

April 1, 2023

**City of Puyallup**  
**Design Review Board**

**Re: Wesley Bradley Park Phase 2 (Application Number PLPSP20220108)**

Dear City Planning & Design Review Committee,

Thank you for your time to review the second phase of the Wesley Bradley Park senior housing campus. We are excited to complete the construction of this campus and provide Puyallup residents a new home!

Before reviewing the MX-DRO Design Principles per 20.52.015, I wanted to note some of the new UCX zoning criteria per PMC Chapter 20.31 as it pertains to Senior Housing as some of these items do affect the MX-DRO Design Principles.

First, per **PMC 20.31.017(3)**, Retirement apartments or senior housing complexes are allowed as stand-alone structures.

The Brownstone building plan has been revised to meet the front yard/BTA setback. A portion of this building has been extended toward the street to meet the setback requirement. Please note, the 20'-0" setback is not achievable due to the AASHTO requirements for traffic. Therefore, the building has been placed as close as possible at approximately 25' from the property line. Please see the Architectural Site Plan.

The balance of the building along 39th Ave. is inline per the definition of BTA, per PMC 20.31.025 Table per footnote (1), to the Phase 1 Brownstone and the next closest building to the east of the Wesley site – the parking lot of the Kaiser Permanente building. Please see the Vicinity Map on the Architectural Site Plan.

The front door on the "tower" has remained the same and a more pronounced 1st floor with larger window, awnings, and lighting have been added for a more commercial/retail feel. Access for residents to use the Plaza has also been added. This building remains to be a stand-alone independent Seniors use as allowed per PMC and the doors are planned to be secured for use by residents only.

The existing watermain will be re-routed to meet the revised placement of the Brownstone building keeping min 10'-0" away from the structure.

20.31.027 Site Plan Design Principles:

(1) Compliant – there is no parking on a public street.

(2a) Compliant – a pedestrian-oriented plaza space has been included at the SE corner of the property at 39<sup>th</sup> Ave. SE (See Sheet A0.1). However, due to the nature of Senior Housing and the demand for security, the plaza is only located at the corner, not along the length of the building. It does exceed (b) 200 sf min, with approximately 1,200 sf shown on the architectural site plan. Awnings, planters, and benches are currently planned for this area.

(3) Compliant – buildings on this campus are placed along the interior private street facing each other in a pedestrian scaled way all connected with ADA compliant sidewalk for easy access throughout.

(4) Building Entrance – Phase 2 Brownstone includes a pair of doors on the 39<sup>th</sup> Ave. SE side at the Plaza.

(5) Parking – see the summary on Sheet A0.1 for parking counts with this final phase. Note: most of the parking was built with Phase 1, very little surface parking is being added with this last phase.

**MX-DRO Design Principles (20.52.015):**

1. Urban Form

- a. Because PMC 20.31.017(3) allows stand-alone senior housing, the Brownstone and Care Center additions to the Campus have a residential feel with a strong emphasis on the pedestrian.
- b. See (a) above. To meet these criteria, we felt putting the Resident Common Use spaces of the Brownstone on the plaza end of the building would allow us to include different materials, and larger expanses of glass to create a retail/commercial feel.
- c. Building forms evoke the Lodge building - which were based upon the historic hop kilns common in the Puyallup Valley in the early 1900's, and also the building forms of the home of the Washington State Fair.



All of these design elements create a campus-wide distinction for Wesley Bradley Park from other senior housing in the area, based on the City's history.

The varied window styles from Phase 1 have been included in the Phase 2 design. Both buildings also include awnings, porches, and window boxes. Both accent lighting and functional porch/deck/entry lighting are included.

## 2. Architectural Design

- a. Given the 2-story nature of the Phase 2 buildings, floor setbacks are not applicable. However, repetitive elements on the Brownstone enforce building modulation with many details such as chimneys, railings, arched beams, window boxes, light fixtures, double gabled roof forms, and the varied materials all add to the beautiful character of the building. The Care Center is more simplified on the steep sloped west side, but roof details, brackets, window boxes and varied materials enforce the character of this campus – fitting in as though it were part of the original construction.
- b. Material campus wide include high-quality materials – fiber cement siding, metal siding and some standing seam roofing, and manufactured stone.
- c. Along the public right-of-way (along 39<sup>th</sup> Ave. SE), there is play of both vertical and horizontal elements. The stone tower and metal gabled bays on either side, along with the vertical porch elements of the units play against horizontal banded siding and stone on the “main” wall of the building.
- d. Although not required, the architectural design still includes “base – middle – top” with materials.
- e. There are no unadorned facades visible from the public rights-of-way...or anywhere on the project – no back door!
- f. As noted above, many pedestrian-scaled items are included throughout the design of both buildings.

