



Planning Commission Meeting Agenda

This Planning Commission meeting will be held in person at the Council Chambers on the 5th floor of City Hall, 333 S. Meridian.

The meeting can be viewed online via Zoom at <https://bit.ly/3F0WiDl>. To listen by phone, call 253-215-8782 and enter webinar ID 880 7107 6968 and passcode 667666.

Public comments can be submitted in writing at info@puyallupwa.gov until 3:00 p.m. and be distributed to the Board prior to the meeting, or in-person. No public comments will be accepted via Zoom.

Wednesday, August 27, 2025
6:30 PM

1. ROLL CALL

2. APPROVAL OF THE AGENDA

3. CONSIDERATION OF MINUTES

3.a Pg. 2 - Approval of the August 13, 2025 Minutes
[August 13, 2025 Minutes](#)

4. CITIZEN COMMENTS (Limited to 3 minutes per speaker)

5. WORKSESSION TOPICS

5.a Pg. 7 - Design Review Standards Update
[Presentation - Design Standards Update](#)

6. STAFF REPORT

7. COMMISSIONER COMMENTS

ADJOURNMENT

The City of Puyallup does not discriminate on the basis of disability, race, color, or national origin in its programs, services, or activities. If you need language assistance, translation, or an auxiliary aid, service, or policy modification to fully participate, please contact the City Clerks Office at (253) 841-4321 (TTY 711) or info@puyallupwa.gov at least 48 hours before the event; later requests will be honored when feasible.

**City of Puyallup
Planning Commission
August 13, 2025**

COMMISSIONERS PRESENT: Chair Kenya Jones-Lowell, Vice-Chair Marty Kiilsgaard, Commissioner Art Seeley, Commissioner David De Groot, Commissioner Greg Martin, Commissioner Kyle Landon and Commissioner Tracy Taylor

STAFF MEMBERS PRESENT: Planning Manager Katie Baker, Senior Planner Kendall Wals, and Administrative Clerk Yessenia Abarca

CALL TO ORDER: Chair Jones-Lowell called the meeting to order at 6:30 pm.

APPROVAL OF THE AGENDA

A motion was made by Vice-Chair Kiilsgaard, and seconded by Commissioner Seeley, to approve the agenda with the amendment to remove item 6b Unit Lot Subdivisions - Code Amendment from the agenda. The motion passed 7-0.

APPROVAL OF MINUTES

A motion was made by Vice-Chair Kiilsgaard, and seconded by Commissioner De Groot, to approve the July 23, 2025 minutes. The motion passed 7-0.

CITIZEN COMMENTS

Robin Ordonez voiced strong opposition to the Critical Areas Ordinance, as this would place his entire property within a 100-foot buffer zone despite no water being present in the creek near his location on Deer Creek.

Chris Taylor stated that his property is within a hundred feet of Silver Creek. He suggested that the Commission have an open mind when reviewing the Critical Areas Ordinance.

PUBLIC HEARING

Critical Areas Ordinance Update

Senior Planner (SP) Kendall Wals and Consultant Claire Hoffman from Parametrix presented the proposed amendments to Puyallup Municipal Code Chapter 21.06. SP Wals highlighted the Critical Areas included in the code, which include wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, and geologically hazardous areas. Frequently flooded areas another critical areas type; however, updates to flood hazards are not included in this update. The regulations aim to protect public safety, property, and environmentally sensitive areas. These updates were prompted by the state Growth Management Act, which requires jurisdictions to use the best available science while considering anadromous fisheries. This effort seeks to modernize regulations that last received a major update in 2006.

The update's most significant changes focused on stream buffers, guided by recommendations from the Washington Department of Fish and Wildlife, which suggested implementing riparian management zones (RMZs). RMZs evaluate the type of tree that could grow based on the local ecology, and height of the tree species at 200 years old. In recognition of Puyallup's urban environment, staff proposed a hybrid approach that establishes a minimum buffer of 100 feet for all types of streams to ensure effective pollution removal, with larger buffers proposed in select locations. Additional updates included improvements to procedures, enhancements to mitigation sequencing, the introduction of new definitions, and modifications to wetland buffers and mitigation requirements.

Chair Jones-Lowell opened the public hearing at 7:04 pm. for citizen comments.

Robin Ordonez expressed frustration with the proposed Critical Areas regulations, noting that they would place his entire property within a 100-foot buffer despite the creek having no significant water presence.

Donna Potter raised questions and concerns about the expansion of wetland buffers from 50 to 100 feet affecting her property and several others in the area, expressing worry over potentially needing to remove existing structures.

Dan Valwalk urged the Commission to understand that fixed buffers don't adequately consider soil and water behavior, emphasizing that different environments require tailored approaches rather than arbitrary distances.

Sandy Monahan expressed concerns about large alder trees along Deer Creek, stating that during ice storms, these trees have previously fallen and damaged her fence.

Jim Roberts inquired about the permissible activities within a proposed 100-foot buffer zone on his property near Silver Creek and raised concerns regarding the extent of restrictions imposed by the buffer. He highlighted that the new buffer would significantly overlap with his house and yard.

Alfred Smith raised concerns about his property's water management, mentioning a control valve under 15th Avenue that frequently clogs, leaving the area without water, which reduces his property's value.

Kurt Mueller expressed confusion about potential restrictions imposed on his property, noting that despite residing on 36th St, no creek is visible to him. He requested clarification on the situation, questioning where Deer Creek is supposed to be located.

James Boucher expressed concerns about the classification of the creek on his property, arguing that it did not meet the characteristics of a fish-bearing stream, as it lacked water and any fish activity.

Glenn Space raised concerns about a 100-foot buffer designated on his property, which includes

a dry creek incorrectly classified as fish-bearing and traverses through his and neighboring homes.

Torrance Stacy inquired whether the questions posed by residents would receive answers and raised concerns about understanding potential ramifications on properties within buffered zones.

Vera Glace expressed concerns regarding the maintenance of Silver Creek, noting that the creek has reduced in depth over time due to sediment accumulation and that city-maintained cottonwood trees planted near her home pose a danger during strong winds.

Paul Rometsch criticized the property rights restrictions, asserting they lead to increased traffic, service cuts, and higher taxes. He also highlighted the inconsistency in municipal decisions, pointing out the contradictory actions of permitting road expansions along creeks while restricting property development within creek buffers.

Lisa Hay inquired about the new ordinances and their implications for maintaining land around the creek adjacent to her property.

Kevin expressed concern about the new ordinances potentially affecting his property. He inquired about potential property compensation or taxes reductions due to decreased property value and usage.

Dan Nicks expressed concerns that the City's creek regulations appeared only to impact residential properties, while commercial areas seemed unaffected.

Jeff Kendall expressed concern over the adverse effect of a 225-foot buffer zone on his property, which could potentially affect 14 homes along 21st Street NW and Pioneer. He voiced that if action was taken to buy out properties, it must be at a fair market value, and no lower offers would be accepted.

Lloyd Tebow expressed confusion about Deer Creek being classified as fish-bearing since he has never observed fish there in his 18 years of residence. He requested clarification on what categorizes a creek as fish-bearing.

Paul Wicklander expressed concerns about a designated unnamed tributary on his and his brother's two-and-a-half-acre property, which becomes an unintended retention pond.

Carrie Legal voiced a need for clarity regarding how the proposed 100-foot creek buffer would impact property maintenance and the ability to replace or repair structures like fences on her property. She emphasized concerns about maintaining her property's usability, especially with long-standing features that need upkeep.

Deborah Morehouse expressed concern that the Commission's discussions and decisions will not include direct input from residents who are most affected by the proposed buffer zone expansions. She emphasized the importance of considering the everyday impacts on citizens' lives and properties.

Krista Rosebrook questioned the classification of a supposed creek originating near her home, asserting it was not fish-bearing nor consistent with being labeled a creek, given its occasional absence of water. She urged a reassessment of creek classifications in her neighborhood, highlighting the impracticality of current designations affecting her property.

James Alfrand highlighted that Clarks Creek is heavily polluted and devoid of fish, rendering it inaccurately categorized as fish-bearing. He argued that meaningful restoration is necessary before such classifications can be justified.

Chair Lones-Lowell closed the public hearing at 7:49 pm. for citizen comments.

After hearing from the public, the Commission discussed important issues related to stream classifications, citizen concerns, and their responsibilities. They inquired about the most recent stream evaluation. Ms. Hoffman explained that the evaluation relied on older national and state hydraulic data rather than direct field checks, which raised concerns about potential inaccuracies. Property owners are permitted to hire professionals to confirm the actual locations of streams when developing their land. It was emphasized that existing structures would not need to be removed, and repairs to fences and buildings could proceed in the same manner.

Some Commissioners expressed concerns about extending riparian zones without corresponding restoration efforts. Others highlighted the need for practical evaluations of habitat restoration rules for streams that are in poor condition. SP Wals and Ms. Hoffman clarified the regulations, confirming that individuals can maintain and repair structures within buffer areas and that farming activities are protected under the Right to Farm Act. The Commission requested that Staff provide more details at a future meeting. They would like a Q&A for residents, a clear list of buffer permissions, a fact sheet outlining changes, clear definitions of streams, and language ensuring that the Right to Farm is not affected by buffer limits.

Commission Action: A motion was made by Chair Jones-Lowell, and seconded by Commissioner De Groot, to include language from the emailed citizen comment letter that was provided to the Commission from the Washington Department of Fish and Wildlife in the proposed code amendments. The motion passed 5-2 (Seeley, Landon).

A motion was made by Commissioner Taylor, and seconded by Vice-Chair Kiilsgaard, to defer agenda item 6a Emergency Shelters, Transitional Housing, Emergency Housing, and Permanent Supportive Housing (STEP) to a future meeting. The motion passed 7-0.

