

BELL PLACE - 204 4th Street SW PUYALLUP, WA

URBAN PUYALLUP MIXED USE, LLC

DESIGN REVIEW PACKAGE

02.19.2026



C2K Architecture, Inc.
1645 NW Hoyt St.
Portland, OR 97209
503.444.2200



The Bell Place development proposes the construction of a 5-story, 100-unit multi-family residential building at 204 4th Street SW in downtown Puyallup. This mixed-use project will include 70 parking spaces in a ground-floor parking garage, a lobby and leasing office on Level 1, and an amenity deck with dog run on Level 2. Many residential units will feature private balconies to enhance livability and provide outdoor space for residents. Through common ownership with the proposed AOB site project at 330 3rd Street SW, amenities and building management resources can be shared.

The proposed development is designed to support Puyallup's growth objectives and housing goals as outlined in the 2044 Comprehensive Plan. This project directly addresses the city's identified housing needs, particularly the shortage of multi-family housing options and the demand for higher-density residential development in appropriate locations. The project site's downtown location provides residents with walkable access to commercial services, employment opportunities, public amenities, and regional transit, supporting the City's objectives.

Through careful attention to the Downtown Design Guidelines and Housing Element policies, this project will contribute positively to Puyallup's continued growth as a vibrant, walkable downtown community. The project team looks forward to working with City staff through the design review process to refine the project design and ensure full compliance with all applicable guidelines and regulations.



