



# CITY OF PUYALLUP

## Development & Permitting Services Center

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Date of memo: October 26, 2023

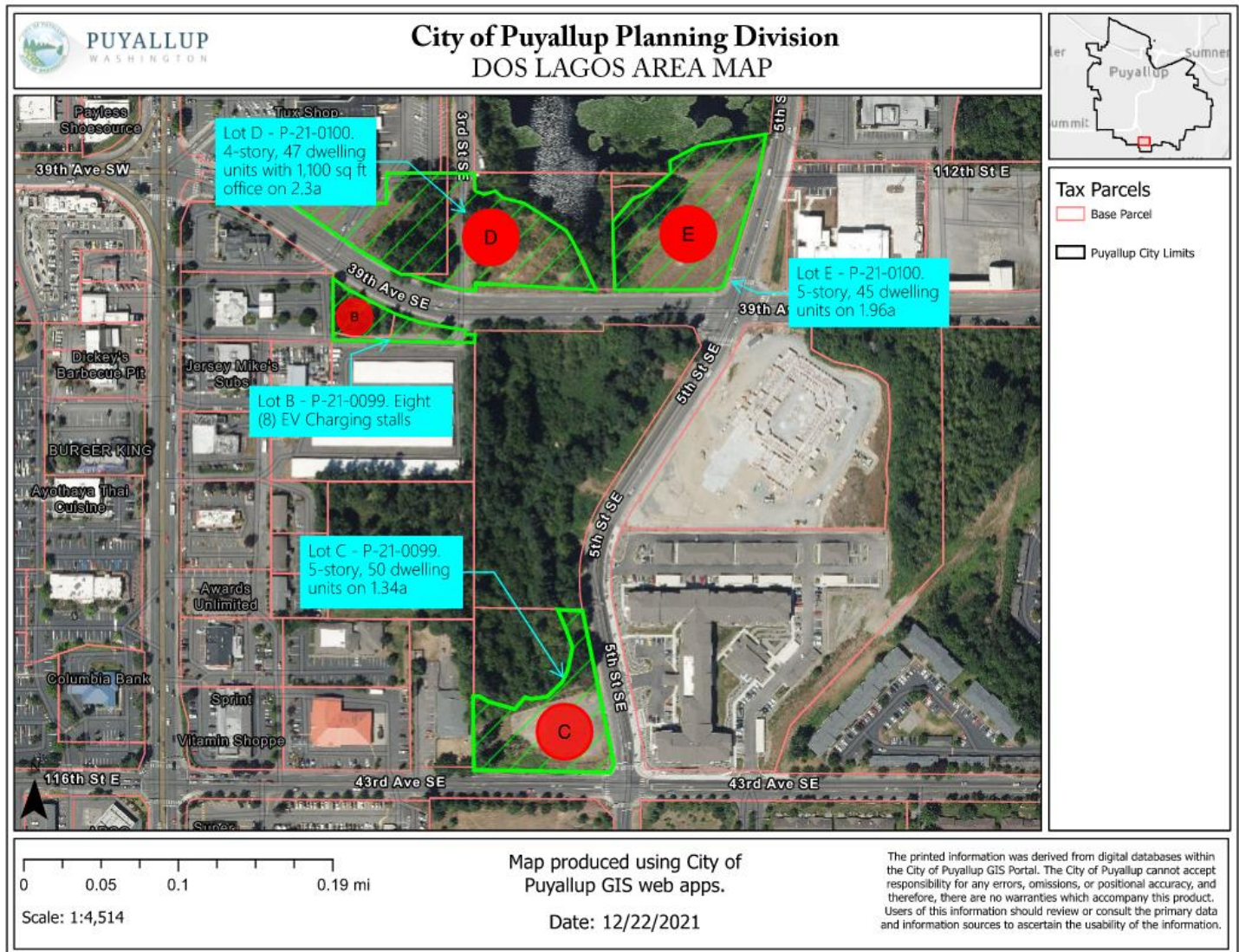
Date of meeting: November 02, 2023

To: Design Review and Historic Preservation Board

From: Chris Beale, Senior Planner

Re: P-21-0099, P-21-0100 – Dos Lagos mixed use development sites

### VICINITY MAP



On Thursday, November 02, 2023 city Planning Division staff will present the submittal package for the Dos Lagos development sites. The Project is a collection of three (3) different buildings in the South Hill neighborhood, two of which are located on the south side of Willows Pond (fronting 39<sup>th</sup> Ave SE) and one (1) additional building further south, directly across the street from the YMCA on 43<sup>rd</sup> Ave SE. Lot B comprises of EV charging parking spaces. Lot C comprises of 50 dwelling unit in a 5-story building. Lot D comprises of 47 dwelling unit with 1,100 sq. ft. office space in a 4-story building. Lot E comprises of 45 dwelling units in a 5-story building.

The intent of the DRHPB meeting is to provide the applicant feedback on the project, and consider approval, approval with conditions or rejection of the application. The application packet includes building elevations and a narrative letter/response to staff comment from the project architect.

If you have any questions, please contact Chris Beale, Senior Planner at 253 841.5418 or [cbeale@puvallupwa.gov](mailto:cbeale@puvallupwa.gov).

Upper Floor Stepbacks			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