STAFF REPORT

Planning Manager (PM) Katie Baker discussed the challenges arising from state legislative deadlines and the delay in adopting the Comprehensive Plan. She emphasized the need to swiftly process overdue code amendments to mitigate risks associated with potential challenges from applicants regarding non-compliance with state law. This situation necessitates proactive implementation by City Staff.

Commission feedback highlighted the practicality of the current deadlines and questioned whether Puyallup faced unique burdens related to these timelines. They advocated for the consideration of non-traditional meeting times to facilitate an extra meeting, enabling progress on unresolved issues.

COMMISSIONER COMMENTS

Commissioner Seeley thanked staff for their efforts in assembling the packet and noted that much of this is driven by state requirements rather than local choice.

Commissioner Martin thanked those in the audience for attending and sharing valuable insights, noting that internal discussions had already addressed several of the concerns raised. He highlighted significant worries about bureaucratic expansion, suggesting that extending riparian zones is ineffective without an accompanying plan for cleanup.

Commissioner Landon expressed appreciation to Chair Jones-Lowell's contributions to the Commission and the community.

Chair Jones-Lowell thanked everyone who attended and provided feedback, emphasizing that written comments are constructive as they allow the Commission to dig into the details. She noted that the National Planning Conference (NPC 26) proposal deadline was approaching in about a week, with the conference to be held in Detroit. She also mentioned that the National Museum on Public Housing had recently opened in Chicago with online exhibitions available, relevant to upcoming discussions about housing and middle housing.

ADJOURNMENT –8:57 p.m.



Planning Commission Agenda Item Report

Submitted by: Kendall Wals

Submitting Department: Development & Permitting Services

Meeting Date: August 27, 2025

Subject:

Pg. 7 - Design Review Standards Update

Presenter:

Kendall Wals, Senior Planner | 253-841-5462 | kwals@puyallupwa.gov

Recommendation:

Review and Discussion

Background:

The City is required to update its design review standards to be "clear and objective" and may only require one public meeting for design review, per Washington State House Bill 1293 (2023). These required changes primarily impact the city standards described below.

Affected Standards

- **Puyallup Municipal Code (PMC) Chapter 20.26 - Design Review Standards and Procedures:** This chapter includes standards for different development types including duplex/triplex, multifamily, nonresidential, industrial, and zone transition standards (nonresidential development proposed abutting a residential zone).
- **Downtown Design Guidelines (DDGs):** These standards apply to development in the following zoning designations: Central Business District (CBD), Central Business District - Core (CBD-Core), Regional Growth Center-oriented high density multi-family residential (RM-Core), and high density multi-family residential zone (RM-20; for areas located within the downtown planned action area).
- **PMC Chapter 20.52 - Mixed-Use Design Review Overlay (MX-DRO):** This overlay applies to the South Hill Regional Growth Center and the River Road Corridor area.

Current Review Process

Currently, projects required to comply with PMC 20.26 standards are reviewed administratively. The city's Design Review & Historic Preservation Board reviews most projects under the DDGs and larger projects under the MX-DRO, while staff administratively reviews smaller projects. The review process will likely be amended due to changes in state law.

Proposed Approach & Presentation

Given the extensive changes required and the goal of simplifying and streamlining city regulations, staff proposes to centralize design review requirements for commercial, mixed-use, and multi-family residential development into PMC Chapter 20.26. The city's consultant will walk through the proposed approach and key concepts for the update at the August 27th Planning Commission meeting.

The presentation slides are attached to the agenda item, with discussion items highlighted in yellow. Links are provided above (affected standards) for reference to existing standards.

ATTACHMENT(S)

Presentation - Design Standards Update



Puyallup Design Standards

Key update concepts for Planning Commission

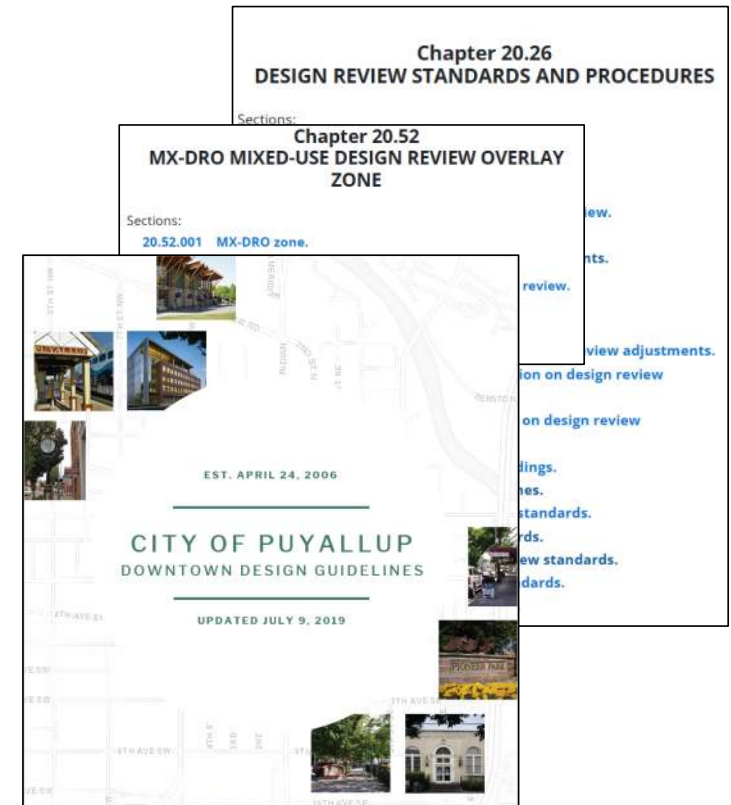
AUGUST 27, 2025

Agenda

- **What are we updating, and why?**
- **Update Process**
- **Applicability and process**
- **Design standards organization**
- **Block frontages**
- **Site planning**
- **Building design**
- **Next Steps**

What are we updating and why

1. Current provisions are **out of compliance** with new development review legislation
2. Update the provisions consistent with updated comprehensive plan



HB-1293

1. May apply only **clear and objective** development regulations
2. May not result in a reduction in density, height, bulk, or scale (per zoning)
3. Design review process must be conducted concurrently and may NOT include more than one public meeting.

Update Process

- Preparing for two work sessions with the Design Review Board (DRB) and Planning Commission (PC), followed by a public hearing with PC
- Stakeholder engagement
- City Council review and adoption following PC recommendation

Audit – Key Findings

- Significant changes needed!
- Objective design standards & review process updates to comply with HB 1293
- Consolidate DDG & Title 20 design standards
- Modernization and usability updates
- Updates per new Comp Plan



TO: City of Puyallup
FROM: MAKERS architecture and urban design
RE: Design Standards/Guidelines Audit
DATE: May 20, 2025

Introduction

This document is part of Task 1 of MAKERS' design standards work for the City of Puyallup. MAKERS has completed an initial review of the 2019 Downtown Design Guidelines, providing comments in the PDF document. This memorandum provides a high-level summary of the Downtown Design Guidelines plus relevant design standards/guidelines and review process provisions with the following focus:

1. Key takeaways in our review of the 2019 Downtown Design Guidelines, including compliance with HB 1293 and next steps.
2. Key takeaways in our review of other codified design standards, guidelines, and review process provisions in PMC Chapters 20.26 and 20.52.
3. Preliminary approach and outline of proposed new design standards.
4. Key questions for staff involving current design provisions and the proposed approach/outline for new design standards.

2019 Downtown Design Guidelines – Key Takeaways

- **Significant changes needed.** As the document largely functions as "design guidelines", substantial updates are needed to comply with HB 1293, which requires that cities use clear and objective design standards. Many specific examples are called out in the PDF comment document.
- **Document organization.** The current organization of the guidelines results in considerable repetition in design provisions. For example, numerous sections relate to provisions for ground level residential development frontages along a street/sidewalk. We suggest a more consolidated approach that limits duplication while enhancing necessary cross-referencing. The provisions for blank walls in the guidelines is another example that's repeated multiple times.
- **Applicability provisions.** The document's applicability provisions appear quite cumbersome, notably the Façade provisions in 4.B.1 where it notes that certain types and sizes of buildings are subject to certain referenced provisions later on in the document. We think there's room for improvement in clarifying the applicability of design provisions.
- **Introduction content.** The introduction section can be significantly pared down, as we are intending to codify the provisions in Puyallup's Municipal Code and combine design provisions into one chapter.
- **Historic properties.** The guidelines do not apply to additions or remodels to properties listed on Puyallup's local historic register as those properties are subject to review by the City's Design Review and Historic Preservation Board for consistency with Washington

PC Input

- We'd like to receive input from the Commission regarding our general direction on all preliminary concepts.
- Specifically, we have highlighted items where we would appreciate the PC's feedback today.
- Additionally, we will be seeking review and input on the draft code once it is ready for review.

