

DDG Staff Preliminary Review Table - PLDDG20220021 - 202 27TH AVE SE - 10/25/2022

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.	Yes	
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.	Yes	Applicant Response: Building Scale - Buildings E & F are within the 100ft building height limit setback for 35ft high structures and thus kept to the height scale allowed. <ul style="list-style-type: none"> ▪ Forms, elements, materials – Proposed buildings are utilizing simple box geometry finished with lap siding pattern; gable roofs with composition shingles; rectangular windows. All these items hark to traditional residential design and align with the surrounding character. Although the residences to the south are in the same zoning (RM-Core) as the proposed project, the following strategies are being incorporated for a lesser impact transition between the existing residences and the proposed multi-family residences: ample distance separation from the south property line where possible; Type II landscaping to enhance privacy screening; utilization of existing grading to camouflage the majority of the 3-story side of the buildings that face the adjacent residences at higher elevation.
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.	Yes	Applicant Response: Active and direct link to the pedestrian street system are achieved with: <ul style="list-style-type: none"> a) four separate project walkways – one along the west drive aisle; two along the central main entry drive aisle; one along the east drive aisle. b) Each building along 27th Ave SE has a separate walkway from the pedestrian street system leading to an Entry Porch. This continues at each building's breezeway which feeds further into the project site's Open Spaces.

Part 2. Significant Buildings				
Required	Section	Section text	Complies?	Analysis/Notes
	2.B.1.	Applicability and Requirements		
No	1	This section applies to any proposed additions, alterations or renovations to the exterior of a character structure located within the City's CBD, CBD-Core, or RM-Core zones.	Not applicable	
No	2	This section applies to any proposed additions, alterations or renovations to the exterior of a character structure in downtown Puyallup.	Not applicable	
No	3	This section applies to new buildings or renovation projects on a lot that is located on either side of the same street (of the same block), as one or more existing character structure or historic building; see Section 2.B.4.	Not applicable	
No	4	When renovating an existing character structure, keep existing exterior materials and architectural elements, where possible.	Not applicable	
No	5	Maintain design forms, elements, and materials consistent with the character structure. When new elements are applied, such as pedestrian weather protection, the new building element may be modified as necessary to maintain the integrity of the historic architecture.	Not applicable	
No	6	Identify and incorporate dimensions and/or forms of the character structure for use in any new addition(s) to the structure.	Not applicable	
No	7	Maintain and reinforce the historic character by using appropriate materials, patterns, forms, and detailing of all elements of the building.	Not applicable	
No	8	Identify 2-3 architectural elements or dimension lines that tie older, existing buildings to new buildings.	Not applicable	
No	9	Provide a transition between old and new buildings by accepting some shared building elements and architectural features.	Not applicable	
Required	Section	Section text	Complies?	Analysis/Notes
No	2.B.2.	Renovations. Maintain the overall character and scale of character structures, while updating projects to current code requirements. Consider the following strategies: 1. Maintain overall massing and proportions; 2. Preserve existing form modulation; 3. Preserve existing façade materials or, when necessary, use high quality and complimentary materials; 4. Maintain existing roof forms; 5. Restore or reuse historic storefront design elements; and/or 6. Restore or reuse historic windows, if feasible.	Not applicable	
No	2.B.3.	Additions. Reflect and reinforce the overall historic character when adding new square footage to the side, rear, or top of an existing character structure. Consider the following strategies: 1. Identify and incorporate dimensions and datums of the character structure for use in any new addition(s) to the structure; 2. Maintain overall scale and proportions of character structures; 3. Minimize visual impact to existing structures by setting back new upper stories and/or rooftop additions; 4. Reflect design forms and/or elements of the existing façade, such as weather protection, bay windows, roof or balcony projections and/or recessed elements in the addition; and/or; 5. Use high quality materials consistent with the character structure, particularly on street-facing facades and facades adjacent to a character structure.	Not applicable	