BELL PLACE SITE

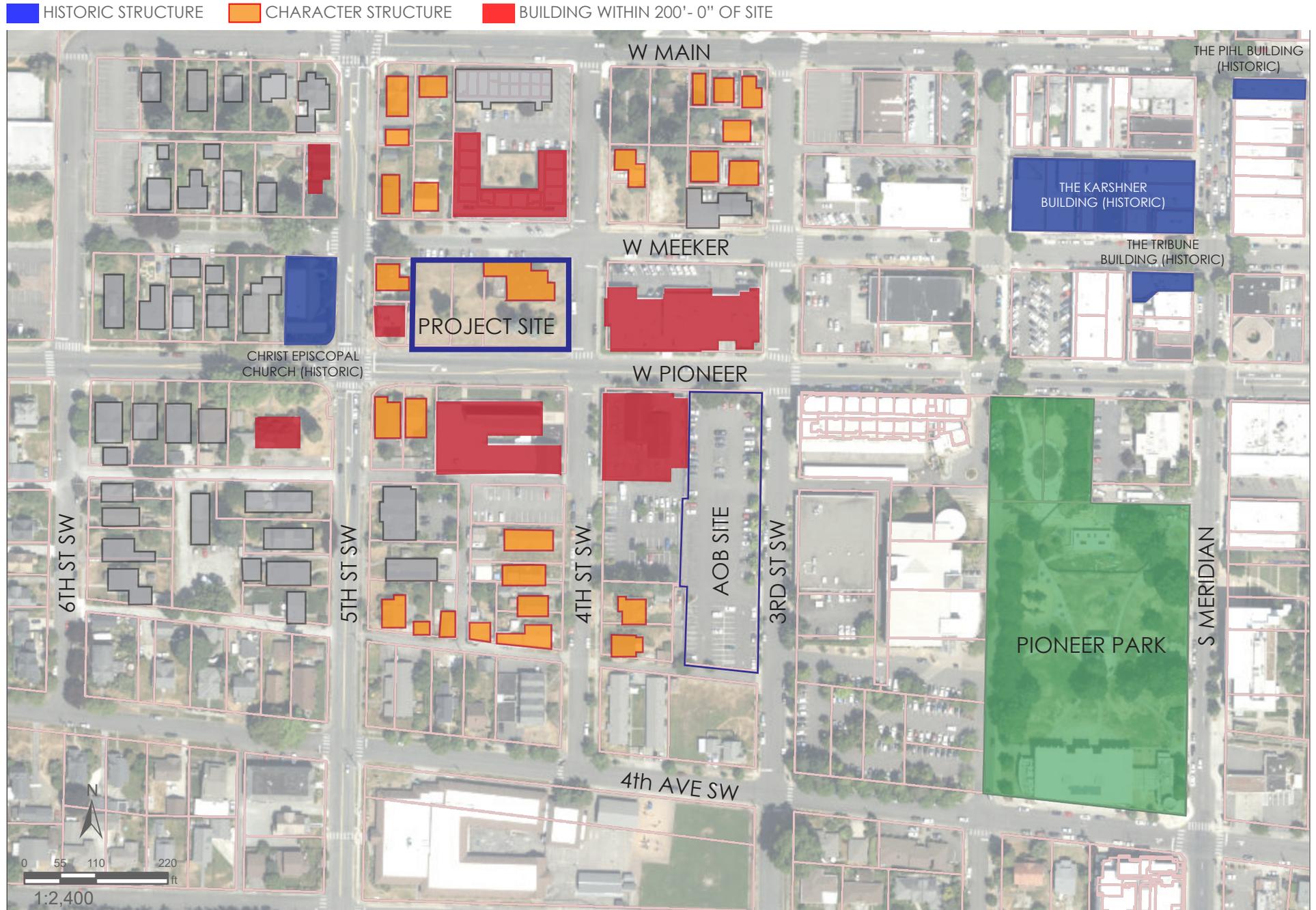
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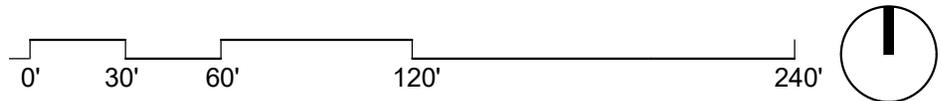
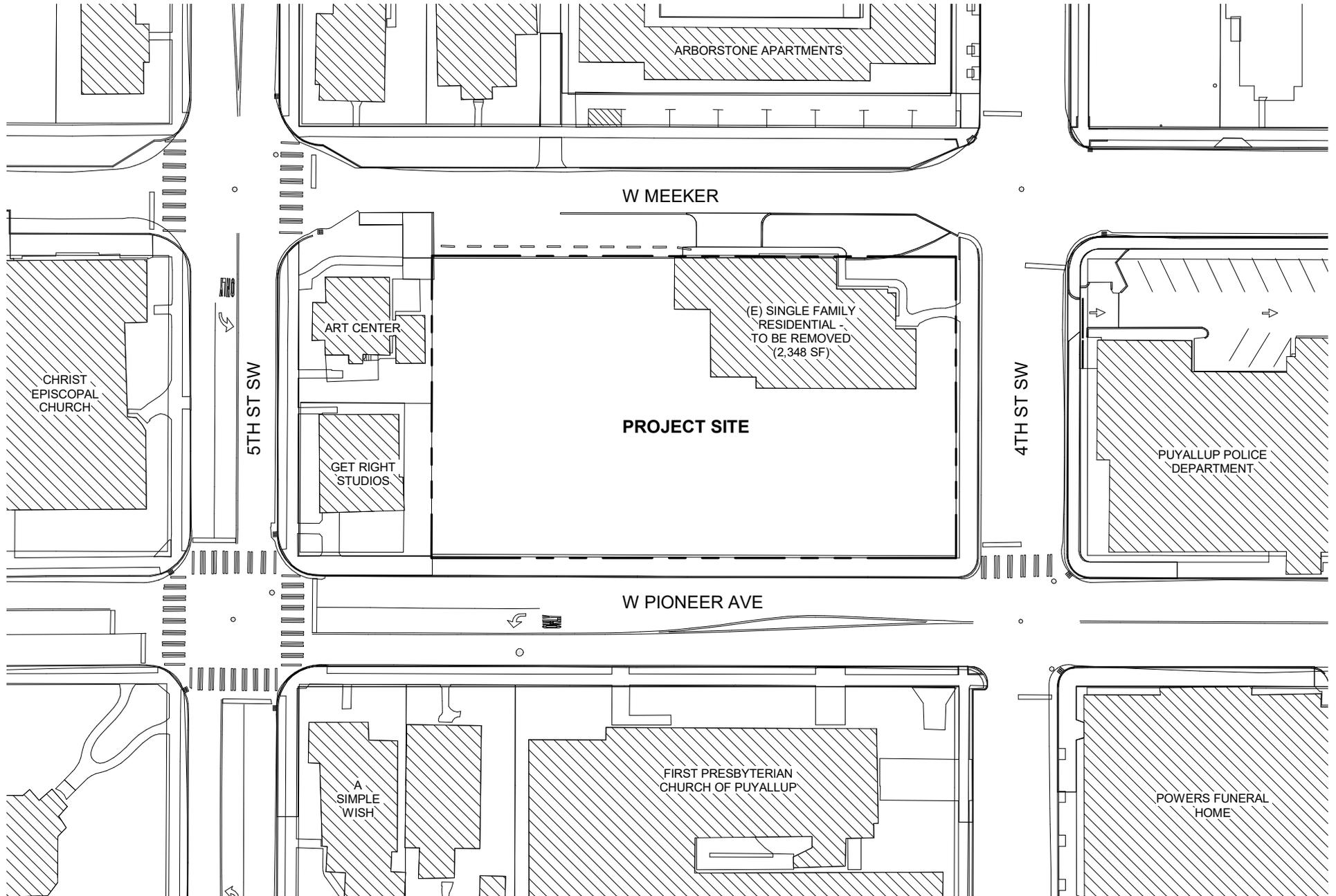
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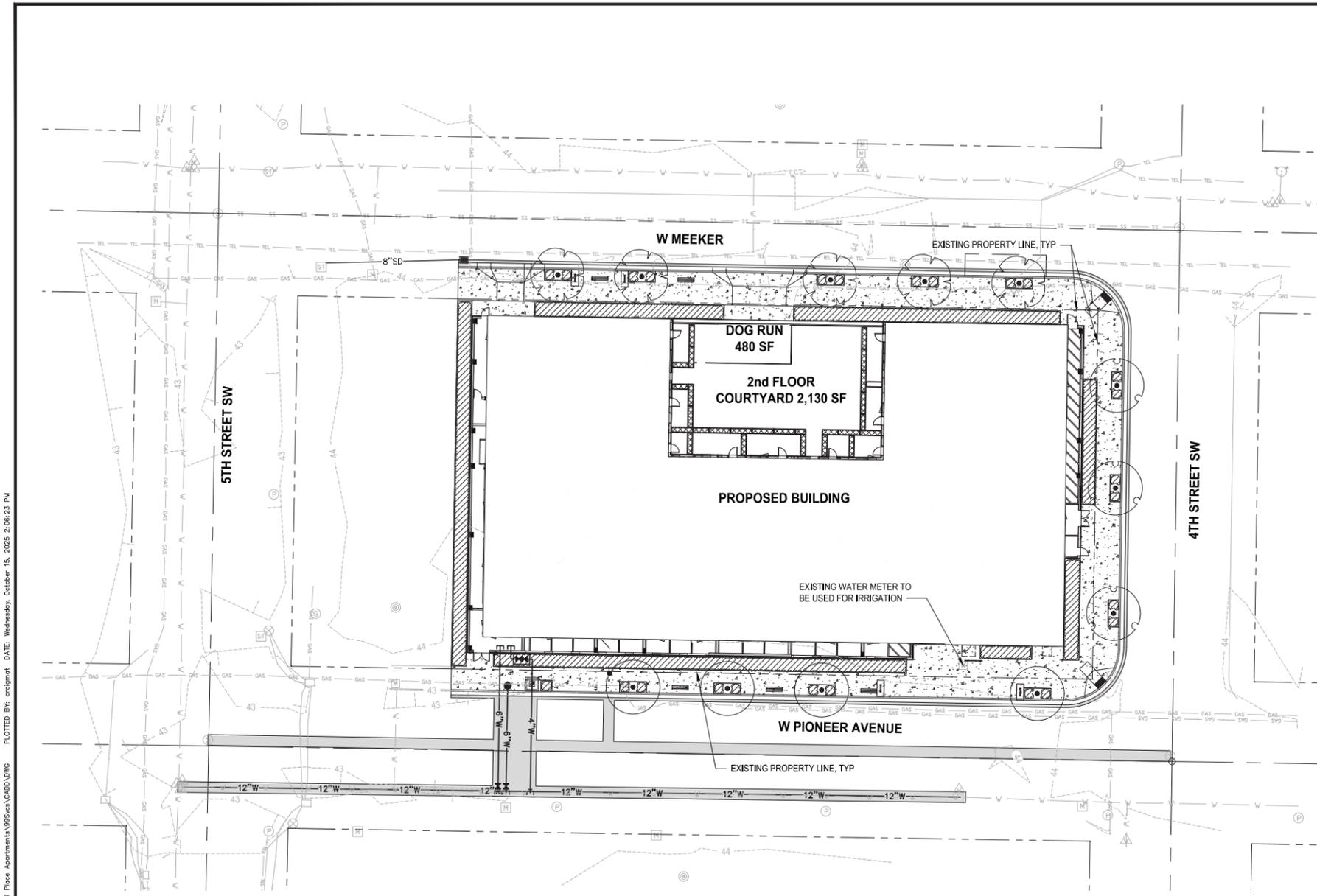
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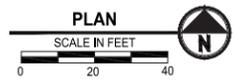






CONCEPT PLANT SCHEDULE

	CLASS I STREET TREE	4
	CLASS II STREET TREE: A	3
	CLASS II STREET TREE: B	5
	TYPE II BUFFER	2,841 SF
	ROOFTOP RAISED PLANTERS	311 SF
	PROPOSED BIKE RACK	
	PROPOSED BENCH	



LAYOUT: L1
 PATH: U:\P50\Projects\Clients\Puyallup Mixed Use, LLC\217-9504-002 Bell Place Apartments\SPS\CA\DWG
 PLOTTED BY: eridgmat DATE: Wednesday, October 15, 2025 2:02:23 PM

PRELIMINARY



Know what's below.
Call before you dig.