Working Concepts

Product

- Consolidated Citywide commercial & multifamily design standards
- Integrated into the existing design review chapter, PMC Chapter 20.26

Applicability

Applies to commercial, mixed-use and multifamily development Citywide

- Includes Downtown
- Excludes Fairgrounds & Manufacturing zones
- Excludes middle housing & single-family development

Approach

- Includes clear and objective standards
- Integrates strategic voluntary guidelines
- Allows for strategic departures, with voluntary alternate path for DRB review

Process & DRB Integration

Staff handles administrative review of basic design standards compliance (HB 1293). DRB has advisory role in specific situations:

- DRB handles some or all departure requests
- DRB weighs in on larger projects
- DRB weighs in when requested by Director

For each option:

- Limited to one meeting
- Advisory role only

Design Standards Codification

- Deleting existing Downtown Design Guidelines
- Complete replacement of Chapter 20.26
(Design Review Standards & Procedures)
- Delete or revise existing/conflicting design provisions
 - Performance standards in applicable zones
 - MX-DRO architectural design standards (delete)
- Refine/add applicable definitions

Design Standards Organization

Article 1 – Introduction

Article 2 – Block frontage standards

Article 3 – Site planning

Article 4 – Building design

Block Frontages

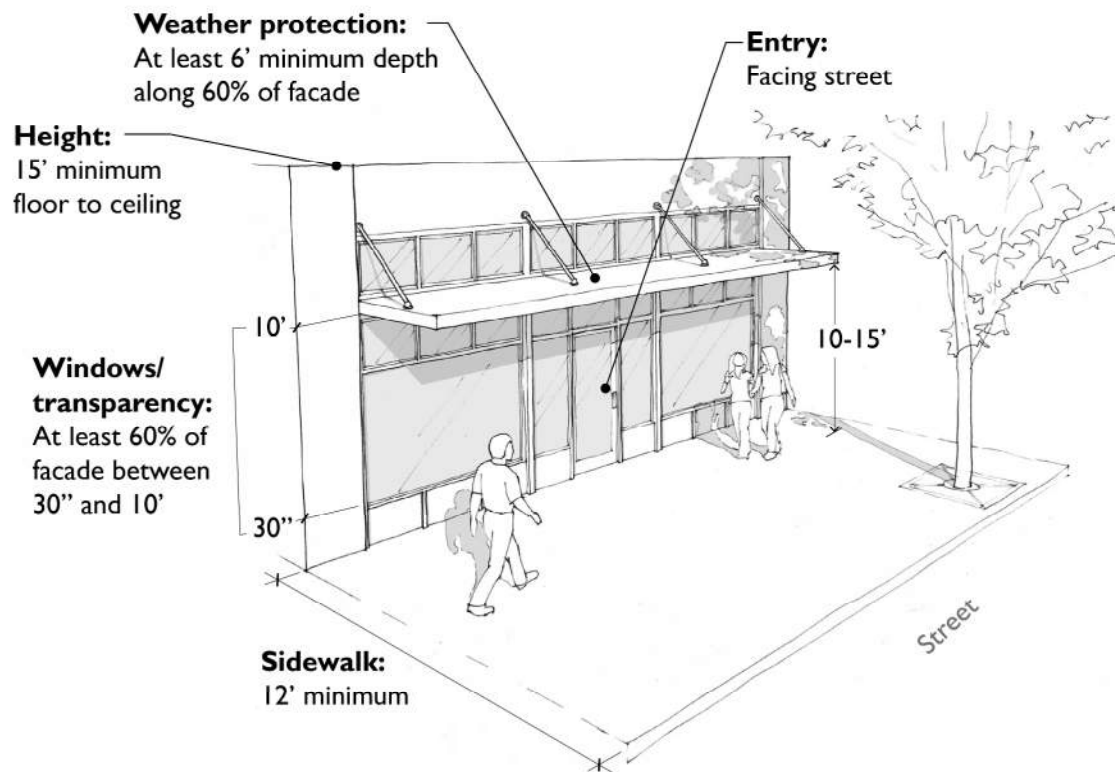
- 20.26.110 - Purpose
- 20.26.120 - Block-frontage designation maps
- 20.26.130 - About the transparency standards
- 20.26.140 - Storefront block-frontage standards
- 20.26.150 - Landscaped block-frontage standards.
- 20.26.160 - Mixed block-frontage standards
- 20.26.170 - Other/Undesignated block-frontage standards
- 20.26.175 - Ground-floor residential frontage standards
- 20.26.180 - Trail and through-block connection frontage standards
- 20.26.185 - Corner site clarifications
- 20.26.190 - High-visibility street corner standards

Block Frontages Approach



	Permitted Frontage	Details
Storefront		- No new parking adjacent to the street. - Special transparency, weather protection, and entry requirements. - Minimum commercial space height and depth. - No ground floor residential uses except lobbies for upper level units.
Mixed	Storefront or Landscape Frontages allowed	- Parking must be to the side or rear of buildings. For multi-building developments, no more than 50% of frontage may be parking. - Landscaping to soften façades of non-storefronts and buffer parking areas. - Minimum façade transparency requirements per use and setback.
Landscape		- Parking must be to the side or rear of buildings. For multi-building developments, no more than 50% of frontage may be parking. - Landscaping to soften façades and buffer parking areas.

Storefronts.....what and where?



Also:

- Parking on side or rear of building
- Minimum storefront depth
- No ground-floor residences
- More stringent standards for articulation, materials, and details

Landscaped frontages

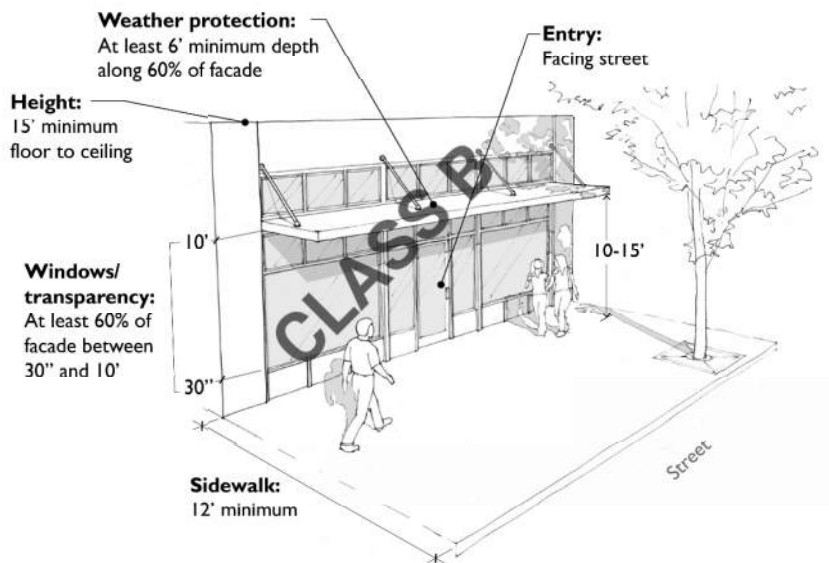


Apply to multifamily zones and multifamily development in commercial/mixed-use zones

Also:

- Parking on side or rear of building

Mixed frontages



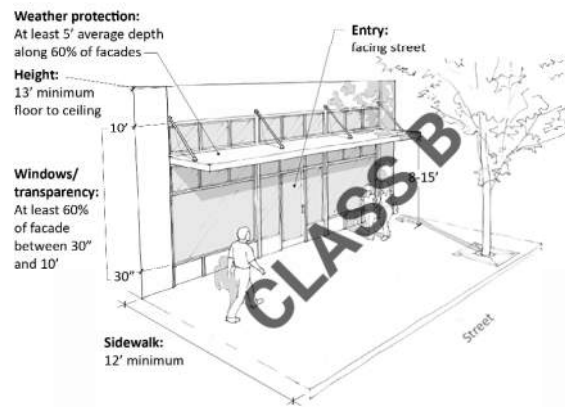
OR



And:

- Parking on side or rear of building
- More flexible ("Class B") storefront standards for zero-setback buildings
- Optional increased front setback for greater flexibility

Undesignated frontages



OR



- Parking in front of building allowed
- Optional increased front setback for greater flexibility

Block Frontage Approach – WHY?

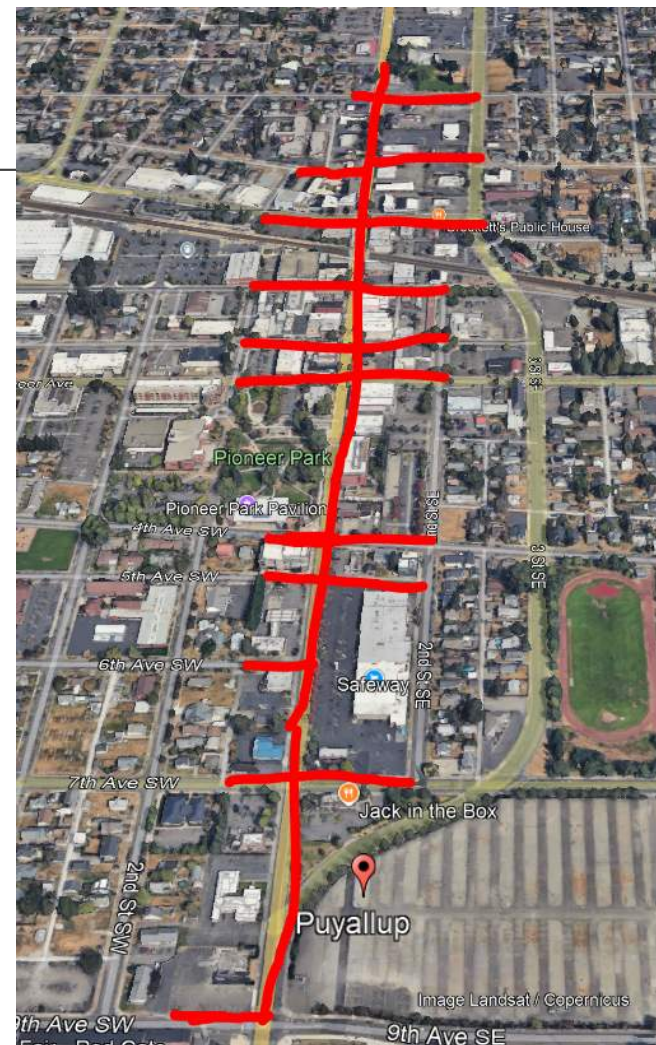
- Not all streets are the same
- Standards can be tailored for desired form
- Approach is adaptable to changing conditions
- Approach has been successful

Block Frontages – Current Approach

Current approach requires storefront form along Meridian plus intersecting blocks shown in red (see map)

20.30.025 Other residential uses in the CBD and CBD-Core zones.

In the CBD and CBD-Core zones, residential uses are permitted with no density limit imposed; provided, that along Meridian Street and on intersecting side streets for one block, a minimum of 75 percent of any sidewalk level frontage shall consist of, or be adaptable to, commercial space; and further provided, that such structures conform to the building design standards in the downtown design guidelines and to all other applicable standards. Location of entries shall meet city of Puyallup downtown design guidelines. (Ord. 3172 § 1, 2018; Ord. 2954 § 14, 2010; Ord. 2851 § 5, 2006; Ord. 2563 § 1, 1998; Ord. 2454 § 1, 1995; Ord. 2147 Exh. A, 1987).



