above or window boxes below every window of an entire story or building interval grouping to distinguish one section of a building from another.

Variation in the number of stories between intervals of the building.

Variation of colors between building intervals; provided, that the applicant shall submit the color palette showing distinct colors selected by the applicant.

Between the stories of a building, a change in materials or color separated by continuous horizontal trim bands, continuous horizontal decorative masonry, or a recess or projection by at least two feet.

Describe how the standards you selected represented in your design.

Please see additional sheet for explanation.

8. Variety: The following design features must be incorporated into multifamily buildings.

Individual multifamily buildings with more than 24 units shall be characterized by variation in the application of materials, colors and fenestration details at any point where modulation is required under the provisions of subsection (4) of this section. For example, siding materials or colors may be alternated between building sections; accent siding materials and prominent siding materials may also be reversed; projecting bay or box windows may be used on alternating facade sections.

Multiple buildings on a single site shall not be exact or close replicas of each other. While common materials, colors and styles are acceptable, each building shall be unique in terms of its general massing design and fenestration design. Variety in designs shall be achieved by variation in each building's footprint, rooflines, facade modulation, and window arrangement. Color and materials shall also be varied.

Describe how these standards are represented in your design.

Please see additional sheet for explanation.

9. Treatment of Building Entrances: At least two of the following entrance features shall be included in the project design. Out of the listed options indicate what features your design will use.

Porches protected by a roof overhang or canopy.

Wall material within the entryway that is different and distinct from the material of the front façade.

Varied color scheme of the entry space walls.

Varied exterior entry door styles and lighting for each entry.

Trim detailing around the exterior entry doors and windows.

Differentiation among front entry designs by such means as variation in porch roof designs, column and balustrade designs, entry court designs (e.g., courtyard walls, gates, paving and landscaping), door designs and (in conjunction with other variation techniques) door colors.

Describe how are the entrances architectural design features you selected represented in your development.

Please see additional sheet for explanation.

*****If your project DOES NOT abut a RS Single-Family Zone District skip questions 8 and 9*****

10. Abutting RS Single-Family Zone Districts: At least two of the following design features shall be used in the design of multiple-family buildings abutting the RS zone district. Out of the listed options indicate what features your design will use.

Orientation of the narrowest end of building toward the abutting RS zone district. The horizontal length of the facade which is parallel to and oriented to the RS zone boundary shall not exceed 40 feet in width.

Provision of a 15-foot-wide landscaped buffer consisting of continuous row of trees and a six-foot-tall wood opaque fence, masonry wall or vegetative screen or a native growth protection easement with a minimum width of 25 feet along the boundary between the multiple-family project and the abutting RS zone district.

Windows shall only be placed on the wall facing the abutting RS zone district if they are opaque or higher than seven feet above the floor elevation of each floor.

Describe how these standards are represented in your design.

Please see additional sheet for explanation.

11. Setback & Step-back:

Setback. Multiple-family buildings shall maintain a setback of 25 feet along all property lines abutting RS zone districts.

Third-Floor Step-back. Multiple-family buildings within 50 feet of an RS zone district shall not exceed two stories unless the exterior walls and roof of the third story are stepped back at least seven feet from the second floor exterior walls that face the RS zone district.

Describe how the treatment of entrances architectural design features you selected are represented in your development.

Please see additional sheet for explanation.

12. Exterior Stairway: On buildings three or more stories tall, exterior stairways leading up or down to multiple story dwelling unit front entrances shall have a minimum width of eight feet.

Describe how your design meets this requirement.

Please see additional sheet for explanation.

13. Parking Lot Standards: A minimum of two of the following design features shall be selected in the design of multiple-family buildings abutting the RS zone district. Out of the listed options indicate what arrangement your development will use.

Rows of angled or perpendicular parking stalls shall not be allowed over a continuous distance of more than 120 feet without a landscape break consisting of an area at least 100 square feet in size and at least one tree.

Carports shall not exceed 72 feet in length.

For parking areas with over 20 stalls, sidewalks or designated pedestrian paths/routes shall be provided from parking areas to residential units.

Parking stalls shall not be located nor positioned to cause headlights to shine into windows of residential units.

Structured parking garages proposed in the RM-Core zone shall be subject to the "Parking Structure" section of the Downtown Design Guidelines, which shall be administratively applied.

Describe how these standards are represented in your design.

Please see additional sheet for explanation.

14. Accessory Buildings and Trash & Recycling Receptacles: The following design features must be utilized in the design of accessory buildings and trash and recycling receptacles in multiple-family projects.

Accessory buildings shall contain the same building materials and – where roofed – roofing materials and roof forms as those used on the primary residential structures.

Trash and recycling shall be visually screened from streets and adjacent properties by: (i) substantial sight-obscuring landscaping which will achieve a height of at least six feet within three years of planting; or (ii) an enclosure constructed of the same siding materials used on the primary residential structures.

If the same building materials are discontinued or otherwise unavailable, an alternate material that closely resembles the original material may be used.

Describe how these standards are represented in your design.

Please see additional sheet for explanation.

CERTIFICATION

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner:  Date 2/10/2022

Signature of Applicant:  Date: 2/11/2022

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.