



November 3, 2022

City of Puyallup  
333 S Meridian  
Puyallup, WA 98371

Project: Easton Manor  
Subject: Design Narrative

**20.26.200 Multifamily design standards**

(1) Multifamily Menu Options for Organizing the Site Design. For all multiple-family projects over two acres in size, at least one of the following organizing principles must be utilized in the site design:

**Response: Apartment buildings are arranged around courtyard and organized along the street and oriented toward nature features such as wetland and buffer.**

(2) Courtyards. Where courtyards are created through selection of menu option in subsection (1)(a) of this section, the following standards shall be met:

**Response: Oversized courtyard is provided between buildings C and D. Courtyard is more than 30 percent of required common open space. Courtyard space is unobstructed from the ground to the sky on all four sides. The courtyard has brick paving walkway and landscaped around and trellis and outdoor bbq area with seating.**

(3) Traditional Street System. Where traditional street system orientation is utilized through selection of the menu option in subsection (1)(b) of this section, the following standards shall be met:

(a) 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.

**Response: The apartment buildings are 204'-8". Streets upon which the apartments are oriented toward are approx. 250 ft.**

(b) 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.

**Response: internal streets are 24 feet in width.**

(c) 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.

**Response: No attached garages are proposed. All garages are detached garage.**

(d) 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.

**Response: No parallel parking is proposed.**

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

**Response: Entrances and front facades face the streets.**

(f) 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.

**Response: Windows of dwelling units face the internal streets or courtyard.**

(g) 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.

**Response: The front façade walls are modulated with 2 ft offsets.**

(h) 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.

**Response: Pitched roofs at gable roofline are proposed to create roof form variety.**

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

(a) Multifamily buildings must include the architectural design features listed in the menu options under subsection (4)(b) of this section. The number of required design features shall be based upon the number of units per multifamily building, as follows:

**Response: Each building has 20 or 21 units per building. At least 3 design features are provided to each building.**

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

**Response: Building façade is modulated by intervals no wider than 24 ft with min 2 ft offset. Bay windows, balconies and pitched roofs creates variety in building form.**

(5) Multifamily Menu Options for Treatment of Building Articulation.

(a) Multifamily buildings must include the architectural design features listed in the menu options under subsection (5)(b) of this section. The number or required design features shall be based upon the number of units per multifamily building, as follows:

**Response: Each building has 20 or 21 units per building. At least 3 design features are provided to each building.**

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

**Response: Pitched roof overhangs over bay windows. Variation of colors are proposed. Change in materials between the stories and walls are recessed by 2 feet.**

(6) Achieving Building Design Variety in Multifamily Development.

**Response: each multifamily building has 20 or 21 units. The buildings are identical but they are mirrored to create different look and color and materials are varied between buildings.**

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

**Response: Entrances are protected by a building/roof overhang. Entry has different materials, colors, and wall sconces to stand out from rest of the building.**

(8) Multifamily Menu Options for Treatment of Multiple-Family Projects Abutting RS Single-Family Zone Districts. A minimum of two of the following design features shall be selected in the design of multiple-family buildings abutting the RS zone district in order to provide a transition in scale and intensity and to maintain a level of privacy:

**Response: Narrowest end of building is oriented toward the abutting residential zone. 15 ft wide landscaped buffer is provided with continuous row of trees and 6 ft wood opaque fence. No windows are placed on the wall facing the abutting residential zone.**

(9) Setback and Stepback of Multiple-Family Projects Abutting RS Single-Family Zone Districts.

**Response: Apartment buildings are located at least 25 ft from the property lines abutting residential zone. The apartment buildings are 2 story high. No third floor setback is needed.**

(10) Multifamily Minimum Width of Exterior Stairway for Buildings Three or More Stories. 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.

**Response: no exterior stairway is proposed.**

(11) Parking Lot Standards for Multiple-Family Projects. The following design features shall be utilized in the parking area of multiple-family structures in addition to Chapter [20.55](#) PMC:

**Response: Landscape islands are provided at every 120 feet of parking stalls. Residential units are connected to the parking thru sidewalks.**

(12) Multifamily Accessory Buildings and Trash and Recycling Receptacles. The following design features shall be utilized in the design of accessory buildings and trash and recycling receptacles in multiple-family projects:

**Response: Trash cans are visually screened with enclosures, and they are made of the same building materials and shed roof to tie together with the buildings and detached garages.**