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No	2.B.4.	<p>Adjacent Development. When renovating or building new construction on a lot that is located on either side of the same street (of the same block), as one or more existing historic building or character structure, consider how best to reflect and reinforce the overall historic character of the block. Consider the following strategies:</p> <ol style="list-style-type: none"> 1. Identify and incorporate dimensions and datums of the character/historic structure for use in any revision or new structure; 2. Reference the overall scale and proportions of character/historic structures in massing and/or façade articulation; 3. Where adjoining or abutting a character/historic structure, minimize visual impact to existing structures by setting back new upper stories and/or rooftop additions; 4. Use high quality materials that complement the character/historic structure, particularly on street-facing facades and facades adjacent to a character structure. 	Not applicable	
Part 3. Building Design - Form and Massing				
Required	Section	Section text	Complies?	Analysis/Notes
	3.B.1	Applicability and Requirements		
Yes	1	<p>This section applies to:</p> <ol style="list-style-type: none"> 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. 	No; revisions needed	<p>Applicant Response: mitigate building scale and bulk, modulation of the building form is being done by applying Guideline section 3.B.3 (1.a). The utilization of change in finish materials and bellyband trim assist to articulate the different floor levels/stories. Guideline being used in section 3.B.6 is (1. a-d). Building height, level setbacks and proportion of floors are consistent with each adjacent building dependent of the existing grades. Roof forms are modulated yet consistent with each building for a harmonious project.</p> <p>Staff Analysis: DDG Requirement 3.B.5.2 States that buildings greater than 3 stroies must step back at 4+ storeis. Buildings proposed in this project that are greater than 3 floors have not been stepped back per DDG requirement.</p>
No	2	<p>New buildings 10,000 square feet or larger:</p> <ol style="list-style-type: none"> 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. 	Not applicable	
No	3	<p>Parking Structures:</p> <ol style="list-style-type: none"> a. Must comply with Site and Neighborhood Context (3.B.2) and Building Scale and Bulk (3.B.3), Height (3.B.4), Setbacks (3.B.5) and Modulation of Building Form (3.B.6) to reduce the overall visual impact of the garage mass, bulk, and scale. b. A combination of setbacks and landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale. c. Parking structures at street intersections/ corners and at ground-level facing sidewalks require special considerations. See also Sections 4.B.1.4, 5.B.1.3, and 5.B.9. 	Not applicable	

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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.	Yes	
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.	Yes	Applicant Response: b. required 6 ft landscape buffer is located between units fronting on the street and the sidewalk. C. each building in configured with stairwells that vertically separate unit blocks from each other. This provides an architectural separation for the groundfloor units from one another.
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.	Yes	Applicant Response: Those buildings along 27th Ave SE are designed for a variety of modulation of 1-story, 3-story and 4-story types; and colour strategy to further contextualize the street front. 1. Lot size The project's use type lends itself to a design of multiple buildings congregating around Open Spaces. 2. Lot scale Project lot is comparable to the project across 27th Ave SE. 3. Neighboring buildings: Three large three-story buildings north across 27th Ave SE; Two medium sized two-story buildings to the west and northwest across 27th Ave SE; Two-story private residences to the east; One & two-story private residences to the south. With these existing structures variety, the project determines appropriate building form and modulation in relation to the context it is immediately adjacent to. 4. Historic buildings None 5. Pedestrian streets No existing open spaces. Levels setbacks is not warranted. 6. Transition zones Existing private residences to the east and south. Refer to similar response on section 1.A Goal (page 1) 7. Solar access There are no shadow impacts at private residences. There is potential shadow impact along pedestrian street system. However, modulation of building roofs and 20ft buildings separation allows for solar access. Refer to submitted Shadow Study drawing.

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<p>Yes</p>	<p>3.B.3</p>	<p>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:</p> <ol style="list-style-type: none"> 1. Break a large building into smaller masses, elements, and forms using horizontal or vertical offsets and/or changes in materials. <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> 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. 	<p>Yes</p>	<p>Applicant Response: Those buildings along 27th Ave SE addresses the scale and bulk with the strategy of providing a variety of story-types (i.e. 1-story, 3-story, 4-story). 3.B.3.1a Bellybands are located to accentuate the buildings' 'base, middle, top'. In addition, a vary siding exposure height and colour assists in the accentuation of levels while adding variety and visual interests along the public walkway.</p> <p>Staff Analysis: Bellybands do not meet the intent of horizontal articulation of a 'base, middle, top'. However, the building does include vertical articulation at each stairwell that breaks up the roofline and articulates the wall planes. Extended entry's to each stairwell and extended balconies at each unit, further modulate the building mass.</p>
<p>Yes</p>	<p>3.B.4</p>	<p>Height. Consider stepping down height of a new building where appropriate in relation to:</p> <ol style="list-style-type: none"> 1. Residential and Transition zones; 2. Adjacent historic and/or character structures; 3. Adjacent civic spaces; 4. Shadow impacts on pedestrian streets. 	<p>Yes</p>	<p>Applicant Response: Vertical roof steps have been incorporated into the building design to provide transition to those buildings facing the residential zone to the east and the residences along the south in an RM-Core zone like that of the project site. The design strategy as stated in the response to section 3.B.3 earlier allows for a variety of shade and shadows along the public walkway at 27th Ave SE</p>