Block Frontages – Current Approach

Proposed approach for mapping Storefronts generally matches current. Exceptions:

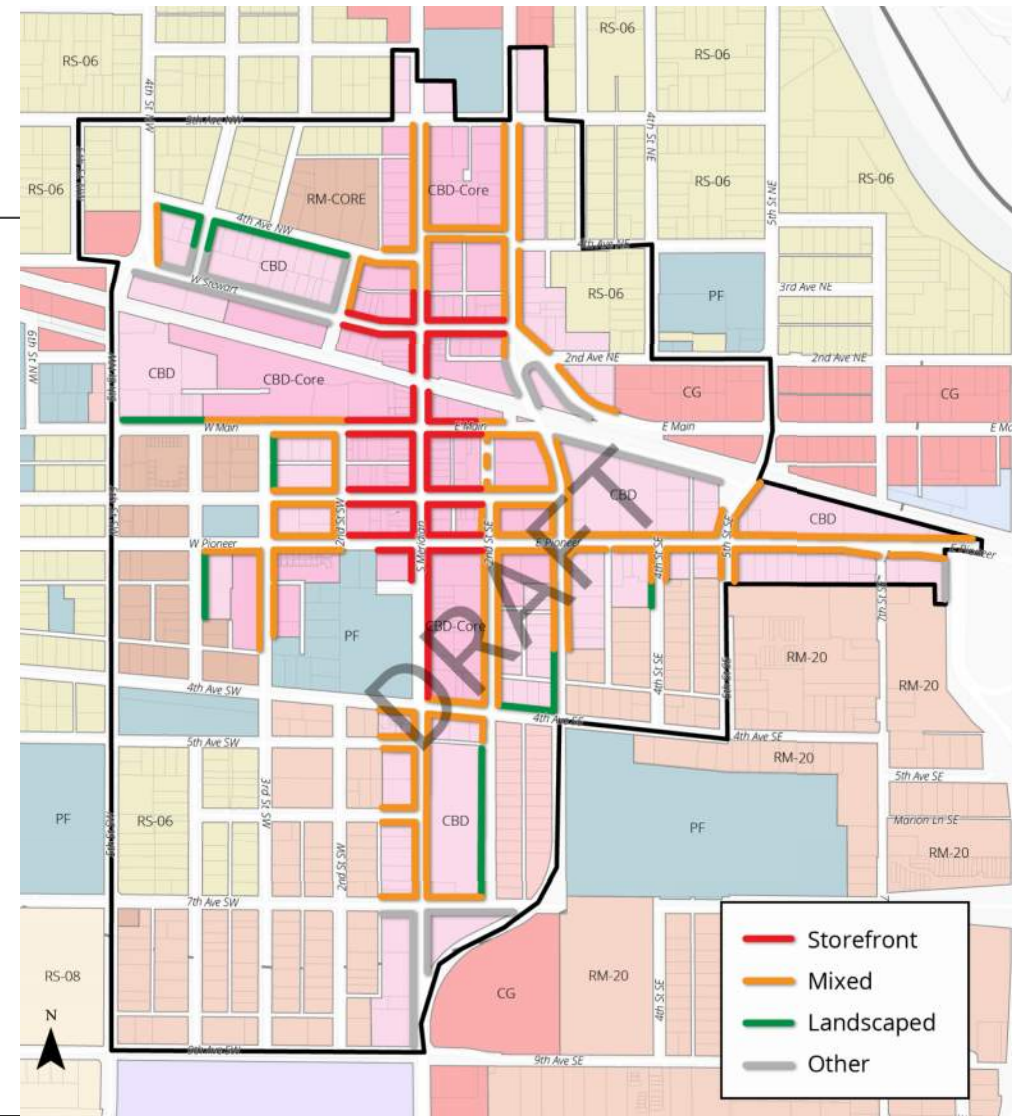
- Prohibit ground floor residential along such block frontages
- Mapping secondary “Mixed” block frontages as well as some “Landscaped” block frontages

Draft maps and detailed standards forthcoming, but will share some working storefront standards (next slides)



Block Frontages – Proposed Approach

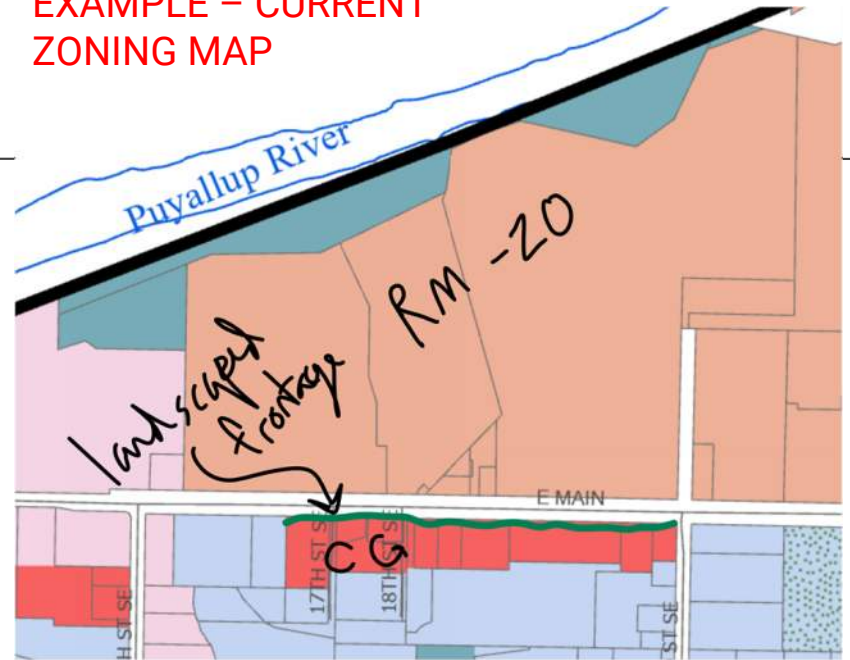
Storefront frontages only
required where mapped
downtown and in select
other nodes



Block Frontages – Proposed Approach

- “Landscaped” frontage applies on C/MX-zoned parcels opposite residential-zoned parcels
- This is relatively rare in Puyallup

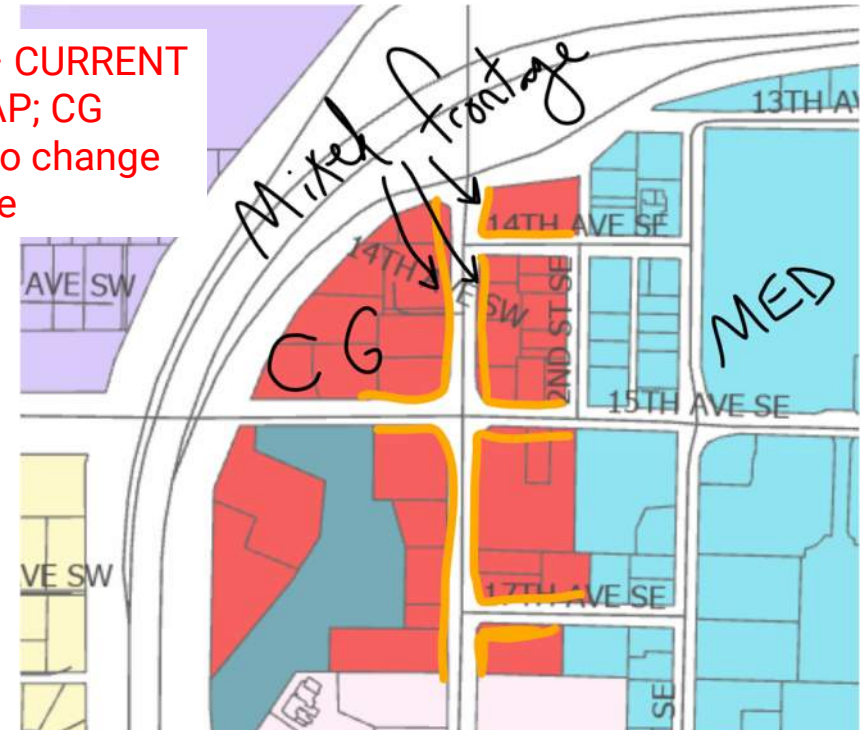
EXAMPLE – CURRENT
ZONING MAP



Block Frontages – Proposed Approach

- “Mixed” frontage type applies when parcels zoned commercial/ mixed-use are on both sides of the street
- Landscaped, storefront, or a more flexible design with a greater setback can be used

EXAMPLE – CURRENT
ZONING MAP; CG
areas here to change
to mixed use



Coding approach to Storefront Standards

Do these numbers feel right for Puyallup?

