



**MX-DRO Mixed Use Supplemental
Design Review Application**

- A. Type of Exterior Materials: Hardie Plank Cement Board entire envelope, White Board Trim, Hardie Plank Shake Board Gables and Brick-Stone facia on Commercial Space on South Building.
- B. Proposed Color: Color Selection choices attached. Colors will vary at the time of construction based on availability. Our initial selections are:
 - Body- SW 7514 Foothills
 - Garage Doors-SW 7514 Foothills
 - Garage Peaks-SW7512 Pavilion Beige
 - Side Peaks-SW 7512 Pavilion Beige
 - Trim-SW 6007 Everyday White
 - Front Doors- all various colors
- C. Exterior Finishes- See Type of Exterior Materials above
- D. Location and Elevation of Exterior Lighting: **North Building:** East Elevation 2 lights, lighting in Plaza area and or Trellis area. South elevation. Lighting located on front of garages on each unit and on decks adjacent to front doors. North side; porch/deck lights adjacent to front doors 1st and 2nd floors. No exterior lighting on east side. **South Building:** Same as above except 2 lights will located on east side of Commercial space entry door.
- E. Parking Areas: See site plan
- F. Fenestration Details: See attached plans. Bay and Pop Out windows on Frontage will be provided. Windows will be a mixture of Partial Grid, and Full Grid. 4 Panel Doors will have Top windows most likely square or half-moons.

About Copper Berry Condominiums: 12 “for sale” affordable homes

Copperberry consist of 12 affordable for sale condominium homes. In addition, the project will include 1 commercial space. Copperberry will also provide affordable ground level homes (4) for folks that are not able or willing to use stairs. These 4 homes will be ADA adaptable. The balance of the units (8) are also one level residences once owners access the 2nd floor by staircase. To maximize density; one condominium unit will be perpetually affordable to a household making 80% of Pierce County Area Median Income (AMI) (75,000 +/- X 80%= \$60,000 +/-)

As you may be aware there is a lack of “missing middle housing” in most cities. Copperberry is a missing middle product. In Puyallup there are extraordinarily little choices to purchase a new home or condominium primarily because most of the city is zoned for single family only. The median new home price in Puyallup is close to \$500,000 with many new homes starting at the \$600,000 level. It is anticipated that Copperberry Condominiums can be offered for sale in the low 400K range making them affordable to first time homebuyers as well as seniors looking to downsize. As builders in the area, we continue to experience a need for one level association-maintained housing in Puyallup that is affordable for retired and semi-retired buyers. The City of Puyallup has recently tried to accommodate seniors in the city. There are folks, for example, that have lived in Puyallup all their life and desire to stay in Puyallup with family and services close by but are not able or willing to maintain their single-family home on a large lot. Pierce Transit route 425 has a stop directly across the street from Copperberry.

Design Features:

The project has 4 plaza spaces that will be used by the residential and or commercial space users. In the event a commercial space requires outside seating, the plaza area will be available to them. The frontage of the building is designed to provide an onlooker the feeling the plaza is a part of the commercial or Residential spaces. The commercial space will include a side door to the plaza areas however the plaza areas will be jointly available to both commercial and residential users. The commercial spaces will also provide the required amount of parking stalls including a handicap stall. It is highly anticipated that owners of condominiums, guests, commercial space users and their customers will take advantage of the large on street parking available in front of this site. The commercial spaces will have front door access and be set back 13 feet from back of sidewalk. The front and side facade of the commercial space will be floor to ceiling windows. A 2-12 roof pitch will help create a 13-foot front exposure separated by an awning and small fascia to provide the building with texture and modulation. The commercial space will include a brick/stone 2–3-foot skirt to help modulate the front of the building on the south building.

The plaza areas will consist of a perimeter wood trellis facing the street and accented with lattice and perhaps a designed metal forged piece that connects the trellis columns. A variety of materials will be used in the Plazas. Required Landscaping will be provided and include outdoor furniture and potted plants.

This site also mandates a 15 foot “no vegetation removal buffer” on the west side so there is privacy and separation between Copperberry and the single-family homes that front 9th street

Place SE. Residential parking required at 2 stalls per condominium are included: with one in the garage and one directly outside of each garage. We are looking forward to working with the City to make this project a reality. Thank You.