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Yes	3.B.5	<p>Setbacks.</p> <ol style="list-style-type: none"> 1. Step back a new building where appropriate in relation to: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. 	No; revisions needed	<p>Applicant Response: The 3-story buildings along the east property line facing the RS-04 zone (residential) have been placed well beyond the required building setback to assist in the massing transition towards the residences. These buildings were also oriented to provide the narrower side of each building. Although the adjacent properties along the southern border of the project have a similar RM-Core zoning, which requires a lesser buildings setback than that to the east, project buildings were located further away with the provision of drive aisles and Open Spaces to add further separation. These buildings were also kept at 3-stories to allow for a massing transition towards these residences, even though the residences are located at a higher elevation. The buildings consistent design is to utilize the exterior porches and balconies mentioned in subsection 2b as part of the required setbacks. Refer to building section diagram on drawing sheet P1-A.</p> <p>Staff Analysis: item 1, applicant has lowered the building heights adjacent to neighboring single family residential uses to meet this standard. Item 2, stepbacks are not incorporated into the building designs and building designs need to be adjusted to incorporate these stepbacks. The property fronts on a 60 ft ROW, none of the proposed buildings are taller than 40 ft, so item (3) doesnt apply.</p>
Yes	3.B.6	<p>Modulation and Building Forms</p>		
	1	<p>Horizontal Patterns Reinforce horizontal character of adjacent structures with all or some of the following strategies:</p> <ol style="list-style-type: none"> 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. 	Yes	<p>Applicant Response: Horizontal patterns were achieved with the use of various siding exposure and colour placement, while accentuating building entrances and various roof height and type (i.e. hip and gable forms).</p> <p>Staff Anlysis: Horizontal patterns are consistent throughout design</p>
	2	<p>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.</p> <ol style="list-style-type: none"> 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. 	Not applicable	This site is not located on a corner.
	3	<p>Roof Articulation Incorporate a flat roof (less than 3:12 pitch) with cornice or parapet articulation in the overall building form.</p> <ol style="list-style-type: none"> 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. 	Not applicable	Project is located in a transition zone, therefore this is not a required section.

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	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. 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. b. Incorporate horizontal or vertical dimensions, and/or proportions that reference or reflect older existing buildings within the block. 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.	Not applicable	Project is not located adjacent to an historic or character structure.
Yes	3.B.7	Exterior Public Space, Interior Galleria or Arcade Space		
	1	Create active, pedestrian friendly civic gathering spaces adjacent to large buildings for seasonal use and associated building activities.	Not applicable	Applicant Response: Gathering Spaces – Proposed project’s use of multi-family residences does not lend itself to exterior public spaces along 27th Ave and still allow for ample security for the project’s tenants .
	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.	Not applicable	Applicant Response: Due to the required building setback of 10ft along the public street system to the north, provision of weather protection structure will not be applicable.
	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	Applicant Response: Various Open Spaces have been located south of buildings. Buildings B & F are the only ones located south of their respective Open Spaces. Their massing is kept at a minimum by their three-story limit.
	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 or commercial space is proposed as part of this project.
	5	Provide for midblock pedestrian walkways at full-block developments that are 200’x200’ or larger.	Not applicable	project is not a full-block development.
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.	Yes	Applicant Response: Strategy 5a & 5d are being utilized in the building design. 5a feature is noted earlier in Section 1.A.b response. 5d feature allows the Balconies/Decks to act as a further transition from the public street system to the main building mass with its’ 6ft x 10ft size and it’s open railing as a defined private border and a design element to assist the building’s solid and void massing.
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.	Yes	All buildings are over 10,000 sf in total floor area