Weather protection:

- 6' depth on 60% of facades
- 10' to 15' vertical clearance

Ground floor height:

- 15' minimum

Windows/transparency:

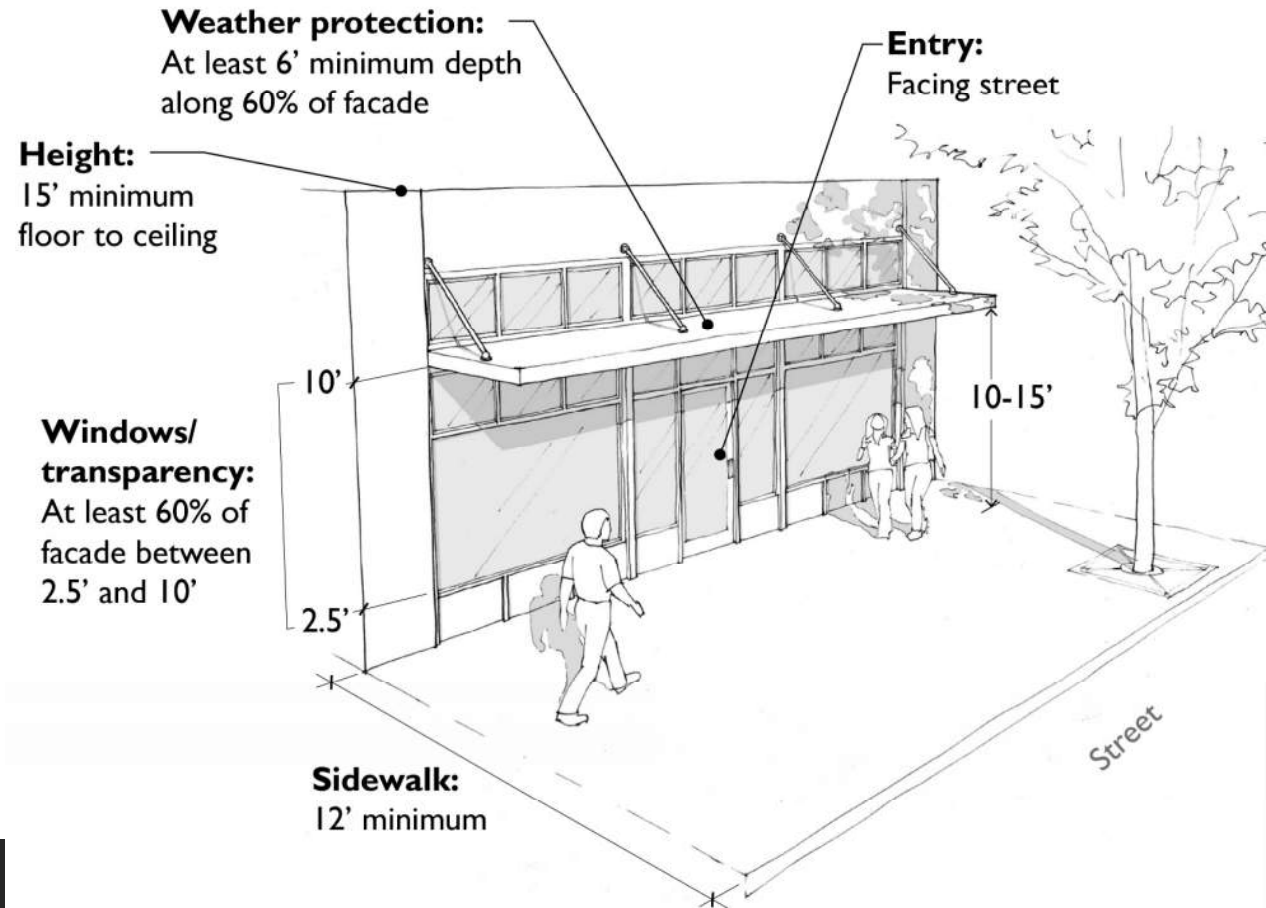
- 60% of façade between 2.5' & 10'

Sidewalk:

- 12' minimum

Entries:

- At least one facing street or pedestrian-oriented space



Residential Ground-level Frontages

Recommending standards for all developments with ground-floor residential uses adjacent to public streets, trails, through-block connections or other internal pedestrian connections, parks, publicly accessible common areas, and internal common space.

Current provisions:

- *DDG allows residential on storefront block frontages provided they conform to storefront form provisions*
- *Elsewhere – no provisions specific to residential, just have to meet standard site and building design standards*

Residential Ground-level Frontages

Where the façade is within 10' of a sidewalk or 5' from internal walkway or common open space, the ground floor must be elevated a minimum average of 30" to improve privacy of such residential uses and enhance their relationship to the street

Comments on approaches & metrics used here welcome!



Residential Ground-level Frontages

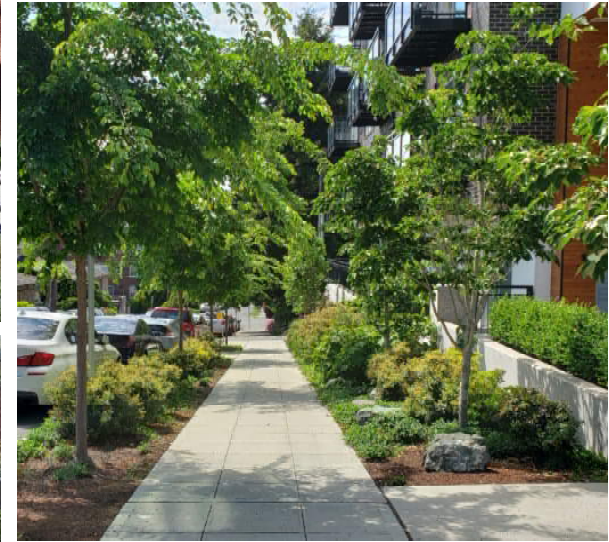
Units with direct physical access and less than 10' setback to the sidewalk, internal walkway, or common open space must enhance the privacy of residents and provide an effective transition between the public and private realm by integrating:

- Physical threshold feature
- Min. 4'x6' outdoor space
- Weather protection over entry
- Landscaping features



Block Frontages - Residential

Good examples



Block Frontages - Residential

Designs we're trying to avoid!



Site Planning

- 20.26.300 - Interior/side and rear-yard design
- 20.26.310 - Internal open space
- 20.26.320 - Internal circulation and design
- 20.26.340 - Service areas and mechanical equipment
- 20.26.350 - Site lighting

Internal Open Space

PMC 20.25.040 requires 10% of the net lot area in multi-family residential (RM) zones to be devoted to amenity areas for residents, unless the project includes 500 ft of private open space per unit.

Current standard does not cover residential development in other zones.

MAKERS recommends a universal standard for multifamily and mixed-use development (regardless of zone) scaled to unit size, with clearly defined options for implementation.

Internal Open Space

Open space requirements:

- 50 sf per co-living sleeping unit
- 100 sf per studio
- 125 sf per one-bedroom unit
- 150 sf per two- or more bedroom unit

Implementation options:

- Shared outdoor recreational spaces
- Ground level private outdoor space (yard/porch)
- Private balconies (up to 50% of required sf)
- Indoor recreational space (up to 50%)
- Roof deck (up to 50%)



Internal Open Space

Specific standards for design each open space type:

- Minimum dimensions
- Visibility
- Separation from streets, parking areas, and private windows
- Shared recreational spaces must include features or areas conducive to children's play
- Must be accessible to all building residents



Through-Block Connection (TBC) Standards

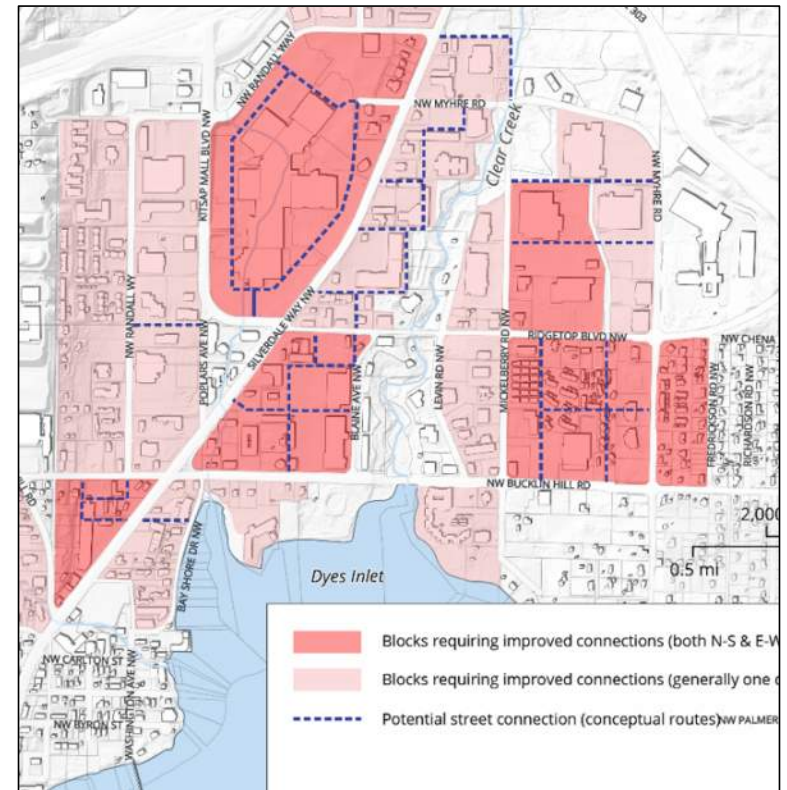
Apply to future “superblock” redevelopment.

The maximum distance between a street and a through-block connection or between through-block connections:

- 250' CBD Core & RM zones.
- 350' CB, CBD, CL, MED, MX, OP & RM zones.
- 500' in the CG zone.

Sites in these zones with smaller dimensions are not applicable.

