Ross Deckman + Associates Inc
Architecture • Planning • Design

October 3, 2022

City of Puyallup
333 S Meridian
Puyallup, WA 98371

Project: Bell Place / 204 4th St. SW
Subject: Applicable DDG Standards Supplement

Downtown Design Guidelines – Key Guidelines + Response

Part 3 – Building Design – Form and Massing

3.A Design Intent for Downtown Form and Massing

***Response**:*

- *Promoting a pedestrian friendly experience with the use of landscaping and wall modulation along the building's perimeter and the provision of landscape beds demarcating the edge of the sidewalks and streets.*
- *Integrating the 5-story building by the reduction of mass with the provision of a 2nd level Courtyard along West Pioneer and 3rd level building line stepped further back from the streets and sidewalks.*
- *The corner of West Pioneer and 4th St SW is highlighted with window storefronts, building signage, metal awnings as an introduction to the business aspect of the apartment use, which leads to the main building entrance along 4th St SW.*
- *The 1st level parking garage is efficiently designed to support the number of apartment units being proposed. Solid and voids/ walls and grate openings, and high-quality materials are utilized for venting & safety functions for the buildings tenants while providing visual interest for the pedestrians.*

3.B Design Guidelines and Strategies

3.B.1 Applicability and Requirements

1. This section applies to:
    a. All new projects 10,000 square feet or larger.
    c. All new buildings or additions greater than three (3) floors or 35 feet in height.

***Response:** The proposed 105,053 sq. ft. building is 5-stories with a roof deck. The 1st level contains a parking garage with the remaining space to service the business aspect of the apartment use. 2nd-5th levels are apartment units, with the 2nd level also containing recreation amenities for tenant use.*

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.

***Response**: Both sections will be addressed within their upcoming respective sections.*

    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.

***Response**: The smaller lot to the west is being transitioned to by the provision of a 5 ft setback for the proposed project zero lot line parcel. In addition, the building's main exterior wall introduces further stepped back modulation to decrease the building's mass. Furthermore, the proposed building is providing step backs at certain 1st level areas: main building entrance at the west; garage entrance at the northeast and southwest.*

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;
7. Relationship to solar access and potential of shadow impacts.

***Response**:*

1. *Site Area is 32,085 sq. ft. with zero lot lines and additional building setbacks at streets.*
2. *Project lot is 4 times larger than adjacent lot the west.*
3. *There are a variety of one story; two story; and three story structures in the near vicinity of the proposed building.*
4. *There are two historic buildings in proximity to the proposed building. One (Christ Episcopal Church-one story), is across 5th St SW with the adjacent lot west of the proposed building as a buffer. The second (Tribune Building-two story) is three blocks northwest at W. Pioneer & S. Meridian. Both are too far to contextualize with the proposed building.*
7. *Refer to Shadow Study drawing.*

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.

***Response**: Articulation of different levels is being achieved by the utilization of different materials and their colour; bellyband trims; and floor level step backs.*

   b. Upper floors may be setback from lower floors or a 'base' that scaled to relate to neighboring context.

***Response**: 2nd and 3rd levels are stepped back at different depths to down scale the upper floors.*

3.B.5 Setbacks

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.

***Response**: Building perimeter walls above 3rd level facing a street has been stepped back 5 ft. 6 ft deep Unit Decks on 2nd-5th levels are being incorporated for the step back in addition to the 5 ft setback from the property line along the west elevation facing the adjacent parcel.*

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.

***Response**: The top level of the building is stepped back 10 ft from the property lines when facing a street.*

Part 4 – Building Design – Façade

4.B Design Guidelines and Strategies

4.B.1 Applicability and Requirements

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.

***Response**: All strategies defined will be integrated into the building design. Refer to responses below for design intent.*

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.

***Response**: Both strategies defined will be integrated into the building design. Refer to responses below for design intent.*

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.
   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.

***Response**:*

a. Defined path to main building entrance off of 4th St SW is supported by storefront glazing with double doors; metal awning with signage; number address on an accent wall adjacent to the main doors; planting bed adjacent to walkway leading to recessed entrance.

d. All architectural components listed have been incorporated to the street-facing façades to provide rhythm, modulation and interests to the building.

