



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

**Downtown Design Review
Decision**

CITY USE ONLY

Case Number: PLDDG20230004

DRHPB Meeting Date: April 06, 2023

NAME OF PROJECT: Community Healthcare - Cannery Building Remodel

PROJECT DESCRIPTION: Application for proposed replacement of existing exterior stair at north elevation (rear lot line) with new enclosed stair per elevations. Proposing infill at existing openings where indicated to become enclosed or glazing per elevations drawings.

Alternate option for the north egress stair to be replaced in kind.

- ☐ **APPROVED.** Issue the building permit as proposed.
- ☒ **APPROVED WITH CONDITIONS.** Issue the building permit in accordance with conditions.
- ☐ **DENIED.** Do not issue the building permit or allow work.

DRHPB Representative Signature

04-11-2023

Date

EXPIRATION: In accordance with PMC 20.26.050, any design review decision granted by the DRHPB shall become null and void if not exercised within one year of the date of approval: April 06, 2024. If such design review decision is associated with a land use application, the one-year approval timeframe shall start from the date of land use permit approval. A design review decision shall be deemed exercised and remain in full force and effect when a complete building permit application, which is related to the board's decision, has been submitted.

APPEALS: In accordance with PMC 2.29.080, appeals of board decisions shall be to the hearing examiner. Appeals shall be filed with the city clerk within 10 calendar days after the date of the board's decision. A notice of appeal shall be in writing, signed by the appellant, accompanied by the required appeal fee (\$570), and shall contain the following information:

- Appellant's name, address and phone number;
- A description of standing, as the applicant or applicant's representative authorized to appeal;
- Identification of the application and decision which is the subject of the appeal;
- A brief statement of grounds for appeal; and
- A statement of the relief sought.

ATTACHMENT(S):

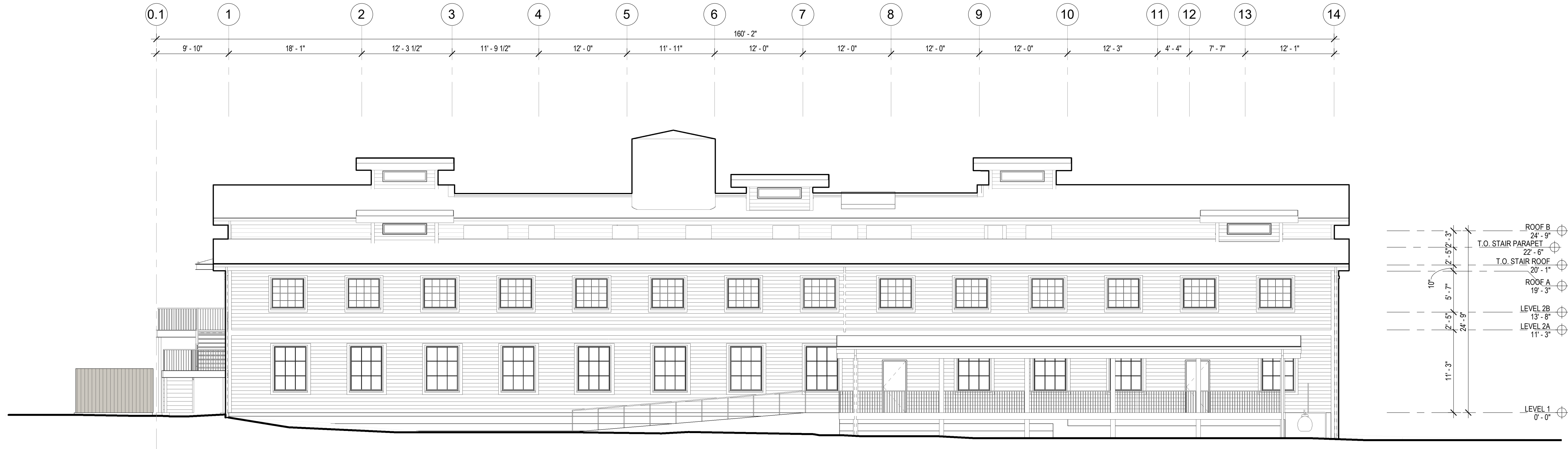
- 1) Original Proposal Elevations
- 2) Option I – Original Proposal 3d Elevation
- 3) 3d East Elevation Proposal

FINDINGS OF FACT:

- 1) The proposal is subject to Design Review and Historic Preservation Board (DRHPB) review due to the age of the building (constructed prior to 1949) and the CBD-Core zoning designation, consistent with 2.29.070 (1)(a)(ii).
- 2) The project is subject to the following sections of the City of Puyallup Downtown Design Guidelines, as applicable to the proposal:
 - ☒ Part 1: Introduction
 - ☒ Part 2: Significant Buildings
 - ☒ Part 3: Building Design – Form & Massing
 - ☐ Part 4: Building Design – Façade
 - ☒ Part 5: Pedestrian Experience
- 3) The DRHPB hereby finds the proposal consistent with the Downtown Design Guidelines regarding the applicable sections as outlined in the staff report to the Board, given the following conditions, if any:
 - a) The Board has approved option I (attached) for the proposed northern stairwell enclosure materials.
 1. The approval of option I does not approve the proposed horizontal fiber cement lap siding and horizontal belly band as the material for the east and west facades of the stairwell enclosure. The materials for the east and west façades of the northern stairwell enclosure must distinctly differentiate from the existing building's horizontal lap siding, belly band, and color. Acceptable design approaches are use of fiber cement (or similar material) flat panel siding or vertical siding.
 - b) Signage included in the 3d elevations are not approved with this decision; separate application(s) will be required to approve signage.
 - c) If the removal and replacement of the northern exterior stair with an enclosed stairwell is not deemed feasible by the applicant, the removal and replacement of the northern exterior stair in-kind has been approved as an alternative option.