LAND USE REVIEW SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	DESIGNED
			D. BAILEY
			D. BAILEY
			CHECKED
			APPROVED

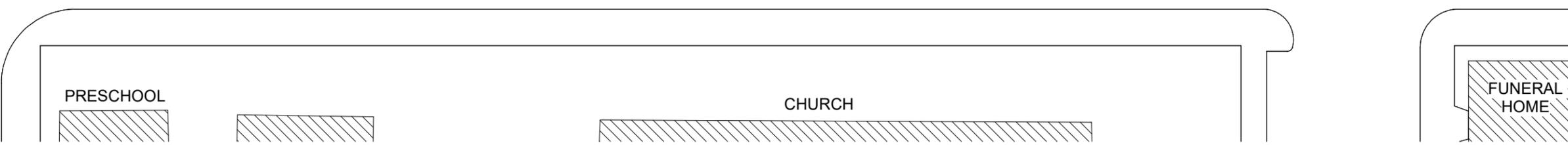
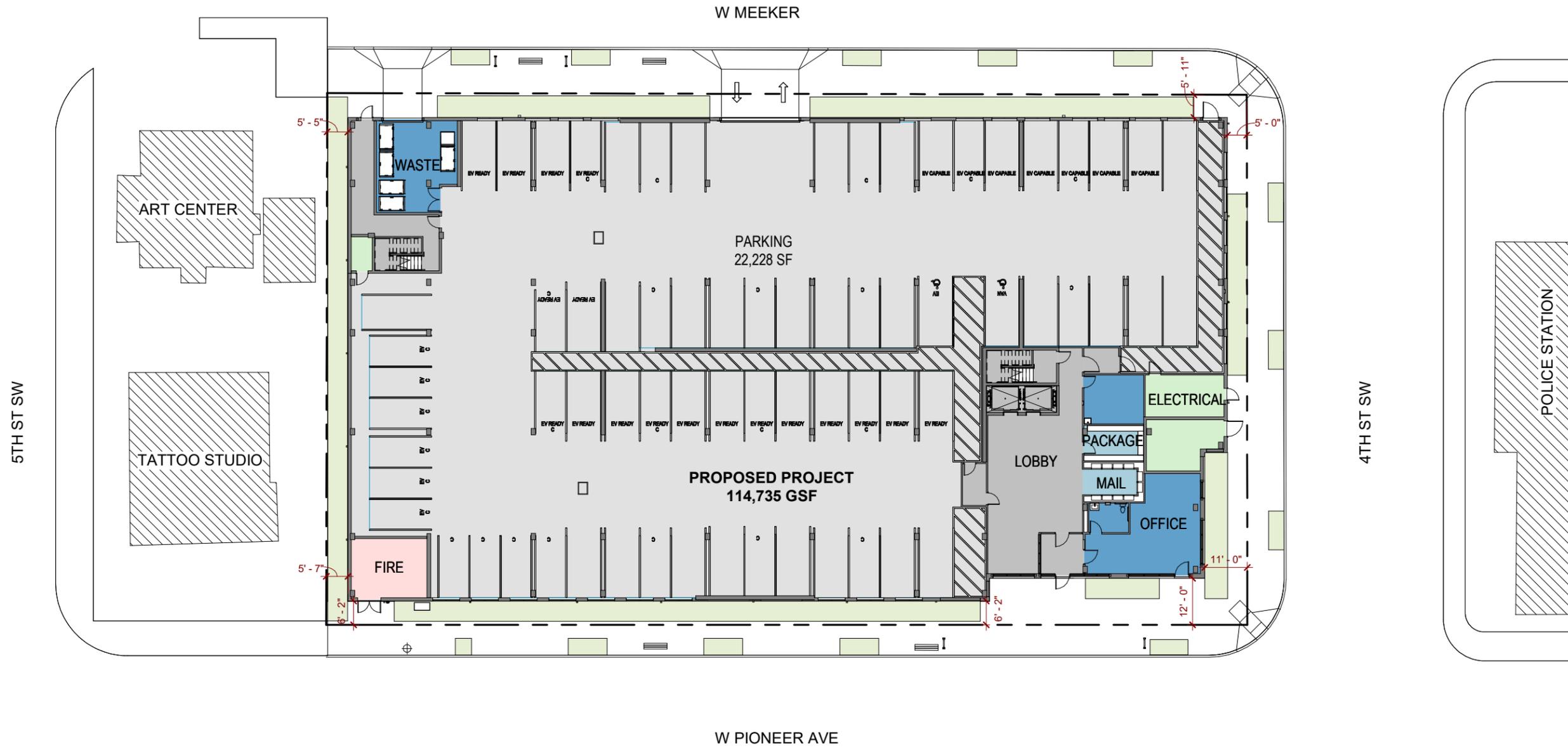
ONE INCH AT FULL SCALE,
IF NOT, SCALE ACCORDINGLY
FILE NAME
P03504002-LS
JOB NO.
217-9504-002
DATE
OCTOBER 2025

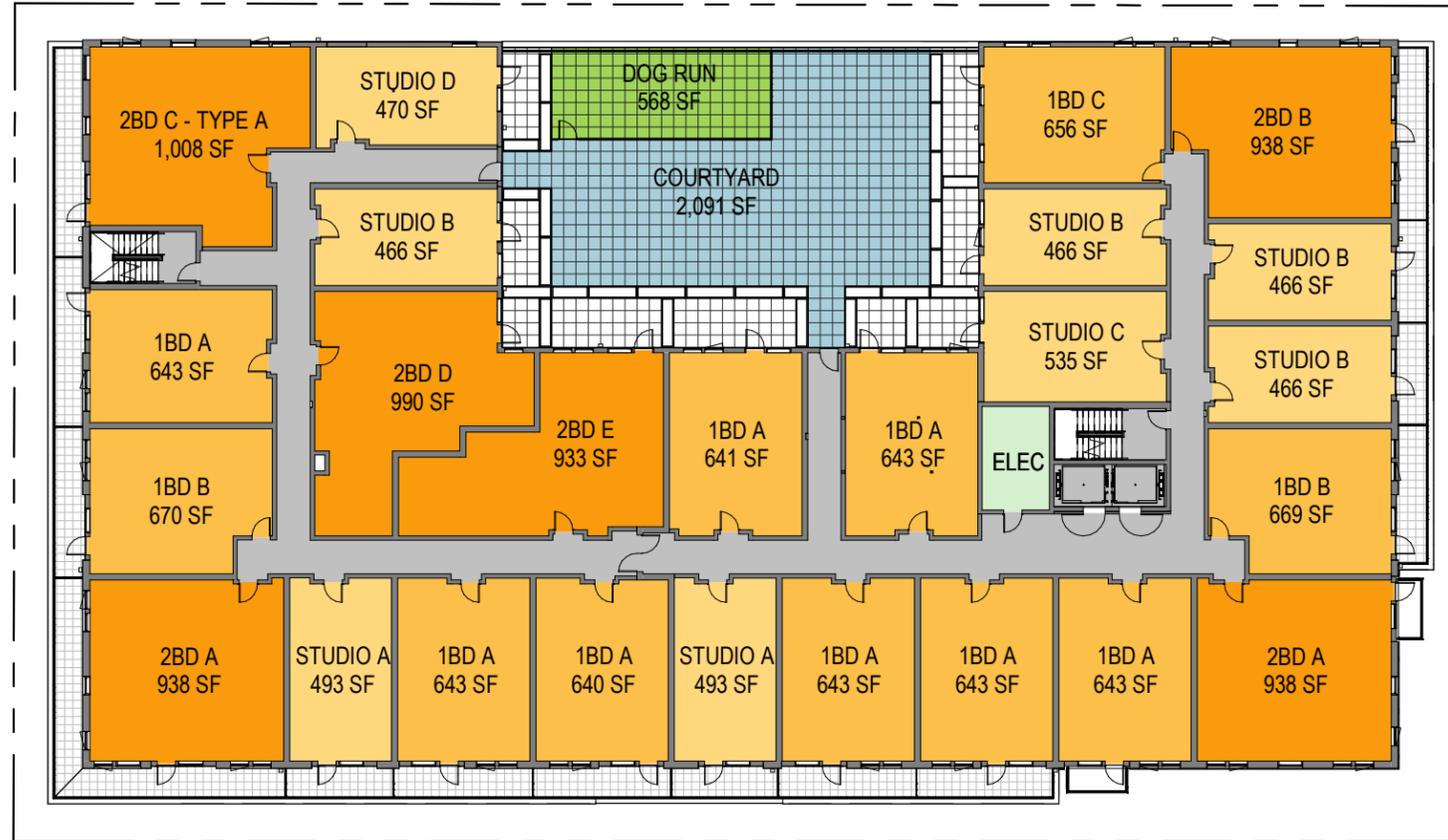
Parametrix
1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374
PH: 253.804.6600