Example TBC concept from elsewhere



What Form can a TBC Take?

- Private street
- Alley
- Shared lane
- Landscaped passageway
- Urban passageway



What Form can a TBC Take?

- Private street
- Alley
- Shared lane
- Landscaped passageway
- Urban passageway

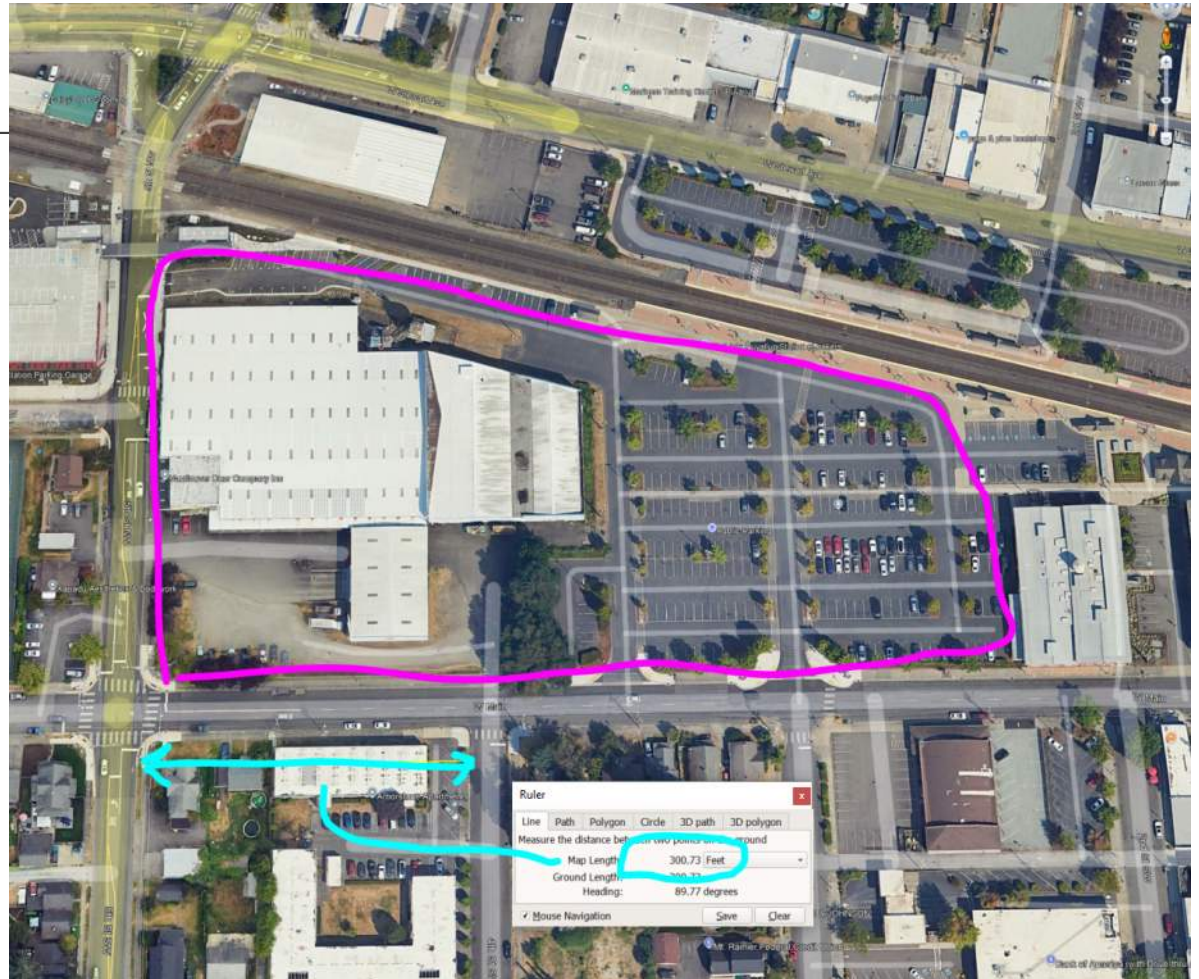
Figure 21.33.330(3)(g)(iv)
Landscaped and urban passageway examples.



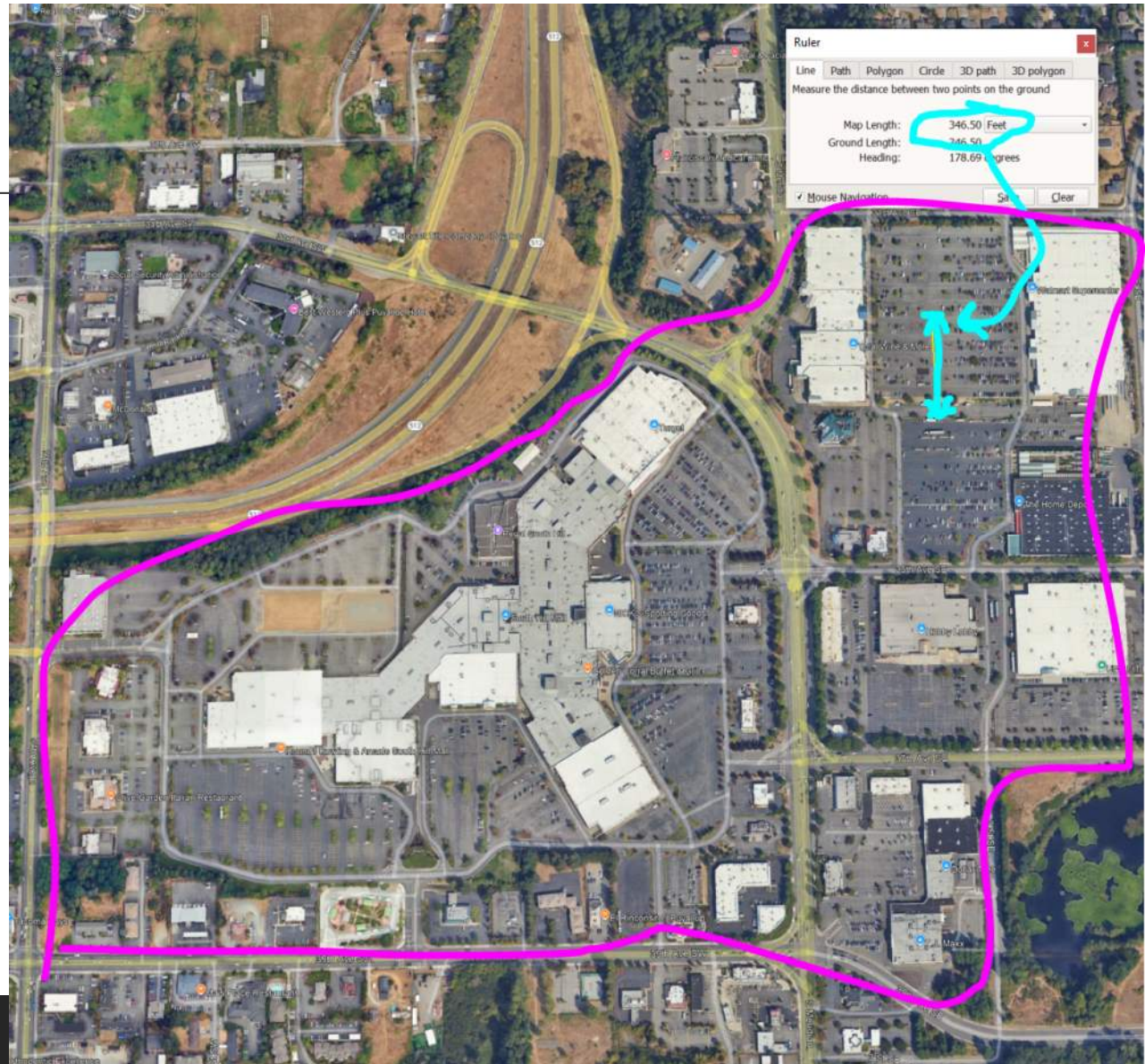
Landscaped passageway examples above and urban passageway examples below, though the lower right is a blended example of urban and landscaped passageway.