1 EAST ELEVATION - EXISTING
1/8" = 1'-0"



2 WEST ELEVATION - EXISTING
1/8" = 1'-0"

Existing Materials Legend

- EXISTING FIBER CEMENT SIDING, TYP (E1)
- EXISTING CONCRETE, TYP (E2)
- EXISTING WOOD TRIM, TYP (E3)
- EXISTING STEEL STRUCTURE, TYP (E4)

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ARCHITECT'S STAMP

CONSULTANT

CONSULTANT'S STAMP

BUILDING DEPARTMENT'S STAMP

PHASE

DESIGN REVIEW SET

DATE

01/06/23

REVISIONS

No. Description Date

SHEET TITLE

EXTERIOR ELEVATIONS - EXISTING

SHEET NO.

DR3.00a

MILLER HAYASHI ARCHITECTS 2213

Existing Materials Legend

- EXISTING FIBER CEMENT SIDING, TYP (E1)
- EXISTING CONCRETE, TYP (E2)
- EXISTING WOOD TRIM, TYP (E3)
- EXISTING STEEL STRUCTURE, TYP (E4)

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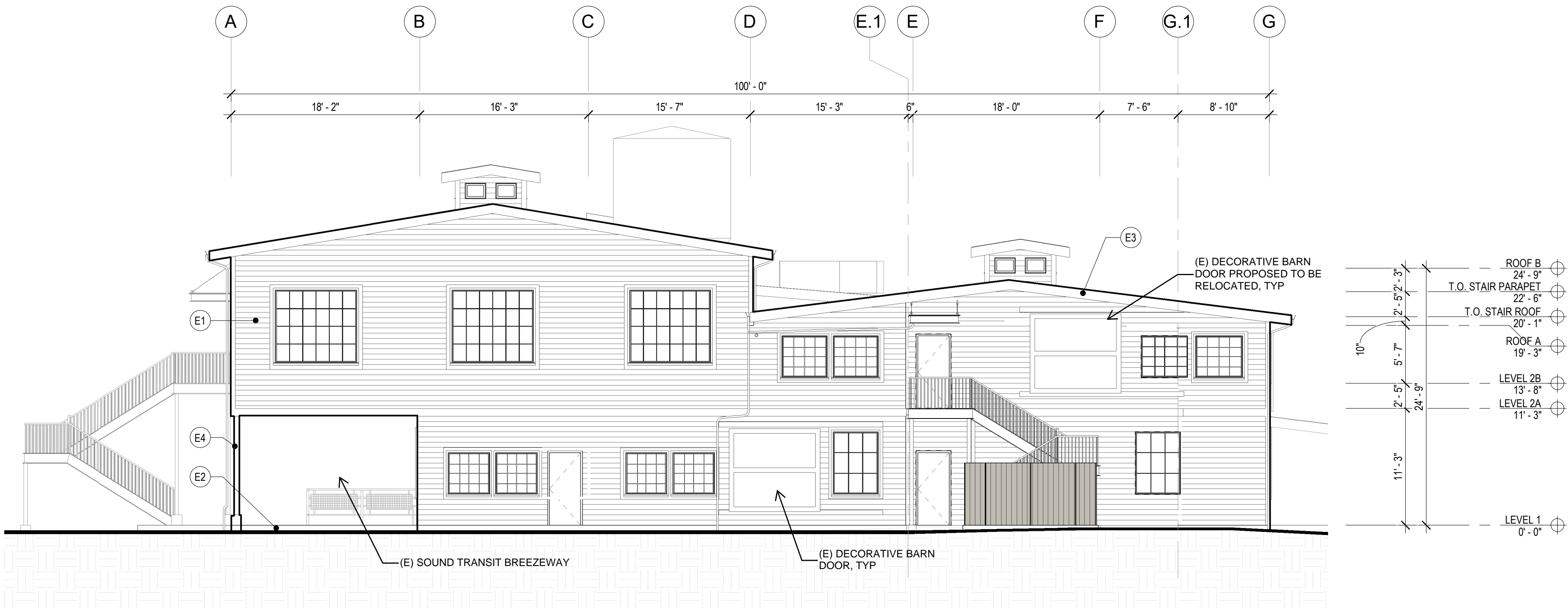
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EXTERIOR
ELEVATIONS -
EXISTING

SHEET NO.