PROJECT NAME
**BELL PLACE APARTMENTS
PUYALLUP MIXED USE, LLC**
PUYALLUP, WASHINGTON

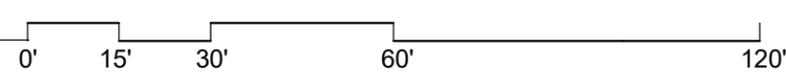
LANDSCAPE PLAN

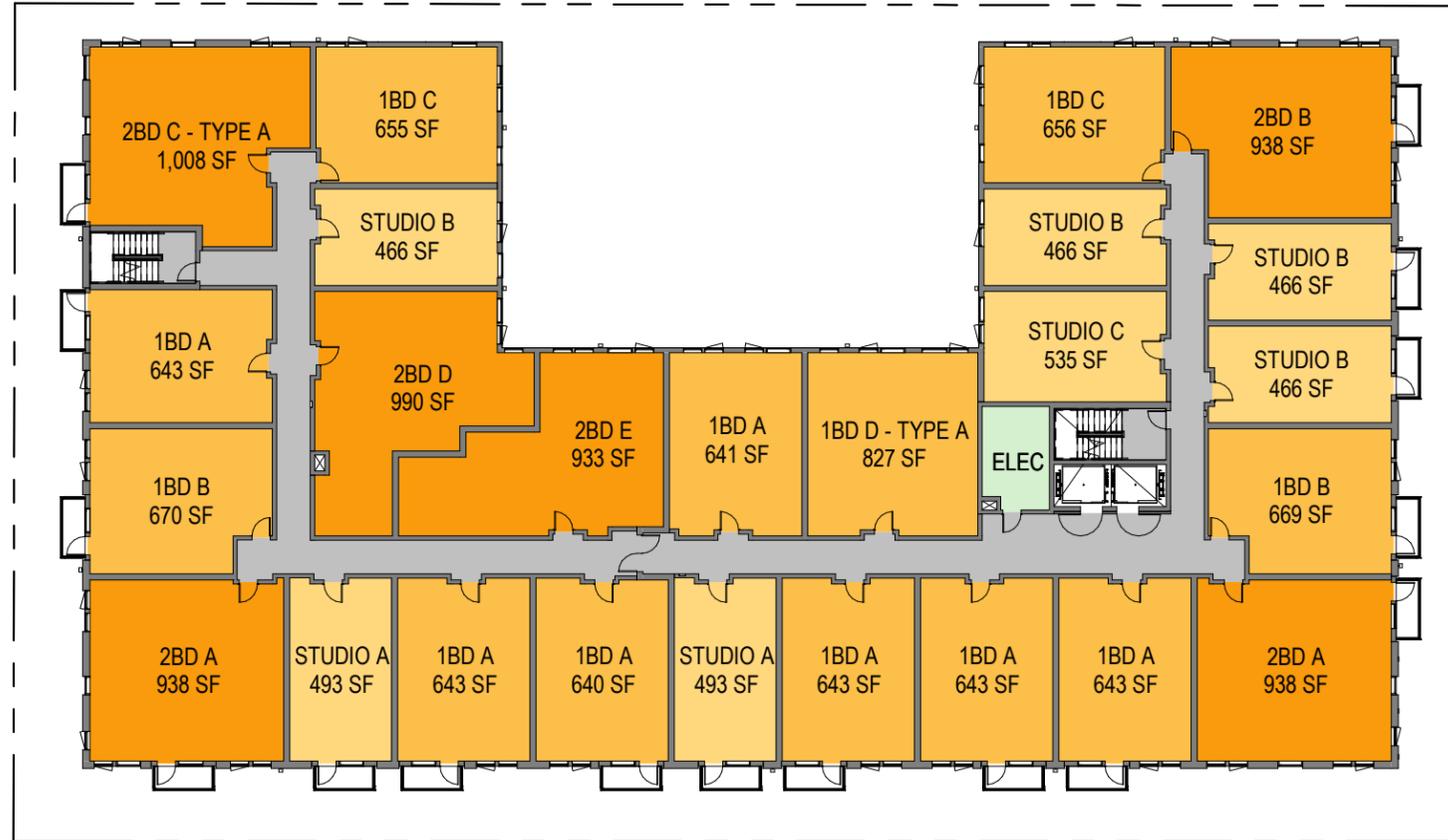
DRAWING NO.
2 OF 2
L1





LEVEL 2
1" = 30'-0"