The upper floor setback of a building three stories or taller shall be a minimum of 10 feet.	<input type="checkbox"/>	<p>Lot B: Criteria not applicable, no building.</p> <p>Lot C: The proposed 4<sup>th</sup> and 5<sup>th</sup> floors are setback greater than 12-feet along portions of the east and west elevations but not the entire building façades (see elevations).</p> <p>Lot D: The proposed 4<sup>th</sup> floors are setback greater than 25-feet along portions of the north and south elevations but not the entire building façades (see elevations).</p> <p>Lot E: The proposed 4<sup>th</sup> and 5<sup>th</sup> floors are setback 10-feet along portions of the east and west elevations but not the entire building façades (see elevations).</p>	<p>The Board will need to review and consider the applicants arguments regarding modulations.</p> <p><b>BOARD: NEED TO CHECK THE AFFINITY ON HOW IT MET THAT CRITERIA. WE WILL NEED TO GET BACK TO YOU AND COME BACK TO WITH A WRITTEN REPONSE.</b></p> <p><b>-STAFF CAN LOOK INTO IT (CHRIS)</b></p> <p><b>RESPONSE: WE ARE WAITING FOR THIS REVIEW AND COMMENT.</b></p>

Street/Trail Level Elements			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
The first floor of any street or Riverwalk trail facing building shall be at least 12 feet in height – preferably 14 feet – as measured from the floor to the interior ceiling to provide for a generous space for retailing, services, and restaurant functions.	<input type="checkbox"/>	<p>Lot B: Criteria not applicable, no building.</p> <p>Lot C, D, &amp; E: First floor of the building(s) does not comply with strict application of the code. The application narrative(s) did not discuss first floor height.</p>	<p>The Board has approved less than 12-feet for residential only potions of the project in MX-DRO and may choose to consider that option.</p> <p><b>BOARD: IF TENANT SPACE ALONG THE FIRST FLOOR, THE FIRST FLOOR SHOULD BE HIGHER TO COMPLY.</b></p>