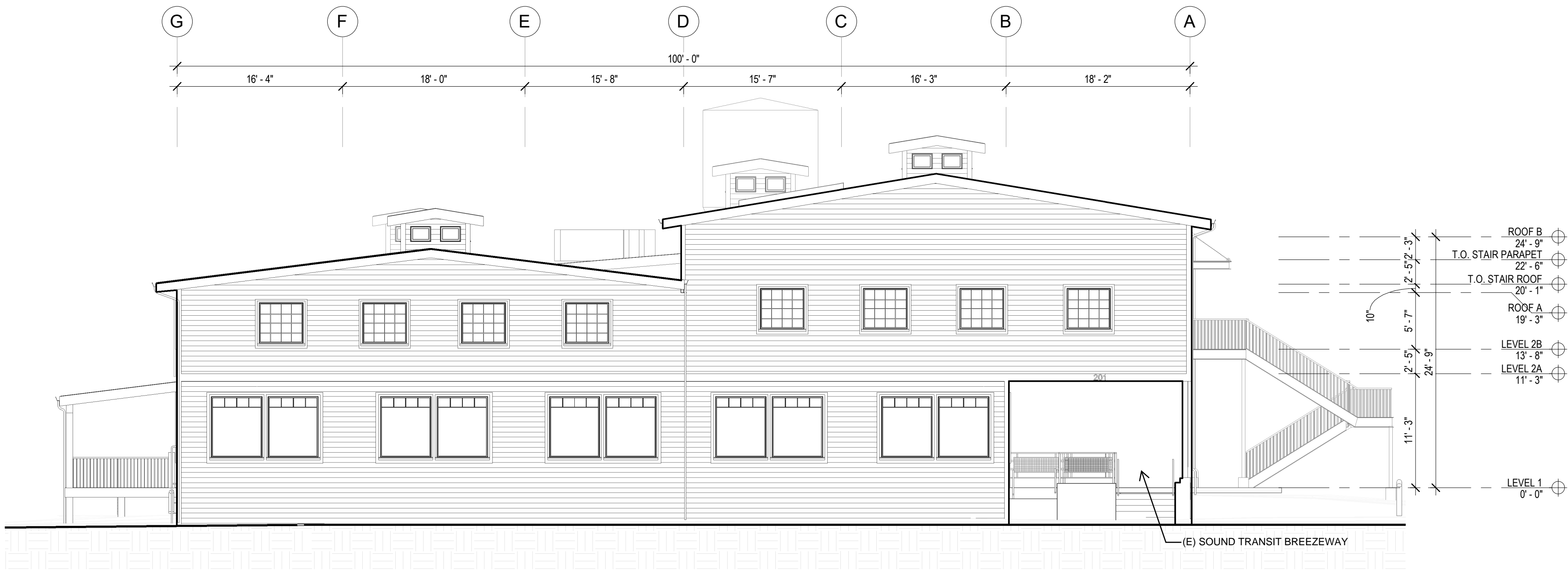
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MILLER HAYASHI ARCHITECTS 2213



1 NORTH ELEVATION - EXISTING

1/8" = 1'-0"



2 SOUTH ELEVATION - EXISTING

1/8" = 1'-0"



EXISTING PHOTO: WEST PERSPECTIVE VIEW



EXISTING PHOTO: SOUTHEAST PERSPECTIVE VIEW



EXISTING PHOTO: EAST AERIAL PERSPECTIVE VIEW



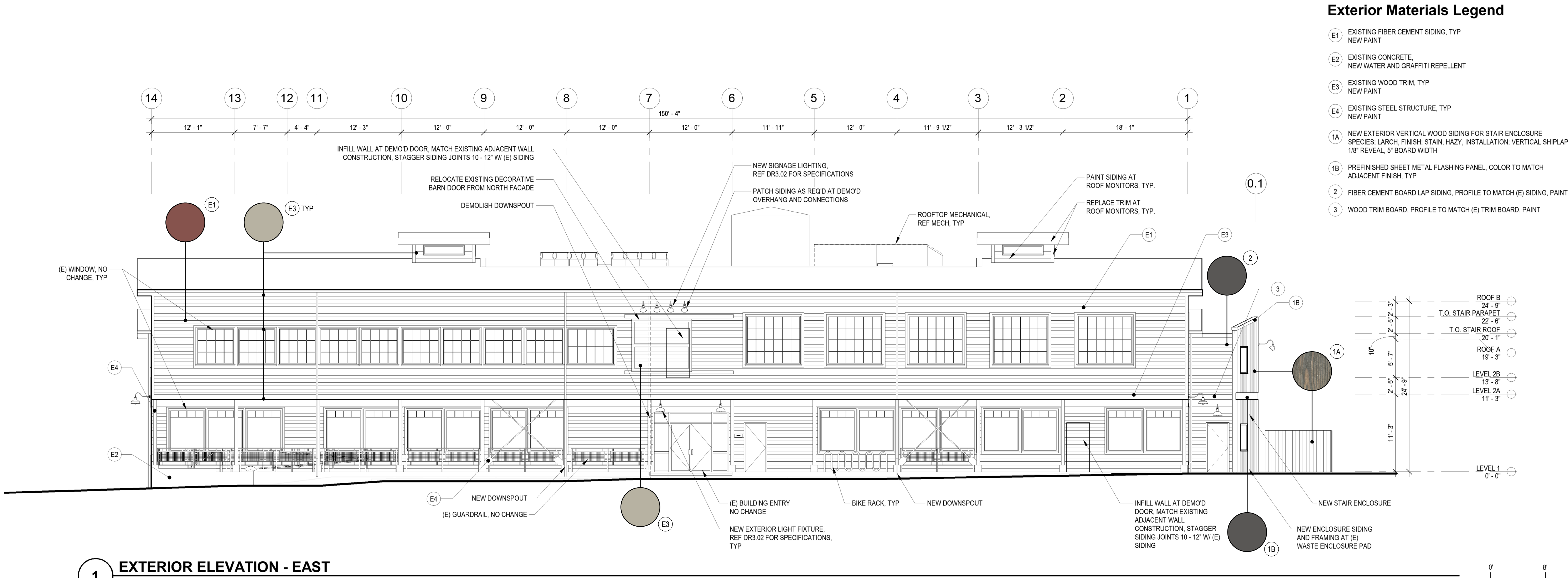
EXISTING PHOTO: NORTH BREEZEWAY PERSPECTIVE VIEW