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No	4	Parking Structures: a. Must 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. b. A combination of façade composition, high quality materials, landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale. c. See also Sections 3.B.1.3, 5.B.1.3, and 5.B.9.	Not applicable	
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.	Yes	Applicant Response: Defined paths from public walkways towards building entries are provided for those buildings fronting 27th Ave SE. Upper floor decks are recessed into the building with vertical guardrail pickets to provide shade and shadow to contribute to the building's solid and void massing, modulation of façade, and usable sheltered space for the tenant. The recreation building also has a defined path connecting it to the street system. Staff Analysis: This section appears to be met by the current design
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)	Yes	Applicant Response: 1. Buildings setbacks and modulation are achieved by use of Entry Porch and Patio/Decks as building façade steps. 2. Horizontal patterns and datum are achieved by finish siding and colour at street level. 3. Façade modulation at street-facing buildings are achieved by use of Entry Porch and Patio/Decks stepping from the main building mass. 4. Windows – various sizes and functions are incorporated into the street-facing facades. 5. Façade materials – Various siding colours and types are incorporated into the street-facing facades. 6. Weather protection – Not applicable due to the required building setback along the public street system. 7. Signage – Project signage will meet city standards upon permit submittal
Yes	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.	Yes	Applicant Response: 1. Horizontal datum – Incorporation of bellyband trim demarcating the street level units. 2. Cornice line – Not applicable with a gable roof 3. Pedestrian experience – Street level units are incorporating high quality material with a colour designation and main building Entry Porch 4. Two elements Façade design – ▪ #2 (horizontal Pattern & datum) -- by the use of high-quality material and colour designation. ▪ #3 (modulation) -- by the use of the Main building Entry Porch, Patios & Balconies. 5. Weather Protection – Not applicable due to the required building setback along the public street system.

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No	4.B.4	<p>Façade Modulation (Façade scale)</p> <p>1. Modulation is defined as the design manipulation of larger building elements, in order to:</p> <ul style="list-style-type: none"> 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. <p>2. Consider the use of all or some of the following architectural forms or elements:</p> <ul style="list-style-type: none"> 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. 	Not applicable	<p>Applicant Response: .</p> <ul style="list-style-type: none"> a. Street frontage scale -- project buildings are smaller than buildings across 27th Ave and adjacent westward. b. Reinforce building mass – project buildings are utilizing residential type hip & gable roof styles with varied heights. Exterior siding is used to in different pattern and colour at various façade steps to assist in the modulation. c. Street interest – Building steps, Main Entry Porch and varied exterior siding colour and material are proposed. <p>2. Architectural forms and elements</p> <ul style="list-style-type: none"> a. Porches and recessed Decks are being proposed b. Not considered c. Variety of window sizes are being proposed d. Not considered
Yes	4.B.5	<p>Window and Glazing Design</p> <p>Enhance the building façade design with window layout.</p> <p>1. Recommended at all street-facing facades.</p> <p>2. Create an interesting rhythm and/or pattern of windows. Consider the following strategies:</p> <ul style="list-style-type: none"> 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. 	Yes	<p>Applicant Response:</p> <p>1. At street-facing facades – Variety of window sizes and functions are incorporated.</p> <p>2. Rhythm and/or pattern</p> <ul style="list-style-type: none"> a. Variety of window sizes and types (fixed and operable) are incorporated. b. Incorporated window groupings to create horizontal articulation. c. Not considered d. Not considered
Yes	4.B.6	<p>Façade Materials</p> <p>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>	Applicant needs to address	
	1	<p>Composition – use a combination of materials to create an interesting composition.</p> <ul style="list-style-type: none"> a. A minimum of two different materials is required, each a minimum of 30% of the façade. b. Consider these elements: <ul style="list-style-type: none"> 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 	Yes	<p>Applicant Response: Metal powder-coated guardrails are used for the decks. Brick veneer wraps the base of the Recreation building. All buildings will use the different exposures at the siding and the limited colour palette to provide variation and interest. Two different materials at apartment buildings: high-quality material & fiber cement siding. Refer to revised drawing set to those submitted originally.</p> <p>b. High quality materials – Refer to revised drawing sheet P1-TR (apartments) and PR-110.2 (recreation building) which were submitted originally.</p> <p>e. viii. Through-color fiber cement – Equitone fiber cement material will be utilized at required areas of high-quality material</p> <p>Staff Analysis: Updated design includes additional facade materials on each building including high quality materials</p>