			<p><b>APPLICANT – WE CAN ACCOMMODATE 12-FEET FIRST FLOOR</b></p> <p>RESPONSE: WE ADJUSTED THE ELEVATIONS TO ACCOMMODATE THE 12FT CLEAR FLOOR REQUESTED.</p>
<p>The ground floor of a street or trail facing facade shall consist of at least 60 percent visual transparency in the pedestrian view plane, defined as the horizontal area between two feet and eight feet above the exterior grade, and shall not be coated with a reflective or opaque covering/coating.</p>	<input type="checkbox"/>	<p>Lot B: Criteria not applicable, no building.</p> <p>Lot C: South elevation provides 754 sq. ft. (69%) visual transparency. The applicant did not include calculations for the street facing east and west elevations. However, based on reviewing the elevations, It appears that east and west elevations do not comply with strict application of code.</p> <p>Lot D: West elevation provides 754 sq. ft. (56.7%) visual transparency. The calculations provided on the elevation is incorrect and is not in strict application of the code. The applicant did not include calculations for the street facing south elevation. However, based on reviewing the elevation, It appears that the south elevation does not comply with strict application of code.</p> <p>Lot E: South elevation provides 603 sq. ft. (61 %) visual transparency. The applicant did not include calculations for the street facing east and west elevations. However, based on reviewing the elevations, It appears that east and west elevations do not comply with strict application of code.</p>	<p>The Board has approved 30 percent transparency for street facing facades for residential only portions of the project in MX-DRO and may choose to consider that option.</p> <p><b>BOARD: RE-CALCULATE AND CLARIFICATION WOULD BE HELPFUL.</b></p> <p>RESPONSE: WE PROVIDED ADDITIONAL GLAZING AND CALCULATIONS TO MEET CODE. SEE REVISED SHEETS.</p>
<p>At least one building entrance shall be directly facing the sidewalk or trail and shall be publicly accessible and of architectural prominence. Additional access doors may be oriented toward parking lots. At least one building entrance shall be oriented toward the Riverwalk Trail when a building abuts the trail system in the RMX zone district. Transparent entries shall be used throughout.</p>	<input checked="" type="checkbox"/>	<p>Lot B: Criteria not applicable, no building.</p> <p>Lot C: The building has one entrances facing 5<sup>th</sup> Street SE but should be reviewed for architectural prominence. The building entrance facing angled facing 43<sup>rd</sup> Avenue SE is recessed.</p> <p>Lot D: The building has multiple entrances facing 39<sup>th</sup> Avenue SE.</p>	<p>Approve</p> <p><b>BOARD: NO RECOMMENDATION</b></p>

		Lot E: The building has entrances facing 5 <sup>th</sup> Street SE. The 39 <sup>th</sup> Avenue SE building entrance is angled and recessed.	
Windows shall be trimmed using detailed/ornate and pronounced materials when looking at the finished facade of the building and the windows themselves shall be inset as to create depth and dimension to the facade. Decorative lintels, sills, molding, or framing details are required around all windows and doors located on facades facing or adjacent to public streets. Window openings on brick, stone, cast stone, or synthetic stone buildings do not need to be trimmed. Lintels, sills, and arches are not considered trim; window openings surrounded by stonework shall include windows with frames at least two inches wide.	<input checked="" type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, & E: Trim and framing is provided along all windows and doors.	Approve  <b>BOARD: PROVIDE DETAILS TO SHOW WHAT THE TRIM WILL LOOK LIKE.</b>  <b>RESPONSE: WE ADDED WINDOW TRIM TO MEET THIS CRITERIA. SEE TYP. WINDOW TRIM DETAIL SHOWN ON EACH SHEET.</b>

Building Modulation/ Articulation			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
Buildings designed with completely flat facades and monotone color schemes are not permitted.	<input checked="" type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, & E: Building has modulated facades on all sides and is covered in more than 3 different materials of various textures and colors.	Approve  <b>BOARD: NO COMMENT</b>
All buildings are required to have horizontal and vertical facade variations such as pop-outs, bays, recesses, arches, banding, columns, or similar features. Such features are required at least every 30 feet along all exterior wall planes and shall be offset at least four feet	<input type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, & E: The front and rear facades appear to meet these perspective requirements, but it isn't immediately clear if the side elevation meet this prescriptive standard requiring four-foot offsets every 30 feet. Applicant may be able to supply model view at Board meeting for further review.	Board should review with applicant to ensure compliance  <b>BOARD:</b>  <b>Building C: Need modulations on the ends. Encouraged to do your best to meet guidelines.</b>  <b>Building D: Need modulations on the ends. Encouraged to do your best to meet guidelines.</b>  <b>Building E: Need modulations on the ends. Encouraged to do your best to meet guidelines.</b>



			RESPONSE: WE PROVIDED ADDITIONAL MODULATION AND WALL PLAINS TO MEET CODE. SEE REVISED SHEETS.
Buildings shall incorporate articulation on all sides. The street-facing side(s) shall receive the greatest amount of attention with respect to richness of forms, details, materials, and craft	<input checked="" type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, & E: All sides of the building include articulation in the form of recessed balconies, stepped walls, and covered entries. The front façade features the greatest number of articulation and details. While articulation is provided it provides minimal articulation of the building's massing.	Approve  BOARD: NO COMMENT