20.52.015 Design principles.

The following principles seek to strengthen the overall sense of place, establish a strong gateway and destination point, establish defined boundaries, and ensure sensitive transitions to surrounding neighborhoods, enhance the physical amenities of the neighborhood, create a pedestrian-oriented environment with safe and vital streets, and, in relation to the RMX zone, to create a neighborhood distinctive for its orientation to the amenities of the Puyallup River. All site plan designs for redevelopment projects shall demonstrate that the following principles are incorporated into building and site design. When submitting for administrative design review, the project architect shall demonstrate compliance with the following principles through a point-by-point narrative and supporting graphics describing compliance with the following:

- (1) Urban Form. All development in the MX design review overlay zone shall reflect the area's vision of a pedestrian-oriented environment by establishing a high quality, compact urban node in the community.

Copperberry is located within an establish area of single family, multifamily and commercial buildings. Most of the building styles and design in the neighborhood are considered northwest contemporary. Copperberry is designed to blend into the area while providing the design features requested by the City of Puyallup.

(a) Allow and promote larger scaled mixed-use buildings that provide careful attention to thoughtful/sensitive transition designs that respect and protect adjacent smaller scale residential uses.

(b) New development should seek to incorporate a mix of residential, retail, commercial and open space uses of various types and scales in order to serve the neighborhood, the city and the region. Commercial space will be located on South Building

(c) Incorporate multiple building features such as cornices, special wall-mounted lighting fixtures, window shutters, planter boxes, various window styles and other elements to reinforce the pedestrian scale, ground floor orientation and visual continuity to abutting buildings. Exterior

lighting will be provided on all except west elevation of 2 buildings. Wood Trellis surrounding Plaza areas will be located on east side of buildings

(2) Architectural Design. New development may be a variety of architectural styles, with a focus on the use of innovative, sustainable building materials and design practices, such as LEED. Architectural designs shall seek to promote a high-quality architectural theme that minimizes the bulk and scale of compact development. Measures have been adopted to minimize the massing of the east sides of the buildings by adding stairwell cutouts, framing in gable areas, Brick/Stone on the front of the commercial spaces. On garages side of buildings gable peaks will be finished with Shake Hardie Plank. Modulation is created by Bay Windows, Upper Story Unit Decking and Covered areas.

(a) Mitigation of potential impacts related to larger building heights using appropriate massing, upper floor step-backs, materials, modulations and details and design of the facade at the pedestrian level shall be a primary objective of building design. The exterior treatments mentioned above will create modulation that will minimize the massing of the building on all 4 sides.

(b) Use of high quality, sustainable building materials and utilization of sustainable design practices – such as LEED – are to be incorporated into site and building design. Building will be built to newest energy code but will not be LEED.

(c) Large expanses of undifferentiated facades are not allowed along public rights-of-way. The composition of a proposed building facade shall be defined by horizontal and vertical modulation and articulation, with vertical articulation being predominant. See measures taken above that will accomplish this.

(d) New buildings that are three stories or higher shall have three visual design components: base, middle, and top. The base shall provide a scale and articulation that is related directly to the pedestrian, including elements appearing in other components (e.g., appropriate fenestration). The middle portion of the building shall provide a pattern of fenestration, texture, and detail that lends a sense of rhythm and scale to a building both horizontally and vertically. The top portion of the facade shall typically receive special treatment that terminates the building in a distinctive manner. Buildings are 2 stories.

(e) Blank, flat, unadorned, or repetitive facades shall not be allowed on facades visible from public rights-of-way, or the Riverwalk Trail in the RMX zone district. Facades visible from public rights-of-way and multi-use trails shall incorporate design elements that break the facades into components scaled to the pedestrian, and to the context of other buildings on the street. See attached architectural drawings

(f) All buildings shall maintain a pedestrian scale through the use of building elements at the street level such as windows, entries, commercial displays, building entries, a variety of materials, colors, ornamentation, texture, elements indicating floor-to-floor heights, appropriately scaled building materials, cornice lines, signage, awnings and canopies. Ground floor facades that face public streets shall actively engage pedestrians through such features

listed above. Sunshade awning shall be provided on the front of each building including the commercial space on the south building- See landscape plan for details

(3) Pedestrian Orientation. All development in the overlay shall establish a pedestrian-scaled environment within compact development patterns that is urban in scale and form. Plaza and sidewalk are provided along with benches located in plaza areas.

(a) Development on public streets or internal private roadways shall be human scale at the pedestrian level and enhance the pedestrian environment using the following elements: See attached elevations 1 and 2 for details.