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2	<p>High quality materials – use natural high quality materials, in all building elevations that face a street or alley.</p> <ul style="list-style-type: none"> a. High quality materials are required at ground floor level facing commercial areas and/or pedestrian oriented streets. 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. 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. 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: <ul style="list-style-type: none"> i. brick and stone masonry, ii. glass, iii. cast in place concrete, iv. pre-cast concrete panels, v. metal cladding, including flush panel, corrugated, and lap sidings vi. concrete masonry units, including smooth, ground-face, and split-face, vii. wood siding and wood panels, viii. through-color fiber cement, ix. phenolic siding products, x. cement plaster stucco with appropriate control joints f. Avoid vinyl, plastics, and EFIS (synthetic stucco) 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. 	Applicant needs to address	two high quality materials; Through color fiber cement and brick veneer are used on the project. The percentages for each street facing façade were not provided however so it is difficult for staff to say if this requirement is being met.	
3	Where high quality materials don't wrap side elevations, propose thoughtful transitions between various siding strategies.	Not applicable	Multiple materials are not used on the apartment buildings so this item cannot be evaluated for those buildings. However, the brick veneer does wrap elevations on the Rec building therefore this criteria is satisfied for that building.	
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.	Not applicable		
5	Enhance ground-level street-facing facades with high-quality vandal resistant materials, where possible.	Yes	Applicant Response: High quality materials used will be vandal resistant with paint that provides durable protection against graffiti.	
6	<p>For parking structures:</p> <ul style="list-style-type: none"> 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 b. Utilize similar materials, forms, and elements in both the garage and occupied portions of the building. 	Not applicable		
Part 5. Pedestrian Experience				
Required	Section	Section text	Complies?	Analysis/Notes
	5.B.1	Applicability and Requirements		

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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	Project is not located on a pedestrian oriented street
No	3	Parking structures: a. <input checked="" type="checkbox"/> Must comply with Blank Wall Treatment → Street Facing Facades (5.B.8) and Strategies for Parking Garage Entrances and Parking Structures (5.B.9) b. <input checked="" type="checkbox"/> Facades facing sidewalks shall include ground level retail/commercial spaces, storefront windows, displays and/or setbacks with landscaping or architectural screening. c. <input checked="" type="checkbox"/> Building corners facing sidewalks should include ground level retail uses including storefront windows and/or displays. d. <input checked="" type="checkbox"/> Shield views of the parked automobiles from the sidewalk areas in all locations not covered by corner treatment defined above.	Not applicable	
Yes	4	New buildings with ground-floor residential units: 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. b. <input checked="" type="checkbox"/> 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 i. <input checked="" type="checkbox"/> Changes in elevation so units are not right 'at grade', ii. <input checked="" type="checkbox"/> Outdoor spaces, e.g. porches or patios; iii. <input checked="" type="checkbox"/> Screening, e.g. planters, benches, or trellises; and iv. <input checked="" type="checkbox"/> Landscaping and hardscaping	Yes	Applicant Response: Ground floor units are separated with additional landscape buffer depth by locating the major exterior wall of the buildings further away from the public walkway. Additional landscape buffer depth will assist in screening the line of sight from the public walkway
Required	Section	Section text	Complies?	Analysis/Notes
Yes	5.B.2	Wayfinding Elements and Strategies. Recommended at all street-facing facades.	Yes	
	1	Consider some or all of the following strategies: a. <input checked="" type="checkbox"/> Special building massing forms b. <input checked="" type="checkbox"/> Façade composition c. <input checked="" type="checkbox"/> Weather protection at primary entry d. <input checked="" type="checkbox"/> Lighting e. <input checked="" type="checkbox"/> Signage	Yes	Applicant Response: Prominent Entry Porches are distributed at each building entry to designate the appropriate route of travel. These Entry Porches also acts as an additional buffer depth from the public walkway towards each street-facing building.
	2	Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.	Yes	Staff Analysis: Location of recreation building at street frontage should assist the public in finding their way to and from this apartment complex.
	3	Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.	Not applicable	Staff Analysis: There are no prominent civic spaces in close proximity to this site.
	4	Reinforce the horizontal character of abutting structures using cornice and weather protection elements.	Not applicable	Staff Analysis: No cornice line for gable roofs; Weather protection elements not required for this project.
	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).	Yes	Applicant Response: Signage will meet City codes.
Yes	5.B.3	Ground Level Transparency. Provide safety and a warm and inviting atmosphere.	Yes	
	1	Encouraged at new commercial and retail spaces at ground-level street-facing facades on major street frontages.	Yes	Applicant Response: not applicable building use type for proposed project. However, additional glazing has been added to the Recreation building's street façade.