## 3. Pedestrian Orientation

- a. Pedestrian environment/Human scale
  - i. Active uses on the first floor with glazing is provided only at the stone tower/metal side gable bays which houses the Resident Common Use areas. Note: This area is NOT open to the public as this is a stand-alone senior facility as noted previously.
  - ii. Interior private roadways are all interconnected throughout the campus.
  - iii. As noted in (i) above, the doors in the stone tower at the entry plaza corner of the campus are NOT open to the public. These doors must remain secure to the residents only. Security is of utmost importance to the residents and the Owner. The general public will be allowed in at the entry across from the Phase 1 Brownstone where it will be monitored.
  - iv. Awnings, porches, etc. are provided.

- v. New crosswalks are not included in the phase – all have been included in the previous construction. Phase 2 construction areas were left as “pad ready” from the previous construction.
  - vi. Landscaping is intended to be an extension of Phase 1.
4. Parking Facilities
- a. Underground parking will be provided at the Brownstone with entry on the north end of the building opposite the garage entry at the Lodge building. Parking under the Care Center is also being considered due to the parking requirements experienced by the facility. Entry is opposite the garage entry of the Phase 1 Brownstone building.
  - b. Drop-off lanes and covered canopies are included for the safety of residents coming and going from the facility.
  - c. Not applicable.
  - d. Bike racks are included for staff and residents in the secured underground garages.
  - e. Landscaping at any new surface parking will be compliant with this ordinance and the zoning ordinance.

#### **PMC 20.52.025 Architectural Design Standards**

1. Upper Floor Setbacks – required for 3 stories and taller: not applicable.
2. Street/Trail Level Elements
  - a. As noted previously, this is a standalone Senior Housing facility as allowed per PMC 20.31.017(3), retail heights are not included as extra height as noted in housing units would not feel like “home” to the resident.
  - b. As noted previously, the corner element of the Brownstone (area is noted on elevations) has been designed to try to meet these criteria even though it is NOT a commercial use. Per the criteria given, the amount of glass is about 62% of the wall area at the corner, however the average along the south end of the building is about 40%. Coverings/coatings are not intended in this area but will be included in ALL residential/housing areas of both buildings.
  - c. See (b) above.
  - d. All windows in siding areas will have a minimum 1x4 trim. Only sills be provided at openings in stone areas. For metal sided areas, we will work with the manufacturer to provide window trim although will likely need to be the same color as the metal panel. Stone caps/watertables and other horizontal trim areas are also included to provide interest and to break up siding areas.
3. Building Modulation – At the Brownstone, the entire design revolves around modulation. In fact, one of the differences between the Phase 1 and Phase 2 designs are the porch elements are actually slightly narrower and extend out slightly further than Phase 1 such that the “main” building to which they are attaching becomes more proportionate.

4. Building Articulation – **All** sides have the same richness of forms, details, and materials – campus wide.
5. Blank Wall Treatment –The lower portion of the walls on the west side of the Care Center are stone textured shotcrete foundation walls – similar to the pond-side walls of the Phase 1 Brownstone. Grade is quite steep and drops off quickly in this area. This area also faces the backside of Lowe's with much vegetation between the properties.
6. Building Materials – A summary of building material percentages is included on the elevation sheets.
7. Required Parapets and Cornices – the only flat roof area in Phase 2 is at the Care Center – north end of the building (1&2/A3.2). This area is a vegetated roof which includes a capped parapet.
8. Roofline Modulation – All main roofs are 4 ½:12 pitched. Due the distance between the Brownstones and the frequency of the gabled porch entries, the roofline of the main roof is not even visible as illustrated below.



*View from Phase 1 Lodge building looking south toward 39<sup>th</sup> Ave. SE. Phase 2 Brownstone on the left, existing Phase 1 Brownstone on the right..*

Please feel free to contact me if further information or clarifications are needed.

Sincerely,

in-site architects



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