Blank Wall Treatment			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
Treat any facade with walls containing an area with over 30 feet in length or 400 square feet in area with multiple building materials of varying colors, textures and/or accents or through the use of painted murals, or other artwork.	<input type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, and E: Per applicant: <i>"The building is proposed with plenty of modulation and articulation to avoid any blank wall areas greater than 30-feet or 440 sq. ft."</i> All three buildings side elevations appear to have blank walls above the 2 <sup>nd</sup> story that may be 400 square feet or greater. Applicant may be able to supply model view at Board meeting for further review.	Board should review with applicant to ensure compliance  BOARD: DEMONSTRATE HOW YOU COMPLY WITH THIS STANDARD  RESPONSE: WE PROVIDED ADDITIONAL MATERIAL CHANGES TO MEET CODE. SEE REVISED SHEETS.
Alternatively, a planted trellis at least seven feet tall and 10 feet wide placed every 10 feet within a minimum five-foot irrigated planting bed. Climbing vines, columnar conifer trees/shrubs and/or other ground cover/shrub grouping shall be planted with the intent to screen the blank wall area.	<input checked="" type="checkbox"/>	N/A	N/A  BOARD: NO COMMENT
Buildings shall be designed to ensure that they look like the same building on all sides. Consistent or complementary building details and proportions on all sides ensure a "four-sided" quality to a building, but a building is not hereby prohibited from having more than four sides.	<input checked="" type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, & E: All buildings appear to be consistent or complementary on all building sides.	Approve  BOARD: NO COMMENT

Building Materials			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
On structures three or more stories tall, cover a minimum of 40 percent of the building facade with two distinct building materials and a minimum of 60 percent with	<input type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, & E: All buildings provide a minimum of three	Board should review with applicant to ensure compliance

a third material. Building material texture and contrasting/complementary colors are encouraged.		distinct building materials, but the applicant did not provide calculations that ensure the buildings are providing 40% and 60% coverage.	<p><b>BOARD: PROVIDE CALCULATIONS AND DIAGRAM THAT SHOWS COMPLYING WITH THIS STANDARD.</b></p> <p>RESPONSE: WE ARE PROVIDING (4) EXTERIOR MATERIAL TYPES. THE ARE UPDATED AND SHOWN ON THE UPDATED SHEETS TO MEET CODE. CALCULATION OF MATERIAL PERCENTAGES ARE PROVIDE AS WELL. SEE REVISED SHEETS.</p>
The use of stucco siding shall be minimized throughout and the use of metal paneling, brick, decorative faux stone, masonry, and masonry veneer shall comprise a minimum of 60 percent of the exterior facade, excluding gables, windows, doors, and related trim, throughout; all stone, masonry or faux mason materials shall be used in the lower portions of exterior walls.	<input type="checkbox"/>	<p>Lot B: Criteria not applicable, no building.</p> <p>Lot C, D, &amp; E: The proposed building notes wood-lock composite panelized siding (or equal), vertical panelized siding or metal siding, brick veneer, Horizontal panelized siding (or equal), Hardie soffit panels or cedar. There is no calculation regarding percentage of exterior façade. See material break downs on each elevation sheet(s).</p>	<p>Board should review with applicant to ensure compliance.</p> <p><b>BOARD: PROVIDE A DIAGRAM TO SHOW COMPLIANCE. AND PROVIDE ANNOTATIONS ON MATERIALS.</b></p> <p>RESPONSE: THE BASE OF ALL BUILDINGS MEET THE INTENT OF THE CODE WITH THE PROPOSED BRICK VENEER. THE OTHER FINISH MATERIALS PROPOSED ARE PRE-COLORED/THRU-COLORED PANELIZED SIDING APPLICATIONS IN THREE DIFFERENT ORIENTATIONS. HORIZONTAL LAP, VERTICAL CHANNEL AND PANELIZED GROOVED SECTIONS TO MEET CODE. SEE REVISED SHEETS. PERCENTAGES PROVIDED ON UPDATED SHEETS.</p>
Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill; the cap or sill shall project from the face of the building. A vertical change of materials shall occur at an interior corner or shall not occur within four feet of an exterior corner	<input type="checkbox"/>	<p>Lot B: Criteria not applicable, no building.</p> <p>Lot C, D, &amp; E: The applicant does not address this in the written narrative. Head on elevation does not appear to show stone or brick sill. Applicant may be able to supply additional drawings at Board meeting for further review.</p>	<p>Board should review with applicant to ensure compliance</p> <p><b>BOARD: PROVIDE A DETAIL OF THE PROPOSED DESIGN.</b></p> <p>RESPONSE: SEE BREAK-SHAPE PRE-COLORED METAL BELLY BAND TRANSITION DETAIL ON ALL SHEETS TO MEET CODE. SEE REVISED SHEETS.</p>