EXISTING PHOTO: NORTH PERSPECTIVE VIEW



EXISTING PHOTO: EAST PERSPECTIVE VIEW AT (E) ENTRY



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EXTERIOR
ELEVATIONS

SHEET NO.

DR3.01

MILLER HAYASHI ARCHITECTS 2213

Exterior Materials Legend

- E1

EXISTING FIBER CEMENT SIDING, TYP
NEW PAINT
- E2

EXISTING CONCRETE,
NEW WATER AND GRAFFITI REPELLENT
- E3

EXISTING WOOD TRIM, TYP
NEW PAINT
- E4

EXISTING STEEL STRUCTURE, TYP
NEW PAINT
- 1A

NEW EXTERIOR VERTICAL WOOD SIDING FOR STAIR ENCLOSURE
SPECIES: LARCH, FINISH: STAIN, HAZY, INSTALLATION: VERTICAL SHIPLAP
1/8" REVEAL, 5" BOARD WIDTH
- 1B

PREFINISHED SHEET METAL FLASHING PANEL, COLOR TO MATCH
ADJACENT FINISH, TYP
- 2

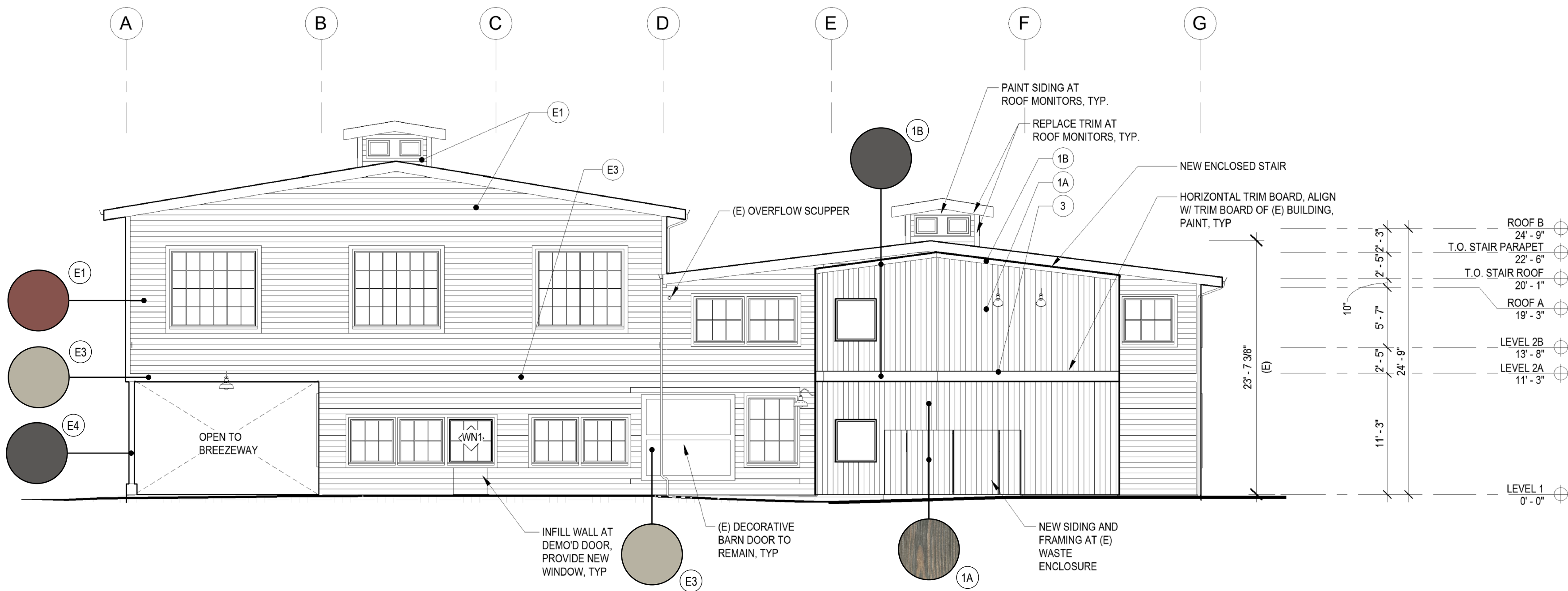
FIBER CEMENT BOARD LAP SIDING, PROFILE TO MATCH (E) SIDING, PAINT
- 3

WOOD TRIM BOARD, PROFILE TO MATCH (E) TRIM BOARD, PAINT
- LE

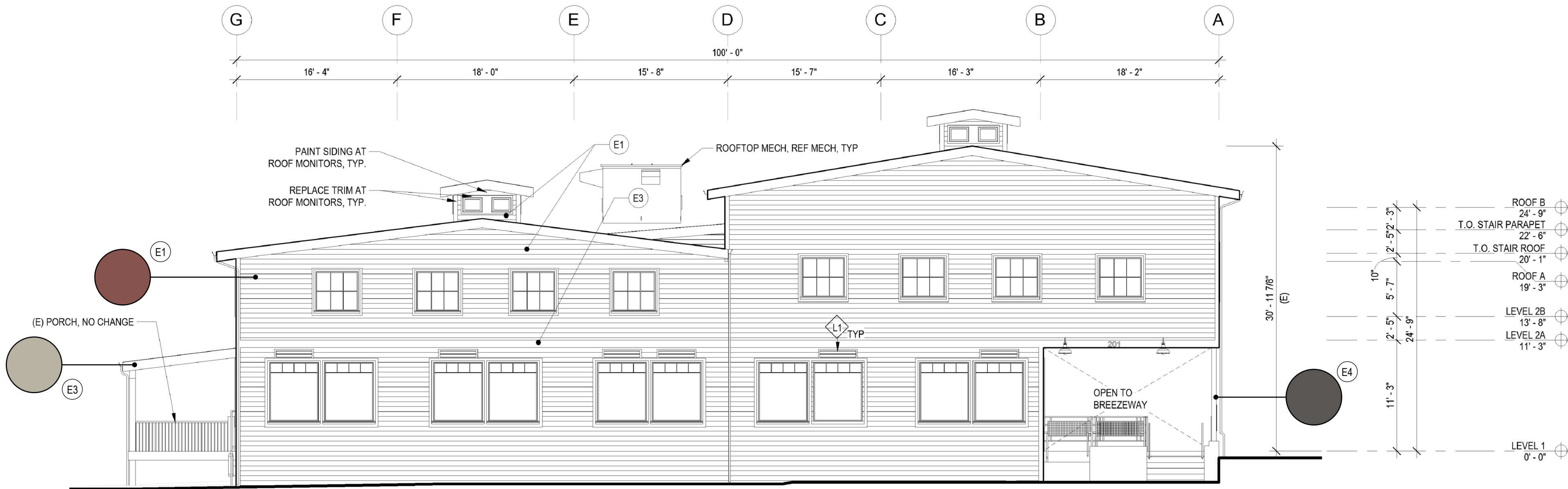
EXISTING LOUVER TO REMAIN
- L#

LOUVER TYPE,
REF A2.72 FOR LOUVER TYPES
- WIN

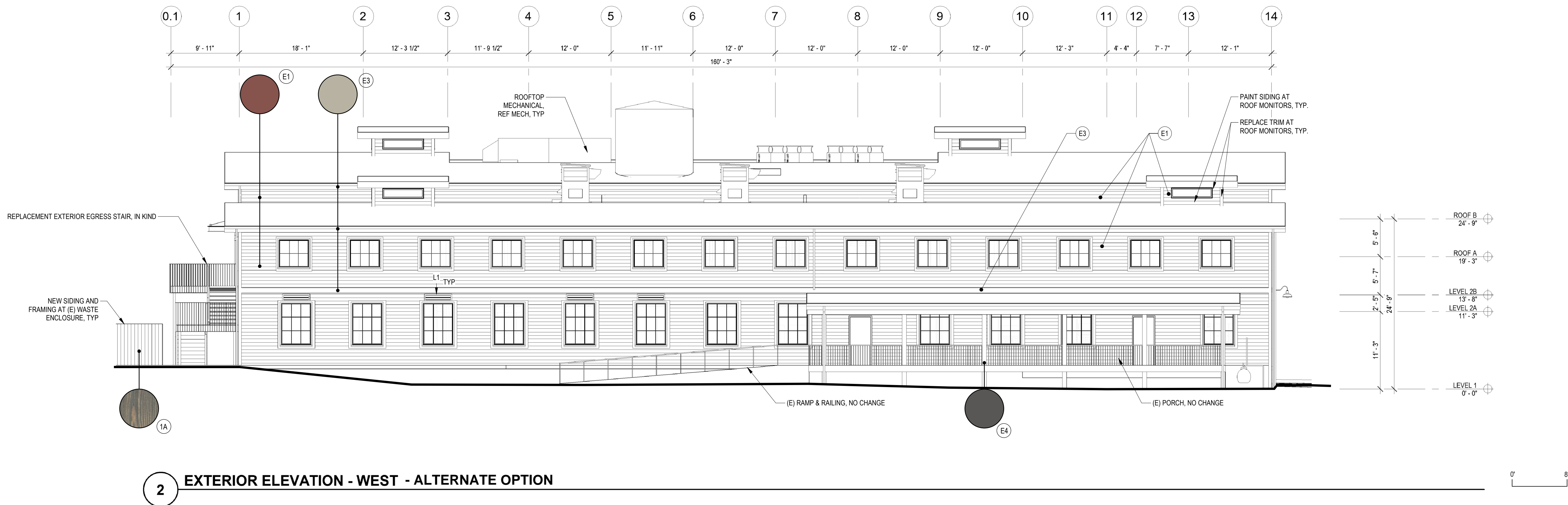
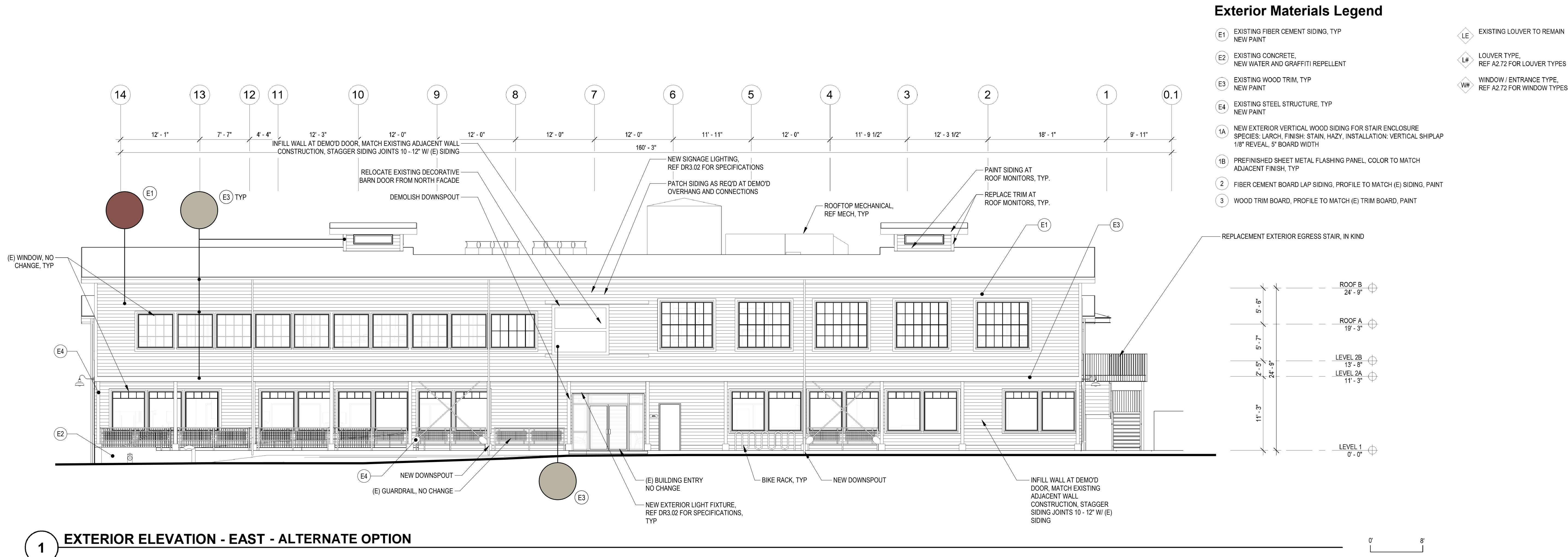
WINDOW / ENTRANCE TYPE,
REF A2.72 FOR WINDOW TYPES