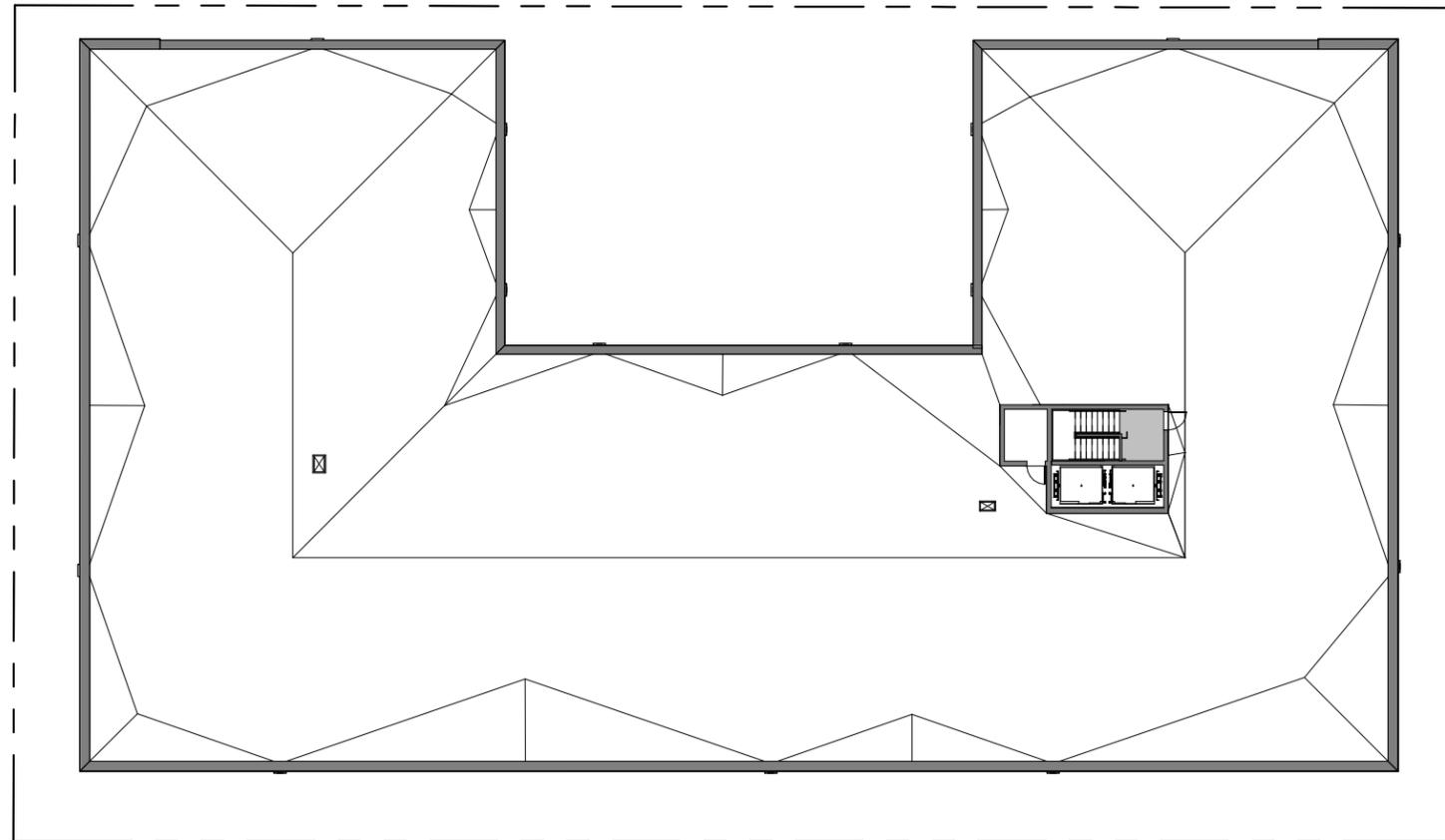


LEVELS 3-5

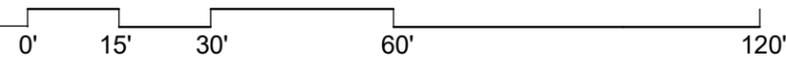
1" = 30'-0"

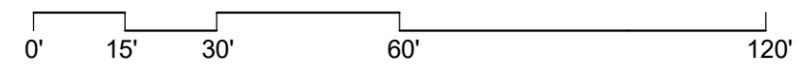
0' 15' 30' 60' 120'





ROOF
1" = 30'-0"



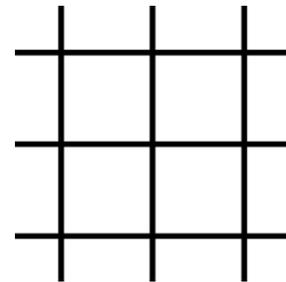




BRICK - PRIMARY COLOR



WIRE MESH & VINES



METAL CLADDING



FIBER CEMENT PANEL - DARK COLOR



FIBER CEMENT PANEL - LIGHT COLOR



BRICK - DETAILING COLOR



Puyallup Bell Place																			
Floor		Gross Area	Net Area	Efficiency %	Avg Unit Area	Number Units	Parking Area	Avg Space Area	Parking Spaces	Retail Area	Private Open Space	Common Open Space	Common Amenity	Const. Type	Flr to Flr Height	Ht To Top of Floor	Ht To Level	Ht To Floor Elev Datum	Floor
		SF	SF		SF		SF	SF		SF	SF	SF	SF		FT	FT	FT	FT	
Roof	Mechanical	350													3.83	55.00	51.17	51.17	Roof
5th	Residential	21,703	17,216	79.3%	689	25					960				9.17	51.17	42.00	42.00	5th
4th	Residential	21,703	17,216	79.3%	689	25					960				10.33	42.00	31.67	31.67	4th
3rd	Residential	21,703	17,216	79.3%	689	25					960				10.33	31.67	21.33	21.33	3rd
2nd	Residential	21,703	16,851	77.6%	674	25					3,095	2,645			10.33	21.33	11.00	11.00	2nd
1st	Lobby/Parking	27,573					22,140	316	70	0					11.00	11.00	0.00	0.00	1st
Total		114,735	68,499		685	100	22,140	316	70	0	5,975	2,645	0		55.00	Total Building Height			

Area	Value	Unit
Site Area SF	32,516	SF
Site Area Acres	0.75	acres
Min Allowable FAR	1.5	FAR
Allowable Area (no limit)		SF
Proposed Gross (no parking area)	92,595	SF
Proposed FAR	2.8	FAR
Remaining FAR		FAR
Remaining Allowable Area		SF

Parking - Residential	Ratio	Value	Unit
Spaces Required (20.55.011 zoning)	1.50 /Unit	150	Spaces
Spaces Proposed	0.70 /Unit	70	Spaces
Min Compact Required	30%	21	Spaces
Max Compact Required	50%	35	Spaces
Compact Proposed	39%	27	Spaces
EV Requirements			
Min EV Required	10%	7	Spaces
Min EV Ready Required	25%	18	Spaces
Min EV Capable Required	10%	7	Spaces

Open Space	Value	Unit
Private Space	60	SF/Unit
Common Space	26	SF/Unit

Height	Value
55.00	Height Proposed
55.00	Max Allowable Height
0.00	Ht Remaining
50.00	Base Building Height - RM-CORE
5.00	Parking 60% min area (20.25.0205-1)
55.00	Base with bonuses

Unit Mix	Studio	1BD	1BD+	2BD	Total	Balcs
Avg Size	487	665		963	0	
5th	7	12	0	6	25	16
4th	7	12	0	6	25	16
3rd	7	12	0	6	25	16
2nd	8	11	0	6	25	25
Total Units	29	47	0	24	100	73
Mix Ratio	29.0%	47.0%	0.0%	24.0%	100%	73%
Total Units	29	47	0	24		
	29.0%	47.0%	0.0%	24.0%		
	Studio	1BD	2BD			
Total # Beds	29	47	0	48	124	

Density	Value	Unit
Min Allowable Density	16	DU/Acre
Max Allowable Density	N/A	DU/Acre
Proposed Number of Units	100	Units
Proposed Density	134	DU/Acre