TBC Potential: CBD



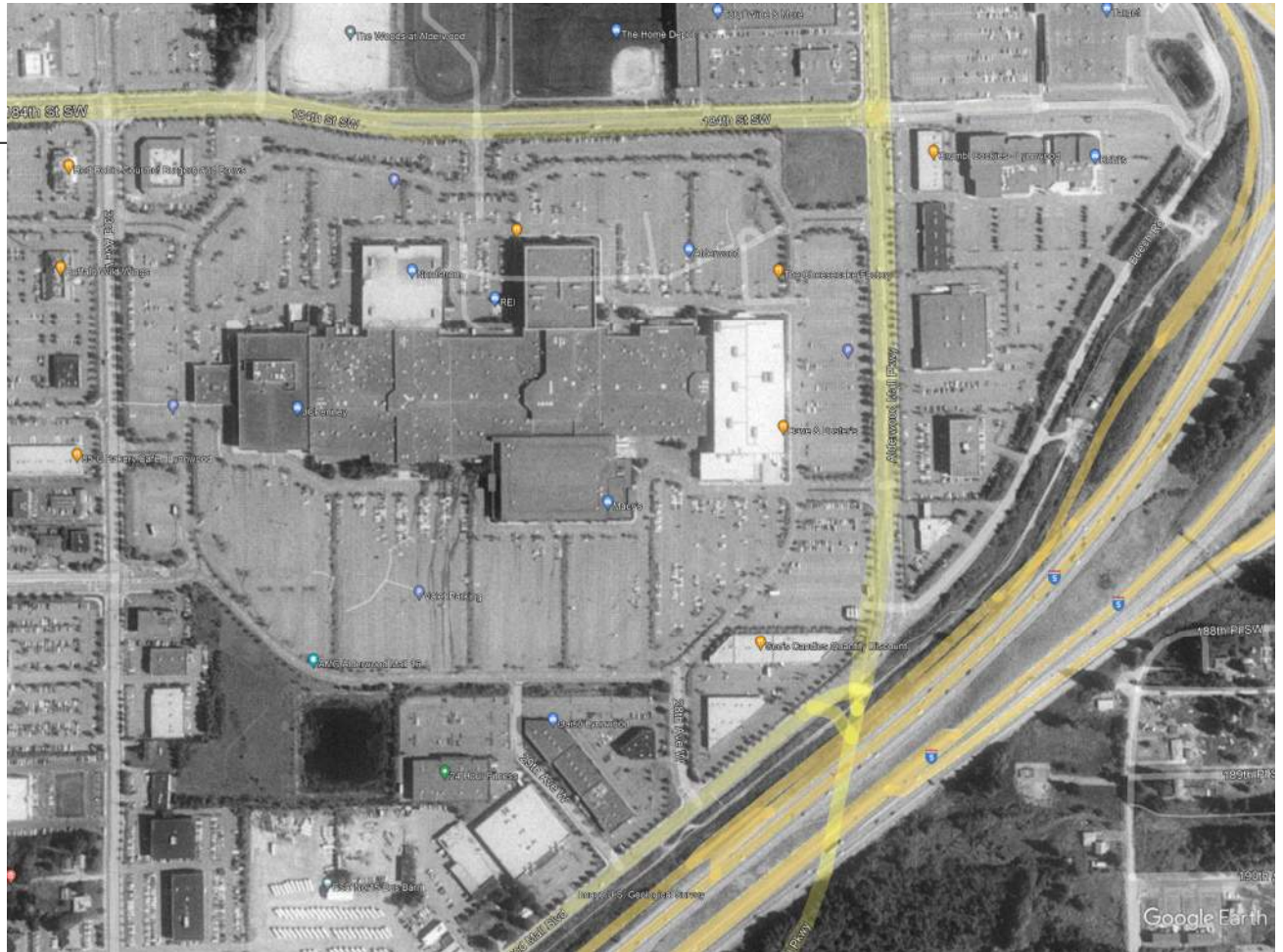
TBC Potential: South Hill Mall & Environs



PUYALLUP DESIGN STANDARDS UPDATE

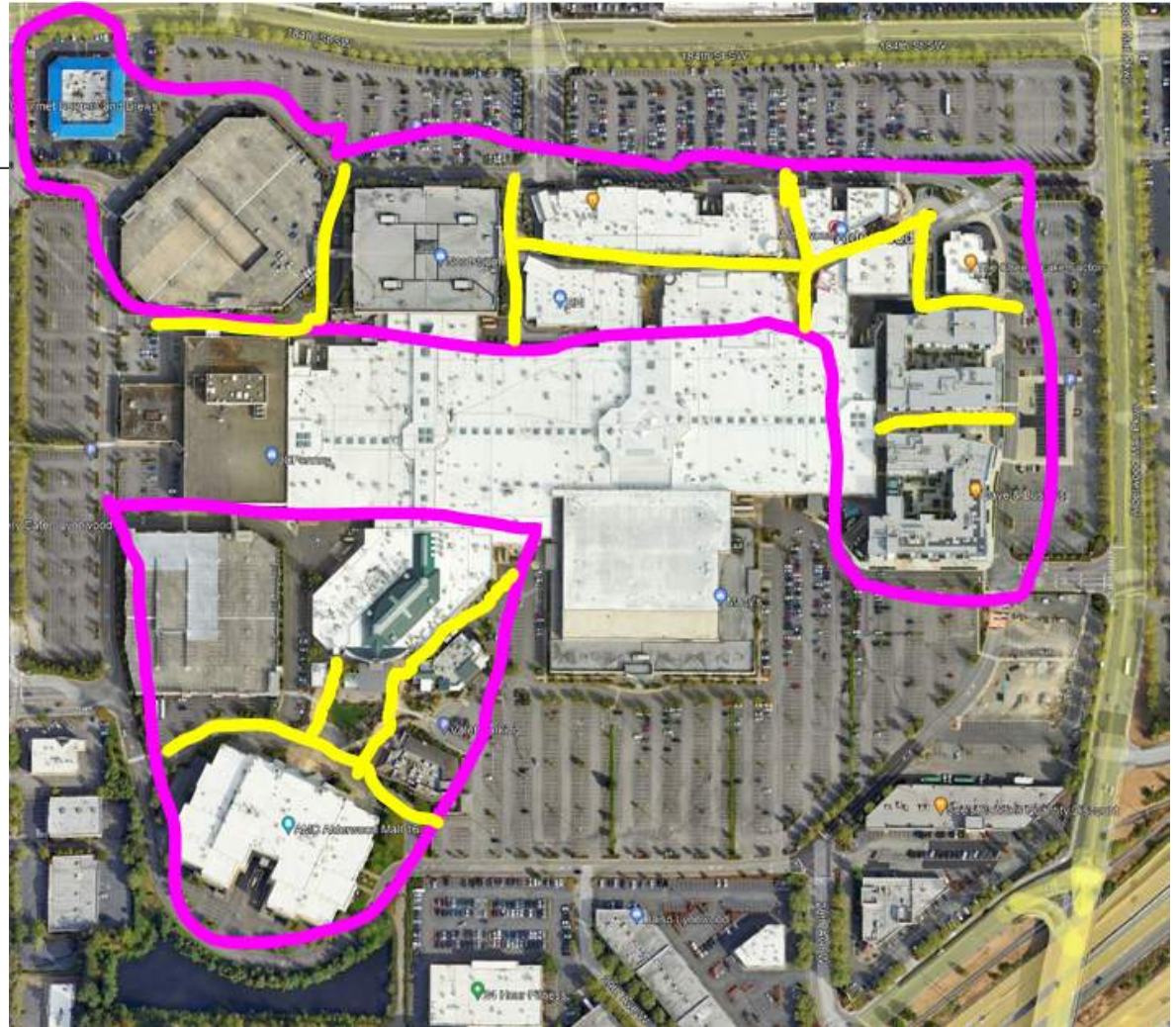
TBC Case Studies

Alderwood Mall, Lynnwood

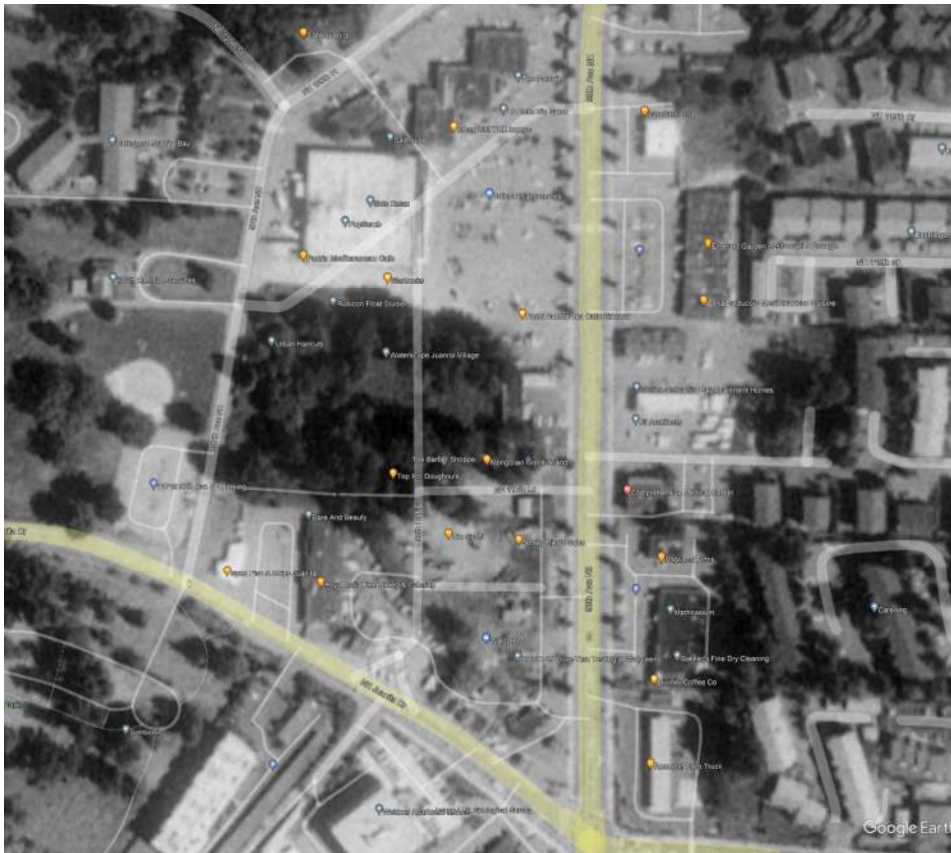


TBC Case Studies

Alderwood Mall, Lynnwood



TBC Case Studies: Juanita, Kirkland



Building Design

20.26.400 - Applicability

20.26.410 - Historic properties and character building design

20.26.420 - New buildings adjacent to historic properties and character buildings

20.26.440 - Building massing and articulation

20.26.450 - Building details

20.26.450 - Building materials

20.26.460 - Blank wall treatment

Historic Properties (Local Register)

Renovations and/or additions to properties listed on Puyallup's local historic register **are not required to meet these building design standards**; rather, these properties are subject to review by the City's Design Review and Historic Preservation Board for consistency with Washington State Advisory Council's standards for rehabilitation and maintenance of historic properties (WAC section 254-20-100).