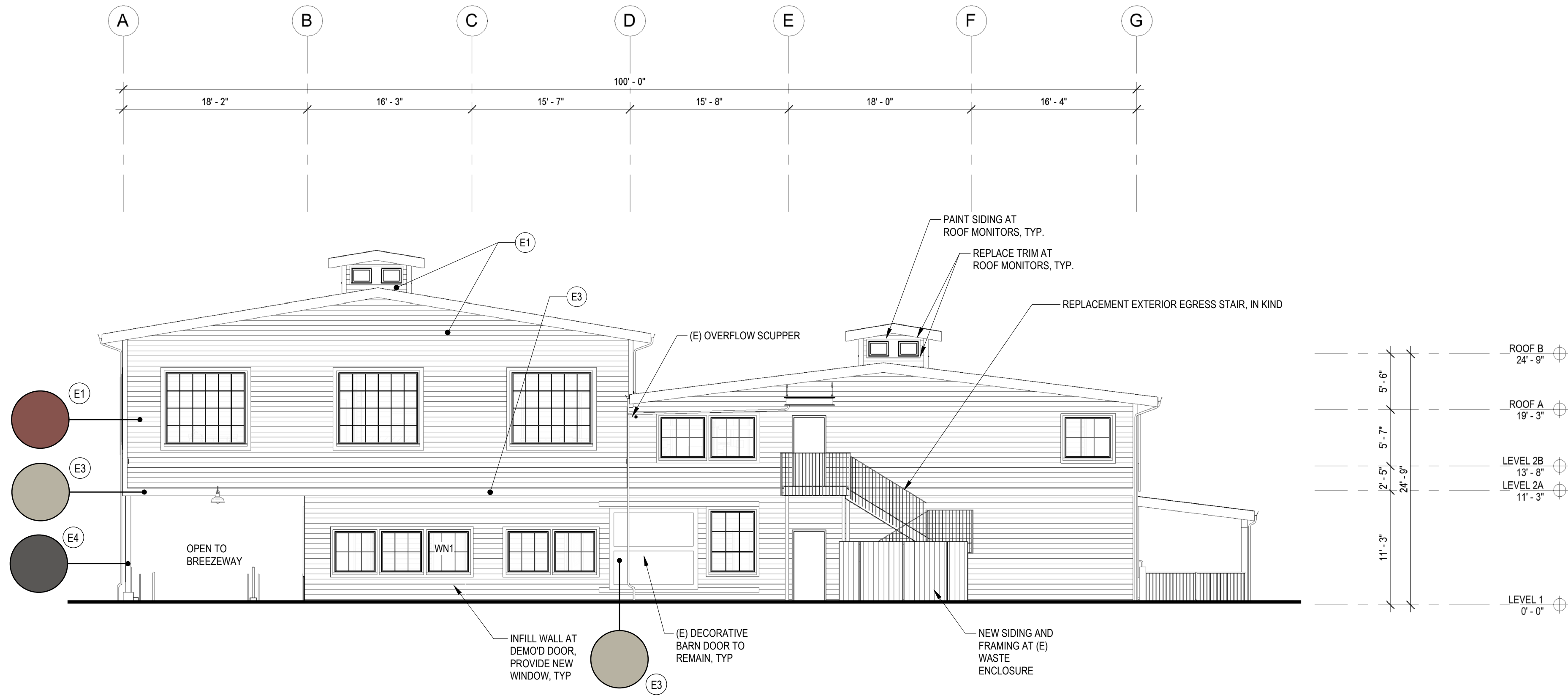


1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

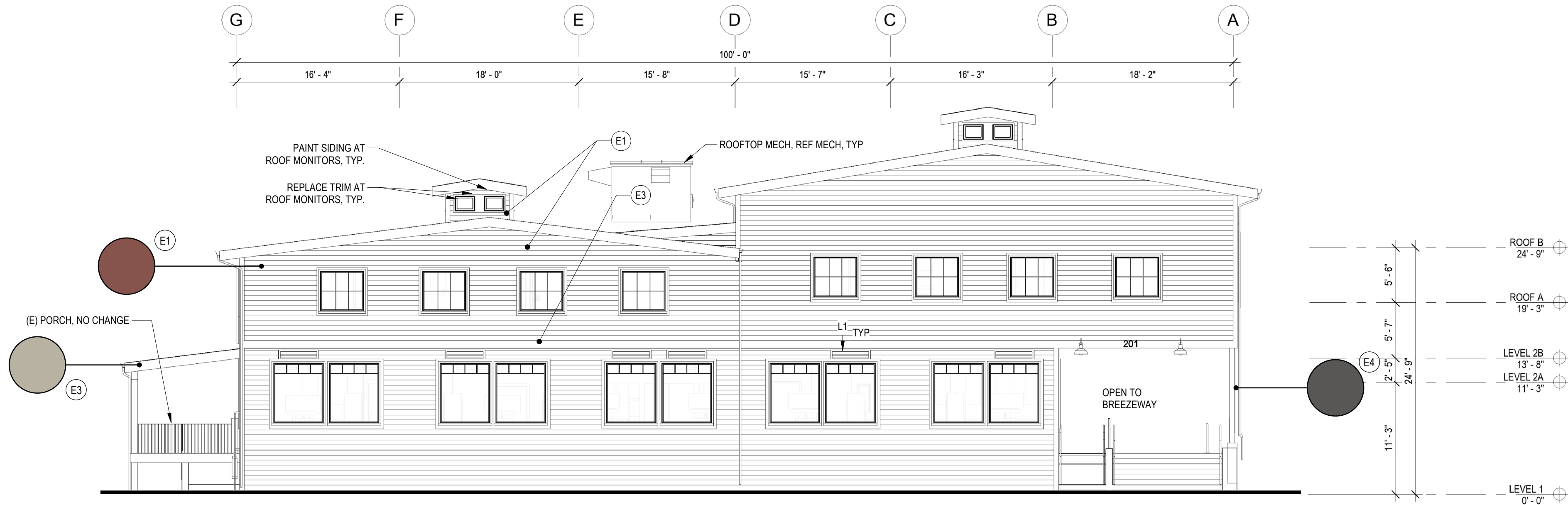


2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"





1 EXTERIOR ELEVATION - NORTH - ALTERNATE OPTION



2 EXTERIOR ELEVATION - SOUTH - ALTERNATE OPTION

Exterior Materials Legend

- E1 EXISTING FIBER CEMENT SIDING, TYP
NEW PAINT
 - E2 EXISTING CONCRETE,
NEW WATER AND GRAFFITI REPELLENT
 - E3 EXISTING WOOD TRIM, TYP
NEW PAINT
 - E4 EXISTING STEEL STRUCTURE, TYP
NEW PAINT
 - 1A NEW EXTERIOR VERTICAL WOOD SIDING FOR STAIR ENCLOSURE
SPECIES: LARCH, FINISH: STAIN, HAZY, INSTALLATION: VERTICAL SHIPLAP
1/8" REVEAL, 5" BOARD WIDTH
 - 1B PREFINISHED SHEET METAL FLASHING PANEL, COLOR TO MATCH
ADJACENT FINISH, TYP
 - 2 FIBER CEMENT BOARD LAP SIDING, PROFILE TO MATCH (E) SIDING, PAINT
 - 3 WOOD TRIM BOARD, PROFILE TO MATCH (E) TRIM BOARD, PAINT
- LE EXISTING LOUVER TO REMAIN
 - LH LOUVER TYPE,
REF A2.72 FOR LOUVER TYPES
 - WN WINDOW / ENTRANCE TYPE,
REF A2.72 FOR WINDOW TYPES