SE Corner - Intersection of 4th and Pioneer



South Facade - Along Pioneer Ave



West Facade & SW Corner - Intersection of 5th and Pioneer



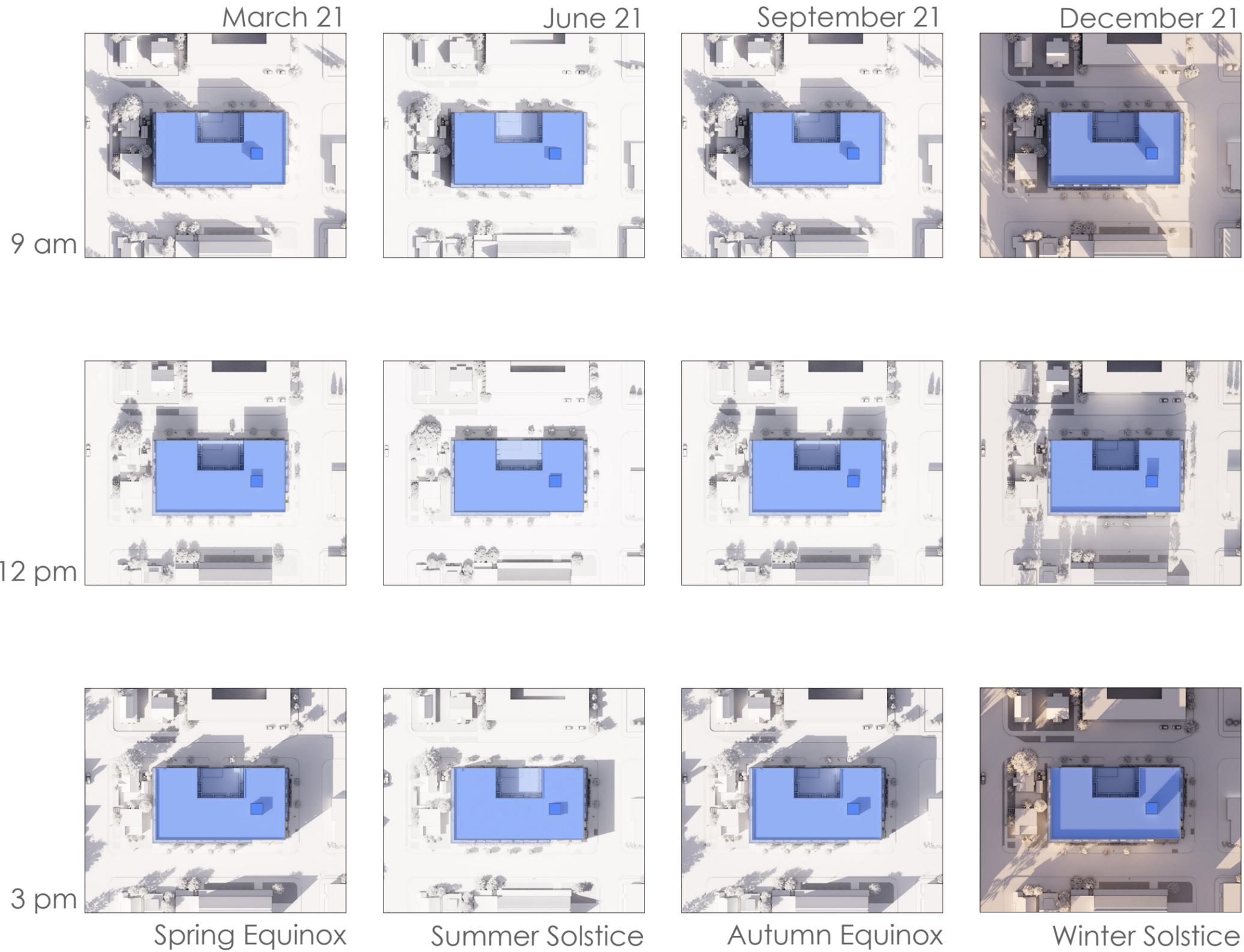
NE Corner - Intersection of 4th and Meeker



North Facade - Along Meeker



NW Corner - Intersection of 5th and Meeker



DOWNTOWN DESIGN GUIDELINES

2.B Significant Buildings

2.B.1 Applicability and Requirements

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.

Response: The proposed project is on the same block and same side of the street as a character structure, 422 W Meeker, and will meet requirements per Section 2.B.4. See specific section for compliance.

2.B.4. 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:

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.

Response: To incorporate datums of the character structure, the proposed project references the height of the character structure's roof eave, locating the top of level 1 near this datum line. To minimize visual impact, a six foot minimum setback is provided at level 2, in addition to a five foot setback at the ground level, to provide a transition to the adjacent character structure at 422 W Meeker. Additionally, a high quality material (brick) is utilized on the proposed project to complement the brick facade of the character structure, with the material wrapping the Northwest corner of the project where adjacent to the character structure on W Meeker. See diagram below.



3.B. Building Design - Form & Massing

3.B.1. Applicability and Requirements

2. New buildings 10,000 square feet or larger:
 - a. Must comply with **3.B.2** and **3.B.7**, as well as a minimum of two additional guideline sections from this chapter, **3.B.3** and **3.B.5**.
 - 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.
3. Parking Structures:
 - a. Must comply with **3.B.2**, **3.B.3**, **3.B.4**, **3.B.5**, and **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**.
4. New buildings in transition 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**.

Response: A six foot step-back is provided at level 2 of the proposed project, to provide a transition to adjacent smaller buildings. Landscaping and visual screening devices are located at level 1 to reduce the visual impact of the garage scale. See specific sections for further compliance.

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; **Not applicable.**
 - 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.

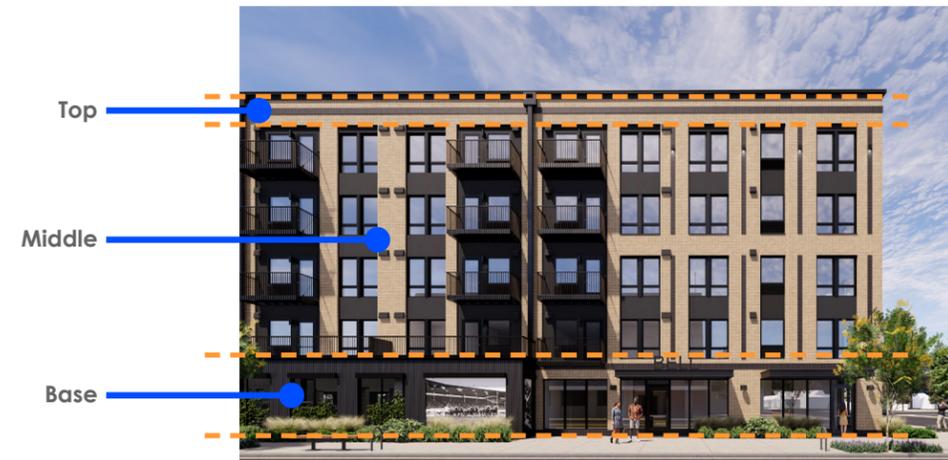
Response: See Vicinity Map and Site Plan on pages 4 and 6 for lot size and scale to adjacent lots. The design includes material changes, upper level step-backs and additional design features to integrate the project into the neighborhood context. See Neighborhood Context map and Vicinity Map on pages 3 and 4 for nearby landmarks and proximity to historic buildings and character structures. See shade study on page 22 for shadow impacts.