4.B.2 Façade Composition

Create a complimentary façade composition, particularly at street-facing façades. Consider all or some of the following strategies described in more 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)

***Response**:*

1. *Refer to earlier response to section 3.B.5.*
2. *Identified the 1st level as the most important horizontal datum by the use of a high-quality material – brick. Subsequent levels are highlighted with a white bellyband trim.*
3. *Utilized building perimeter wall step backs, unit decks and main 2nd level courtyard for modulation.*
4. *Window types and sizes have been incorporated to assist in identifying use while providing rhythm to the building façades.:*
   - *1st level storefronts glazing for the main entrance and business support uses of the apartments.*
   - *1st level open grates functionally servicing the Garage parking.*
   - *2nd level storefronts at recreation rooms, in the middle of the courtyard, assist in identifying the unique amenities of the building.*
   - *1st – 5th level storefronts along West Pioneer identifying each level's elevator lobby.*
   - *Taller windows at 2nd level units*
   - *Windows are grouped to assist in identification of each unit and stairway.*
5. *High-quality materials are being used on the entire 1st level. Upper levels are meeting guidelines with high-quality materials being incorporated at 70% or higher. Refer to exterior elevations for exact percentages at those street-facing façades.*
6. *Refer to section 4.B.1.5.d for similar response to rhythm. Weather protection – metal awnings are provided to highlight entrances: main and garage, while also providing their self-titled function.*
7. *Signage will be chosen to match the apartment's marketing strategy and will meet City's sign code at time of its' permit.*

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.

***Response**:*

1. *Refer to earlier response of section 4.B.2.2 for similar.*
2. *Both high and low roof parapets incorporate trims with different height sizes and detailing.*
3. *Refer to earlier response of section 3.A for similar.*
4. *High-quality materials and Window glazing.*

4.B.4 Façade Modulation (Façade scale)

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;
   c. A variety of window sizes; or
   d. Roof cornice articulation.

***Response**:*

a. *Unit decks are recessed 6 ft.*
c. *A variety of window sizes are incorporated. Refer to earlier response of section 4.B.2.4 for similar.*
d. *Both high and low roof parapets incorporate trims with different height sizes and detailing.*

4.B.5 Window and Glazing Design

Enhance the building façade with window layout.

1. Recommended at all street-facing façades.
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;

***Response**:*

a. *A variety of window sizes are incorporated. Refer to earlier response of section 4.B.2.4 for similar.*
b. *Window groupings are incorporated. Refer to earlier response of section 4.B.2.4 for similar.*

4.B.6 Façade Materials

Enhance building façade 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 façade. Consider all or some of the following strategies:

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 façades
        ii. Texture – incorporate materials that create shadow lines
        iv. Color

***Response**:*

a. A variety of Building finishes are incorporated at all façades. Refer to drawing sheets PR1.0-PR1.2 & PR3.

b. Scale – combination of materials are used to reduce large façades
Texture – Standing seam metal panels and Lap siding are used to create shadow lines.
Color – Five different colors are incorporated.

2. High quality materials – use natural high quality materials, in all building elevations that face a street or alley.
    a. High quality materials are required at ground floor level facing commercial areas and/or pedestrian oriented streets.
    c. At all street-facing façades, a minimum of 60% of the area of the elevation plane at all upper level floors are required to be high quality materials.
    d. All street-facing materials must be installed such as a way that they will wear well over time with normal maintenance.
    e. High quality materials are defined as natural materials that convey permanence, and include:
        i. Brick and stone masonry,
        ii. Glass,
        iii. Cast in place concrete
        v. metal cladding, including flush panel, corrugated, and lap sidings
        vii. wood siding and wood panels,

***Response**:*

a. High quality materials – Brick, cast in place concrete, glass and wood siding are being used on the 1st level.
c. Refer to drawing sheets PR1.1 & P1.2 for percentages of high-quality materials being used at upper levels.

d. Project materials being used will wear well over time with normal maintenance.
e. Brick, glass, cast in place concrete, metal siding & cedar wood siding are being categorized as high-quality materials.

Part 5 – Pedestrian Experience

5.B.1 Applicability and Requirements

1. This section applies to all new construction and additions.

***Response**: Project building is new construction.*

5.B.2 Wayfinding Elements and Strategies. Recommended at all street-facing façades.