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	2	Encouraged at building entries and doorways for safety and an open and inviting atmosphere	Yes	Applicant Response: Main Entry Porch at each building is proposed to provide individuals entering/exiting protection from the elements and a safe space while accessing the building.
	3	Provide glazed doorways where appropriate.	Yes	Applicant Response: Glazed doorways – incorporated at unit Patios and Decks/Balconies
	4	A minimum of 60% transparency within the pedestrian view plane should be achieved for commercial and/or mixed-use developments.	Yes	Applicant Response: 60% transparency for commercial – incorporated at Rec building elevation facing 27th Ave SE
	5	A minimum of 30% transparency within the pedestrian view plane should be achieved for ground floor residential buildings.	Yes	Applicant Response: 30% transparency at ground floor residential buildings – incorporated at Apartment building elevations facing 27th Ave SE
	6	For character structures, see Part 2.	Not applicable	
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.	Yes	
	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	Staff Analyss: Buildings J, K, Rec, A, & C are aligned closest to the street, however, buildings D & E, are positined farther back from the street frontage. Applicant Response: Align primary buildings – In order to provide highest priority for an accessibility route of travel required for full accessibility units located within buildings D & E, they had to be located further away from the street. Due to the existing slope steepness of the project site, the current building locations are at their optimum placement
	2	Avoid locating garage entries and building services (utility and/or trash rooms) along the primary pedestrian façade.	Yes	
	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	Staff Analysis: Paths leading directly from sidewalk to building entries facing public right of way are provided for both recreation building and residential buildings.
	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	Applicant Response: Main Entry Porches are provided for each building unit pods to define route of travel and acts as visual transition from public walkways.
	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.	Yes	Applicant Response: Avoidance of loitering and vandalism – incorporating railing at Patios for further demarcation of private realm.

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	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.	Yes	Applicant Response: Crime Prevention Through Environmental Design – Appropriate building lighting will be provided to eliminate dark area
Yes	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	Staff Analysis: Wether protection not required.
	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	Staff Analysis: Wether protection not required.
	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. 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: i. ☐ Canopies should be constructed using high quality materials such as steel and/or other metals. f. Awnings: 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).	Yes	Project is located in the RM-core zone which does not have a required build-to area. Therefore, the buildings at this site are not positioned at the front property line, making the installation of the covered pedestrian protection along the sidewalk impossible to acheibe. Therefore covered entrances at each building are acceptable substitutes for this requirement. g. Transit Stops: The School District is requesting a school bus stop be installed in front of the Rec Center.
Yes	5.B.6	Lighting 1. ☐ Provide lighting to create an inviting and safe pedestrian environment.	Yes	Applicant Response: Parking light poles and Main Entry Porch light poles will be strategically design located throughout the site by an electrical engineer consultant.
Yes	5.B.7	Signage 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).	Yes with Conditions	Will meet City sign codes
Yes	5.B.8	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.	Yes	
	1	Avoid blank walls along sidewalks and pedestrian areas.	Yes	

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	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: 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.	Yes	Applicant Response: A variety of colour and texture (different siding exposures) will be utilized at such blank walls if any.
No	5.B.9	Strategies for Parking Garage Entrances and Parking Structures	Not applicable	
	1	Vehicular garage entries and vehicular service areas should be located on a building facade(s) facing away from the primary street. a. Where building is adjacent to an alley, locate garage entry/exits from alley, unless unfeasible. If unfeasible, please clarify why and/or how. 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.	Not applicable	
	2	Minimize size and visual impact of the entry portal.	Not applicable	
	3	Primary garage elevator entry should be visible and accessible from the public sidewalk.	Not applicable	
	4	Glaze all stairwells and elevator shafts and provide direct access to sidewalks.	Not applicable	
	5	Facades facing sidewalks shall include c. ground level retail /commercial spaces, d. storefront windows/ displays, and/or e. setbacks with landscaping or architectural screening.	Not applicable	
6	Building corners facing sidewalks shall include ground level retail uses including storefront windows, and/or displays.	Not applicable		