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.
 - 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.
 - a. See Sections **3.B.4**, **3.B.5**, and **3.B.6** for design strategies that may reduce perceived building mass.

Response: See diagram below indicating top, middle and base of the proposed project. A stepback and horizontal material change is provided at level 2 to express the base. A change in brick color and additional cornice is provided to express the top. A vertical material change is also provided on the North elevation to articulate the building form. See specific sections for further compliance. Per Development Agreement section 5.d., item 3.B.3(1)(b) shall not be reviewed by the Design Review & Historic Preservation Board.



3.B.4. Height (required to apply to parking garage only)

Consider stepping down height of a new building where appropriate in relation to:

1. Residential and Transition zones;
2. Adjacent historic and/or character structures;
3. Adjacent civic spaces;
4. Shadow impacts on pedestrian streets.

Response: Per Development Agreement section 5.d., this item shall not be reviewed by the Design Review & Historic Preservation Board.

3.B.5. Setbacks

1. Step back a new building where appropriate in relation to:
 - 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:
 - 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.

Response: Per Development Agreement section 5.d., this item shall not be reviewed by the Design Review & Historic Preservation Board.

3.B.6. Modulation of Building Form (required to apply to parking garage only)

1. Horizontal Patterns - Reinforce horizontal character of adjacent structures with all or some of the following strategies:
 - 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.
2. 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.
 - 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.
3. Roof Articulation - **Not applicable to garage.**
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.

Response: While the garage is not adjacent to important pedestrian intersections, the Northeast and Northwest corners of the structure assist with pedestrian wayfinding by utilizing the structure to define the corner, while setting the walls back to create clear connections to the garage. To transition to the character structure, located at 422 W Meeker, the proposed project incorporates materials and horizontal dimensions of the character structure in addition the the level 2 step-back. See provided diagram in section 2.B.4 for compliance.

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.
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.
3. Arrange massing to offset increased height where feasible. Do not place civic spaces on the north side of multi-story, large building projects.
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.**
5. Provide for midblock pedestrian walkways at full-block developments that are 200'x200' or larger. **Not applicable.**

Response: To create pedestrian friendly civic gathering spaces, the Southeast corner of the building has been pulled back eleven feet from the property lines along W Pioneer Ave and 4th Street SW. The project includes landscaping and seating at all ground level street facing facades to contribute to a lively outdoor environment.

4.B Building Design - Facade

4.B.1 Applicability and Requirements

3. New buildings larger than 10,000 square feet are to comply with **4.B.2** and **4.B.6**, as well as a minimum of two additional guideline sections from this chapter, **4.B.3** and **4.B.5**.
4. Parking Structures:
 - a. Must comply with **4.B.2** and **4.B.6**, as well as a minimum of two additional guideline sections from this chapter, **4.B.3** and **4.B.5**.
 - b. A combination of facade 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**.

Response: Landscaping and visual screening devices are located at level 1 to reduce the visual impact of the garage mass, bulk, and scale. See specific sections for further compliance.

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**)

Response: See specific sections for compliance.

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 facade design.
5. Also consider the strategies in sections **5.B.5** and **5.B.7**.

Response: The proposed project reinforces the cornice line of the building through a change in material. Additionally, the ground-floor street-facing facades reinforce the pedestrian experience by incorporating visual screening devices and historic photographs/murals into the facade and providing canopies for weather protection. The facade design is further articulated through the placement of unit terraces and unit balconies and the horizontal material change located between level 1 and level 2 to emphasize the base of the building. See specific sections for further compliance.

4.B.5. Window and Glazing Design

Enhance the building façade design with window layout.

1. Recommended at all street-facing facades.
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;
 - 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.

Response: The proposed project incorporates fixed and operable windows into the facade in a variety of sizes. To create an interesting rhythm, the windows are arranged on the facade both individually and in groupings. The windows are slightly recessed within the facade to add shadows and texture. At the ground floor garage, openings with integrated visual screening devices and landscaping have been used in place of windows. Storefront windows have been used at important pedestrian locations.

4.B.6 Façade Materials

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:

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 facades
 - ii. Texture – incorporate materials that create shadow lines
 - iii. Detailing
 - iv. Color

Response: The proposed project utilizes multiple materials; brick, glass, metal cladding, and fiber cement panel siding. See diagram below for compliance with material requirements. The materials provide different textures, and through detailing create interesting shadow lines. A second brick color is provided as an accent piece with both vertical and horizontal strips.

CUMULATIVE MATERIAL TOTALS (NORTH, SOUTH, AND EAST ELEVATIONS):

30,213 SF FACADE TOTAL

FIBER CEMENT PANEL: 9,175 SF PROVIDED (30.36%)
 GLASS: 7,405 SF PROVIDED (24.50%)
 BRICK: 8,028 SF PROVIDED (26.57%)
 METAL: 3,341 SF PROVIDED (11.05%)
 OTHER(S): 2,264 SF PROVIDED (7.49%)



NORTH ELEVATION - STREET FACING

MINIMUM OF TWO MATERIALS - EACH TO BE A MINIMUM OF 30% OF THE FACADE
 11,755 SF FACADE X 30% = 3,527 SF REQUIRED FOR EACH MATERIAL

FIBER CEMENT PANEL: 5,168 SF PROVIDED (43.96%)
 GLASS: 2,499 SF PROVIDED (21.25%)
 METAL: 1,631 SF PROVIDED (13.87%)
 BRICK: 1,594 SF PROVIDED (13.56%)
 OTHER(S): 863 SF PROVIDED (7.34%)



SOUTH ELEVATION - STREET FACING

MINIMUM OF TWO MATERIALS - EACH TO BE A MINIMUM OF 30% OF THE FACADE
 11,945 SF FACADE X 30% = 3,584 SF REQUIRED FOR EACH MATERIAL

BRICK: 3,983 SF PROVIDED (33.34%)
 GLASS: 3,312 SF PROVIDED (27.73%)
 FIBER CEMENT PANEL: 2,538 SF PROVIDED (21.24%)
 METAL: 980 SF PROVIDED (8.20%)
 OTHER(S): 1,132 SF PROVIDED (9.48%)



EAST ELEVATION - STREET FACING

MINIMUM OF TWO MATERIALS - EACH TO BE A MINIMUM OF 30% OF THE FACADE
 6,513 SF FACADE X 30% = 1,954 SF REQUIRED FOR EACH MATERIAL

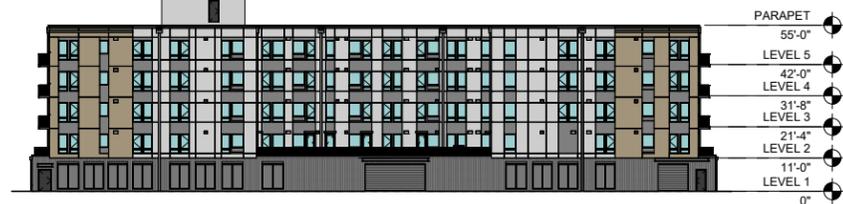
BRICK: 2,451 SF PROVIDED (37.63%)
 GLASS: 1,593 SF PROVIDED (24.46%)
 FIBER CEMENT PANEL: 1,469 SF PROVIDED (22.55%)
 METAL: 730 SF PROVIDED (11.21%)
 OTHER(S): 270 SF PROVIDED (4.14%)

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.
 - 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,
3. Where high quality materials don't wrap side elevations, propose thoughtful transitions between various siding strategies.
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.
5. Enhance ground-level street-facing facades with high-quality vandal resistant materials, where possible.
6. For parking structures:
 - 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,
 - b. Utilize similar materials, forms, and elements in both the garage and occupied portions of the building.