Required Parapets and Cornices			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
All flat roofs shall have a parapet and a cornice on all facades or walls. Flashing at the top of a parapet shall not qualify as a cornice.	<input checked="" type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, & E: Per Applicant: <i>"The Project is planned with sloped roofs not flat. Contemporary shed roof dormers and end conditions help break up the roof lines. The shed dormers are featured on all four sides and specifically along the street frontages."</i>	Approve  <b>BOARD: NO COMMENT</b>
Cornices shall be in proportion with the size, scale, and architectural detailing of the building, and shall be decorative/ornate in nature.	<input checked="" type="checkbox"/>	Lot B, C, D, & E: N/A	N/A  <b>BOARD: NO COMMENT</b>
Buildings shall only be required to provide parapets and cornices on street-facing facades and walls. Cornices shall return at least eight feet around corners that transition from a building wall that requires a cornice to a building wall that does not require a cornice	<input checked="" type="checkbox"/>	Lot B, C, D, & E: N/A	N/A  <b>BOARD: NO COMMENT</b>

Weather Protection Awnings			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
Provide adequate weather protection over pedestrian walkways and sidewalks as they abut buildings throughout. Awnings and covers shall be a minimum of six feet. Extend canopies further, up to a maximum of eight feet, where permitted.	<input type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, and E: Per applicant <i>"Awnings are provided at all pedestrian entrances and amenity areas. The awnings and/or deck coverings proposed are designed as a minimum of 6ft coverage. The covered areas are greater than 8ft."</i> The head on elevations are difficult to tell awning protection. Applicant may be able to supply model view at Board meeting for further review.	Board should review with applicant to ensure compliance  <b>BOARD: APPLICANT TO FOLLOW UP WITH CHRIS STAMON ABOUT NEEDING ADDITIONAL AWNING WITH BUILDING D. IT MAY OR MAY NOT NEED TO BE EXPANDED.</b>  <b>RESPONSE: WE PROVIDED ADDITIONAL AWNING/PEDESTRIAN COVER TO MEET THIS REQUEST AT THE NORTH-WEST ENTRANCE. SEE REVISED SHEETS.</b>

Roofline Modulation			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
If the continuous roofline exceeds 50 feet in length on a building with a flat, gabled, hipped or similar roof, or on a roofline with slopes of less than three feet vertical to 12	<input type="checkbox"/>	Lot B: Criteria not applicable, no building. Lot C, D, & E: Per applicant: <i>"The roof line has no ridge line greater than 50ft. Roof slope indicated on exterior elevation sheet stating min. slope to be</i>	Board should review with applicant to ensure compliance  <b>BOARD: ADDITIONAL MEASUREMENTS AND DETAILS TO REVIEW AND APPROVE IT.</b>

<p>feet horizontal, the following methods shall be used:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The height of the visible roofline must change at least four feet if the adjacent roof segments are less than 50 feet in length.</li> <li><input type="checkbox"/> The height of the visible roofline must change at least eight feet if the adjacent roof segments are 50 feet or more in length.</li> <li><input type="checkbox"/> The length of a sloped or gabled roofline must be at least 20 feet, with a minimum slope of three feet vertical to 12 feet horizontal.</li> </ul>		<p>3:12." Applicant may be able to supply model view at Board meeting for further review.</p>	<p>RESPONSE: WE REVISED THE SLOPE TO A MIN. 3:12 TO MEET THIS REQUIREMENT. SEE REVISED SHEETS.</p>
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#### STAFF CONCLUSIONS

The Board should review application materials and provide applicant feedback on compliance with MX-DRO standards, as outlined above.