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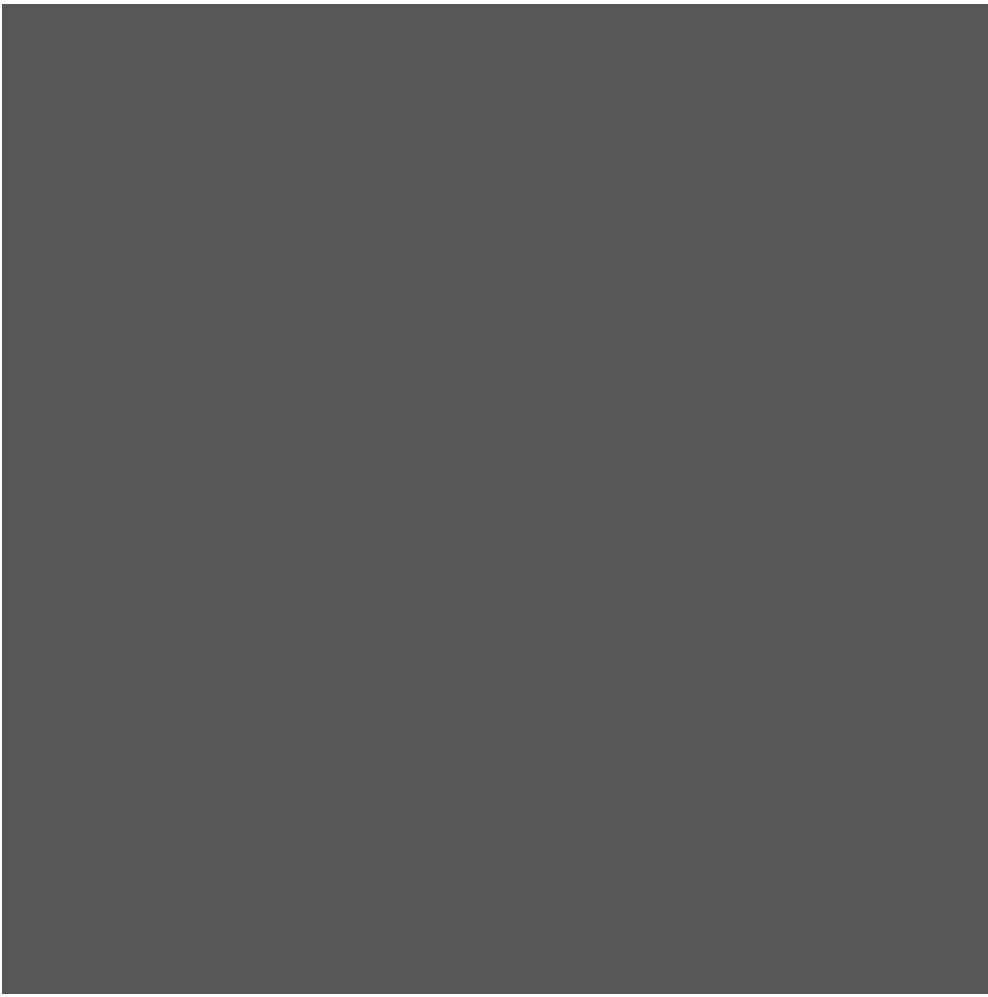
SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.

DR3.01

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1B PREFINISHED SHEET METAL FLASHING PANEL,
COLOR TO MATCH ADJACENT FINISH, TYP

2 FIBER CEMENT BOARD LAP SIDING,
PROFILE TO MATCH (E) SIDING

E4 EXISTING STEEL STRUCTURE, TYP
NEW PAINT

SHERWIN WILLIAMS
COLOR: PEPPERCORN
SWATCH: SW 7674



WAREHOUSE / BARN LIGHT FIXTURE, TYP
WS1611GV
COLOR: GLOSS BLACK



E1 EXISTING FIBER CEMENT LAP
SIDING, TYP
NEW PAINT

SHERWIN WILLIAMS
COLOR: TOILE RED
SWATCH: SW 0006



SIGN LIGHT FIXTURE
AR1012INC
COLOR: GLOSS BLACK



E3 EXISTING WOOD TRIM, TYP
NEW PAINT

SHERWIN WILLIAMS
COLOR: SILVER GRAY
SWATCH: SW 0049



1A NEW EXTERIOR VERTICAL WOOD SIDING FOR STAIR
ENCLOSURE

SPECIES: LARCH
FINISH: STAIN, FOSSIL
INSTALLATION: VERTICAL SHIPLAP
1/8" REVEAL
5" BOARD WIDTH

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SHEET TITLE
EXTERIOR MATERIALS

SHEET NO.
DR3.02

MILLER HAYASHI ARCHITECTS 2213



NW VIEW
ORIGINAL PROPOSAL OPTION 1

PREFERRED OPTION - VERTICAL WOOD SIDING AT NORTH
ELEVATION WITH FIBER CEMENT LAP SIDING AT EAST & WEST
ELEVATIONS. BELLY-BAND IS CONTINUOUS
PAGE 1 OF 7

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NE VIEW

ORIGINAL PROPOSAL OPTION 1

PREFERRED OPTION - VERTICAL WOOD SIDING AT NORTH
ELEVATION WITH FIBER CEMENT LAP SIDING AT EAST & WEST
ELEVATIONS. BELLY-BAND IS CONTINUOUS
PAGE 2 OF 7



EAST ELEVATION VIEW

RELOCATED BARN DOOR

SIGNAGE PROVIDED FOR CONTENT PURPOSES
PAGE 7 OF 7

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