Response: The proposed project utilizes high quality materials; brick, glass, and metal cladding, at ground-floor level on the North, East, and South facades. At the Northwest corner of the proposed project, where adjacent to a character structure, high quality materials are used for the full building height with brick placed between level 2 and level 5 to reinforce the character of the adjacent structure. See diagram below for compliance with high quality material requirements for the street facing upper levels. At level 1, where the garage has exterior walls, openings have been located with visual screening devices and landscaping to reduce the view(s) of parked cars from public spaces. The materials used at the garage are carried throughout the remainder of the proposed project.

CUMULATIVE HIGH QUALITY MATERIAL ABOVE LEVEL 2 TOTALS (NORTH, SOUTH, AND EAST ELEVATIONS):

23,925 SF FACADE TOTAL = 14,355 SF REQUIRED
14,937 SF (62.43%) PROVIDED



NORTH ELEVATION - STREET FACING

HIGH QUALITY MATERIAL ABOVE LEVEL 2 - BRICK & GLASS
60% OF FACADE AREA REQUIRED TO BE HIGH-QUALITY MATERIAL AT UPPER LEVELS
9,256 SF FACADE ABOVE LEVEL 2 X 60% = 5,554 SF REQUIRED
4,346 SF PROVIDED (46.95%)



SOUTH ELEVATION - STREET FACING

HIGH QUALITY MATERIAL ABOVE LEVEL 2 - BRICK & GLASS
60% OF FACADE AREA REQUIRED TO BE HIGH-QUALITY MATERIAL AT UPPER LEVELS
9,441 SF FACADE X 60% = 5,664 SF REQUIRED
6,742 SF PROVIDED (71.41%)



EAST ELEVATION - STREET FACING

HIGH QUALITY MATERIAL ABOVE LEVEL 2 - BRICK & GLASS
60% OF FACADE AREA REQUIRED TO BE HIGH-QUALITY MATERIAL AT UPPER LEVELS
5,228 SF FACADE X 60% = 3,136 SF REQUIRED
3,849 SF PROVIDED (73.62%)

5.B Pedestrian Experience

5.B.1 Applicability and Requirements

1. This section applies to all new construction and additions.
2. Façade improvements to buildings located on pedestrian oriented streets are subject to sections **5.B.3** and **5.B.5. Not Applicable.**
3. Parking structures:
 - a. Must comply with **5.B.8** and **5.B.9.**
 - b. Facades facing sidewalks shall include ground level retail/commercial spaces, storefront windows, displays and/or setbacks with landscaping or architectural screening.
 - c. Building corners facing sidewalks should include ground level retail uses including storefront windows and/or displays.
 - d. Shield views of the parked automobiles from the sidewalk areas in all locations not covered by corner treatment defined above.

Response: At level 1, where the garage has exterior walls facing sidewalks, openings have been located with visual screening devices and landscaping to shield views of the parked automobiles. See specific sections for further compliance.

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

1. Consider some or all of the following strategies:
 - a. Special building massing forms
 - b. Façade composition
 - c. Weather protection at primary entry
 - d. Lighting
 - e. Signage
2. Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.
3. Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.
4. Reinforce the horizontal character of abutting structures using cornice and weather protection elements.
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: The Southeast corner of the proposed project is setback eleven feet from the property lines along W Pioneer Ave and 4th Street SW and unit terraces and balconies have been shifted away from the corner, to emphasize the building entrance. Large canopies over both the primary entrance and leasing office entrance provide weather protection and support pedestrian wayfinding. The primary entrance includes pedestrian scale wall mounted exterior lights, to set it apart from other entrances nearby.

5.B.3. Ground Level Transparency

Provide safety and a warm and inviting atmosphere.

1. Encouraged at new commercial and retail spaces at ground-level street-facing facades on major street frontages. **Not applicable.**
2. Encouraged at building entries and doorways for safety and an open and inviting atmosphere.
3. Provide glazed doorways where appropriate.
4. A minimum of 60% transparency within the pedestrian view plane should be achieved for commercial and/or mixed-use developments. **Not applicable.**
5. A minimum of 30% transparency within the pedestrian view plane should be achieved for ground floor residential buildings. **Not applicable.**

Response: The proposed project utilizes storefront windows at the ground level of the Southeast corner and glazed doorways at the primary entrance and leasing office entrance.

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, 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.
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: The primary building entrance is placed along W Pioneer Ave, 1 block from the bus stations at the intersection of 3rd St SW and 3 blocks from the Puyallup Sounder Station. The primary building entry and lobby have a clear path to the public sidewalk and utilize high quality materials. The garage and trash room entrances are located on the North facade, away from the primary pedestrian experience and the major arterial, W Pioneer. CPTED principles have been incorporated at the ground level through the use of a variety of pedestrian and building lighting, minimal physical obstructions, and the elimination of dark doorway refuge areas.

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:
 - a. Adjacent to transit stops. **Not Applicable.**
 - b. Properties located in the CBD-Core zone. **Not Applicable.**
 - 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.**
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. **Not Applicable.**
 - 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.
 - 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). **Not Applicable.**

Response: Pedestrian weather protection is provided at the primary building entrance and along the Southeast corner, with 6 foot deep canopies made of a high quality material. The width of the canopies vary based on its alignment to the storefront windows at the ground level and the upper level windows to enhance the building's articulation.

5.B.6. Lighting

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

Response: Lighting is provided at the primary entrance. Wall wash lighting is provided at the primary corner to highlight the entrance and at the other building corners to create a safe pedestrian environment. Sconces are also provided at resident terraces and balconies.

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).

Response: The proposed project includes signage with the building's name above the primary entrance, to comply with necessary code(s).

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.

1. Avoid blank walls along sidewalks and pedestrian areas.
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.

Response: The proposed project reduces the visual impact of blank walls by incorporating multiple materials, brick and metal cladding, on the facade and providing openings with visual screening devices. The visual screening device will support climbing vines that are planted in raised planter boxes all exceeding the 3 feet minimum width. For walls without modulation over 30 feet in length, historic photographs/murals are provided in addition to the openings.

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 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.
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. Facades 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: The garage entrance is located away from the primary street, W Pioneer. Because no alley exists, it is located on the opposite side of the building from the primary pedestrian entry. This reduces the visual impact of the entrance from the primary facades. This garage is for resident use only and as such a dedicated garage elevator will not be provided. Residents have access to 2 elevators from the garage to upper levels through the lobby. The garage facades facing sidewalks include landscaping, openings, and screening devices.

Thank You



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