Other Historic Properties & Character Buildings

National & State Register properties

Such property owners are encouraged to use the *Washington state advisory council's standards for rehabilitation and maintenance of historic properties* (WAC section 254-20-100) as a guide to preserve, rehabilitate, restore, or reconstruct historic properties.

Plus – specific provisions from the DDG for renovations and additions are carried forward as voluntary guidelines

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 quality
4. Maintain
5. Restore
6. Restore

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.

Adjacent Development....

Likewise, we're recommending to carry forward current DDG provisions for new development adjacent to historic and character buildings – as voluntary guidelines.

2.B.4. Adjacent Development

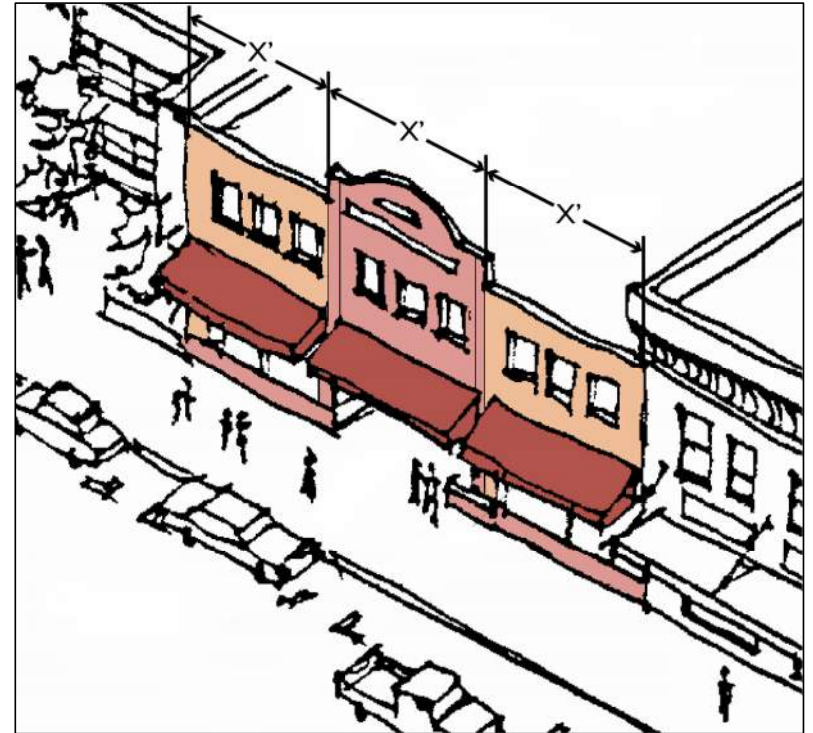
When renovating or building new construction on a lot that is located on either side of the same street (of the same block), as one or more existing historic building or character structure, consider how best to reflect and reinforce the overall historic character of the block. Consider the following 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.

Massing: Façade Articulation (new buildings)

Purpose: To employ façade articulation techniques that reduce the perceived scale of large buildings and add visual interest from all observable scales.

Façade-articulation. All buildings must include façade-articulation features at maximum-specified intervals to create a human-scaled pattern. These standards apply to building elevations facing streets and parks.



Massing: Façade Articulation (new buildings)

Current DDG: For adjacent development to incorporate dimensions & datums of character/historic structures.

Current 20.26.200(5) provides a “menu of options” for articulation, with the number of features required based on the scale of building (< 12 units requires two, 13-24 requires three, 35+ units requires four).

Neither provides specifics on maximum intervals of façade articulation

Massing: Façade Articulation (new buildings)

Proposed maximum façade articulation intervals:

- Storefronts in the CBD Core & CBD: 30'; Buildings 50' or less exempt
- Storefronts outside of the CBD: 40'; Buildings 60' or less exempt
- Large footprint non-residential buildings: 75'
- Residential buildings: 30'; Buildings 50' or less exempt

Comments on approaches & metrics
used here welcome!

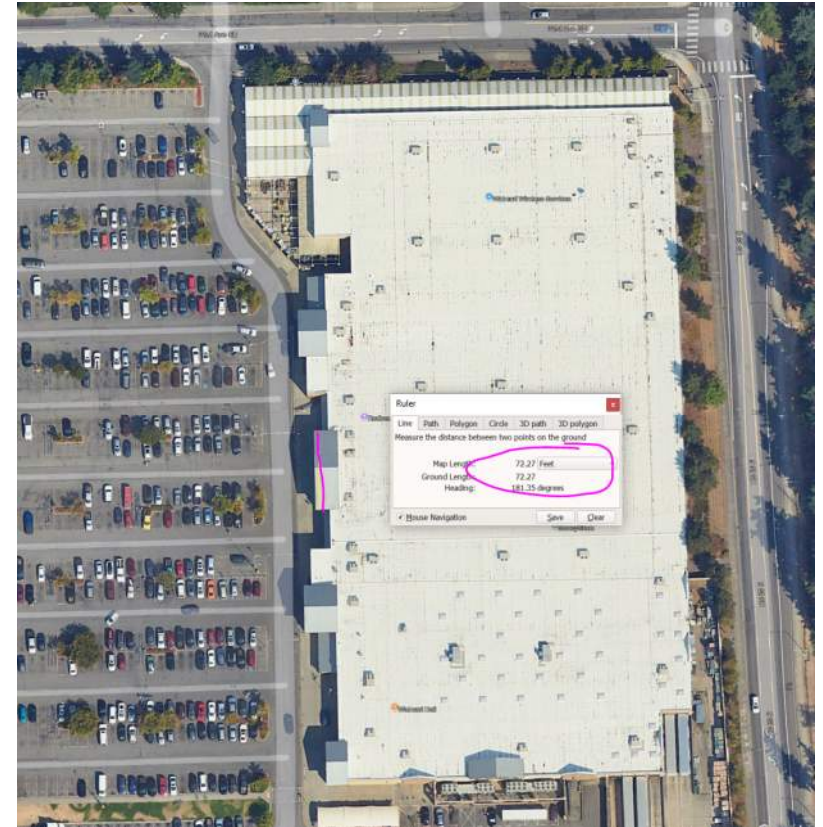
Massing: Façade Articulation (new buildings)



Massing: Façade Articulation (new buildings)



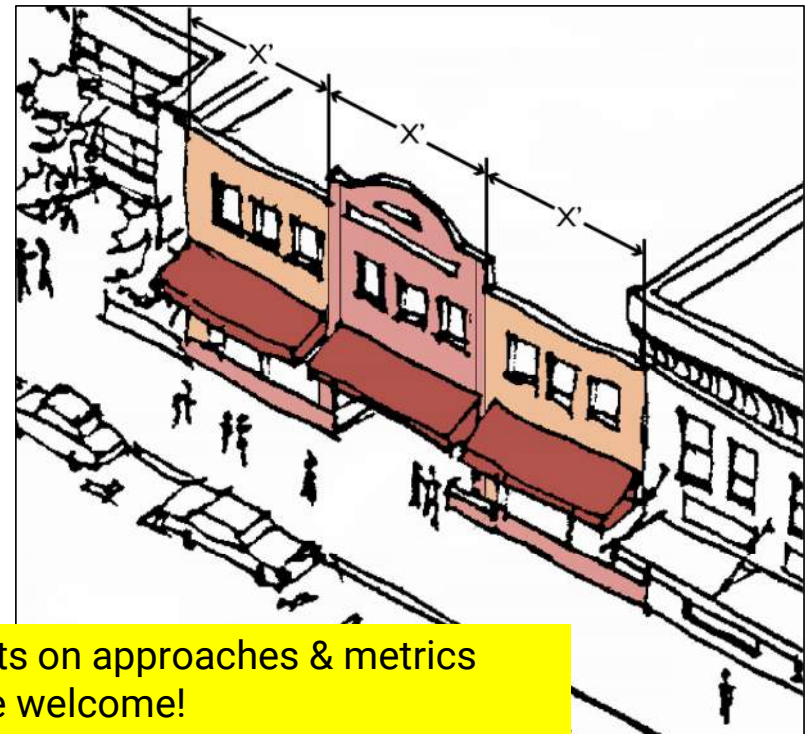
Massing: Façade Articulation (new buildings)



Massing: Façade Articulation (new buildings)

Do at least 3 features from list – at up to the max articulation interval

- Use of a window-fenestration pattern.
- Use of weather protection features.
- Use of vertical piers/columns.
- Change in building height or roofline.
- Change in building material or siding style
- Vertical elements such as a trellis with plants, green wall, art element
- Vertical building modulation
- Other techniques



Façade Details

Purpose. To encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.

Proposed concept: Require certain buildings to integrate details from a list of option to help meet the purpose of the standards.

Existing: DDG integrates details with façade articulation guidelines, window provisions, and material guidelines. Title 20 includes some prescriptive standards for similar elements. Neither has provisions that closely mirror the proposed approach.

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)

Building Materials

Current: DDG emphasizes using “high quality materials”. MX standards require multiple materials depending on building size.

SB 5571 (passed 2025) prevents cities from prohibiting or requiring specific cladding materials.

Recommended approach:

Require multiple materials based on building size and place strategic limitations on specific materials.

Building Materials

- Require multiple materials for larger building.
- Each material must be used for at least 5-10% of the elevation.
- Special conditions for certain materials (*cementitious wall board, cement block, metal siding, EIFS*)



Building elevation

Elevation width	Minimum number of materials
75' storefront	Two
100' non-storefront	
75' storefront	Three
150' non-storefront	

Next Steps (tentative)

- **Summer:** Introductions with Board & Planning Commission
- **Fall:**
 - Stakeholder engagement
 - Board & PC 2nd work sessions
- **Winter 2025/2026:** PC Public Hearing
- **Early 2026:** City Council adoption



Thank you!