1. Consider some or all of the following strategies:
    b. Façade composition
    c. Weather protection at primary entry
    e. Signage

***Response**: Project building is incorporating the three listed strategies.*

2. Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.

***Response**: Refer to earlier section 3.A for similar response.*

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).

***Response**: Refer to earlier section 4.B.2.7 for similar response.*

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.

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.
2. Avoid locating garage entries and building services (utility and/or trash rooms) along the primary pedestrian façade.
3. Primary building entries and lobbies:
    a. Provide defined paths to building entry from public sidewalk.
    b. Consider how façade design (hardscaping and landscaping) contribute to the building entry experience.
    c. Building entries and lobbies should include high quality materials.

4. Residential unit (or building) entries should provide a visual transition from the sidewalk including:
    d. Landscaping and hardscaping
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.
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.

***Response**:*

1. *Location of primary building entry is beneficial to the building design with the lobby entrance from the public walkway and the entrance from the garage parking for the tenants. Line of sight from the intersection of 4th St SW & West Pioneer is maintained to aide in public wayfinding.*
2. *The project building is surrounded by streets on three sides. To service the building's refuse area, a street had to be chosen.*
3. *Project building's main entrance is delineated with: colour integrated scored concrete; planter beds; metal awning; high-quality material – stained cedar surround; and signage.*
4. *Refer to item 3 above for similar.*
5. *Garage entry will have a rolling open grated door for security.*
6. *CPTED principles will be incorporated to its highest degree to provide a secure use of the project building.*

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.

1. Pedestrian weather protection required at:
    c. At new primary building entries and at new ground floor commercial
2. Proposed weather-protection should meet the following strategies:
    a. High quality materials
    b. 5-foot minimum depth. Breaks or notches may be necessary to accommodate street lights, light poles, etc.
    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.).

f. Awnings:
    i. Awnings should have open ends and bottom, called “shed awnings”, to minimize obstructed views of the storefront and building features.

Response:

1. *Building’s main entry and garage parking entry have a metal awning for weather protection.*
2. *The 5 ft deep metal awning comprises of a pre-manufactured metal C-channel beam perimeter with a corrugated roof infill. It is located above storefront window heights for uninterrupted detailing within the brick finish.*

5.B.6 Lighting

1. Provide lighting to create an inviting and safe pedestrian environment.

Response:

1. *Perimeter exterior building lighting will be incorporated for a safe pedestrian environment. In addition, lighting fixtures under the awnings and at all exterior doors will be provided. City street lighting required will be incorporated as part of the offsite improvements.*

5.B.7 Signage

1. Signage bands or standalone signs can be standard flat sign panels or incorporated into a more artistic logo crated through the use of sculptural elements (also refer to City of Puyallup Sign Code, PMC 20.60).

Response:

1. *Refer to earlier section 4.B.2.7 for similar response.*

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

1. Vehicular garage entries and vehicular service areas should be located on a building façade(s) facing away from the primary street.
    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.
2. Minimize size and visual impact of the entry portal.
3. Primary garage elevator entry should be visible and accessible from the public sidewalk.
4. Glaze all stairwells and elevator shafts and provide direct access to sidewalks.
5. Façades facing sidewalks shall include
    c. Ground level retail/commercial spaces,
    d. Storefront windows/displays, and/or
    e. Setbacks with landscaping or architectural screening.

6. Building corners facing sidewalks shall include ground level retail uses including storefront windows, and/or displays.

***Response**:*

1. *5th St SW and West Pioneer are designated as the primary streets.*
2. *Entry portal is minimized to a size servicing an entry and exit.*
3. *Garage elevator is located inside at the building lobby, serving a dual purpose.*
4. *Stairwells and elevator shafts are for tenant use only and would serve best being discreet as a non-glazed wall appearance. For tenant security, both accesses are within the building.*
5. *c. the apartment's support services are located on the ground floor at the southeast corner of the building.*
   d. Support services areas have storefront windows.
   e. All façades facing sidewalks are setback with various landscape beds, apart from the south façade along West Pioneer. The middle portion of the 1st level is set forward near the property line to provide additional building modulation.
6. *Building use does not offer retail. However, the southeast corner of the building will contain the support services for the apartments and does have storefront windows.*