(i) Active uses on the first floor (e.g., retail or restaurants) with ample glazing for visual transparency and areas for outdoor seating and sales displays; See attached elevations 1 and 2 for details

~~(ii) Interconnected network of short internal private roadway blocks;~~

~~(iii) Fully functioning entries oriented to public streets and, in the RMX zone district, the Riverwalk Trail system, shall be required;~~

(iv) Awnings and weather protection; See landscape plan and elevations 1 and 2.

~~(v) Traffic calming measures such as internal crossings delineated with alternative materials and colors;~~

(vi) Trees and landscaping, street furniture, and pedestrian-scaled lighting fixtures and amenities, such as public art, water features, and historical markers. Consistent themes in the use of these design features shall be used throughout. See landscape plans

(4) Parking Facilities. Parking, loading and service areas shall be designed and located so as to minimize their visual presence in the center, present an attractive facade to neighboring uses, minimize the impact of expansive parking areas along pedestrian-oriented streets and active use areas. See site plan for details

(a) Parking facilities shall be located behind buildings facing public streets, limited along all street frontages, and screened where visible to reduce visual prominence and visibility of parked vehicles, to the same extent required by PMC [20.31.027](#). Parking will be within enclosed garages and each condominium will have their second parking location in front of their respective garage. It is not possible to have parking in the back of units.

(b) Parking and loading facilities shall be designed and located to enhance pedestrian safety through the use of pedestrian walkways delineated by distinctive pavements. See attached site plans for location of parking.

(c) Recognizing that the area will support a mixed set of uses that will facilitate walking between uses and that multi-modal transportation options will serve access to the center, reduced parking

standards will be implemented to minimize land dedicated to parking facilities. [This will be done.](#)

(d) Bike racks (as required by Chapter [20.55](#) PMC and PMC [20.31.030\(4\)](#)) shall be provided in convenient, weather-protected locations; office and retail development are encouraged to consider providing showers and locker/changing rooms to support bicycle commuting by employees. [See landscape plan.](#)

(e) Internal parking lot landscape islands shall be designed to maximize tree canopy coverage growth to mitigate the urban heat island effect and reduce the visual impacts of surface parking lots. See the city’s vegetation management standards manual (VMS), Type IV standards, for further design details. The goal is to achieve large, functional canopy in parking areas. (Ord. 3132 § 1 (Exh. E), 2017; Ord. 2993 § 3 (Exh. H), 2011). [See landscape plan](#)

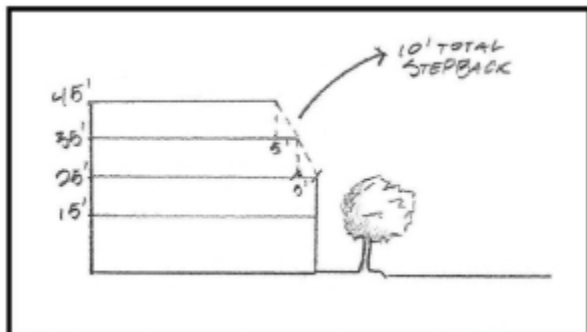
20.52.025 Architectural design standards.

The following design standards shall be applied to any “new development project” in the MX-DRO overlay zone, as defined in the applicability section of PMC [20.52.002](#). “New development project” for the purpose of this section is defined as a new addition to an existing building where the addition will add over 4,000 square feet of floor space, or a new stand-alone building where the building will either be over 4,000 square feet or be built with two or more stories (regardless of square footage total). The design standards strive to implement the overall MX-DRO design principles. When submitting for administrative design review, the project architect shall demonstrate compliance with the following standards through a point-by-point narrative and supporting graphics describing compliance with the following:

(1) ~~Upper Floor Stepbacks. The upper floor stepback of a building three stories or taller shall be a minimum of 10 feet. Alternatively, a total 10-foot step may be accommodated over multiple stories (e.g., seven feet on third floor, three feet on upper floor).~~

Upper floor windows shall be a variety of shapes and sizes with multiple recesses and framing utilized. Stepbacks can be accommodated through exterior porches, balconies or other usable space along public street frontages to reduce the scale of larger buildings. Special attention shall be given to building location and shadowing which may impact solar access. See attached site a

[Site plan for setbacks. Upper floor on east side \(fronting road\) will bay windows](#)



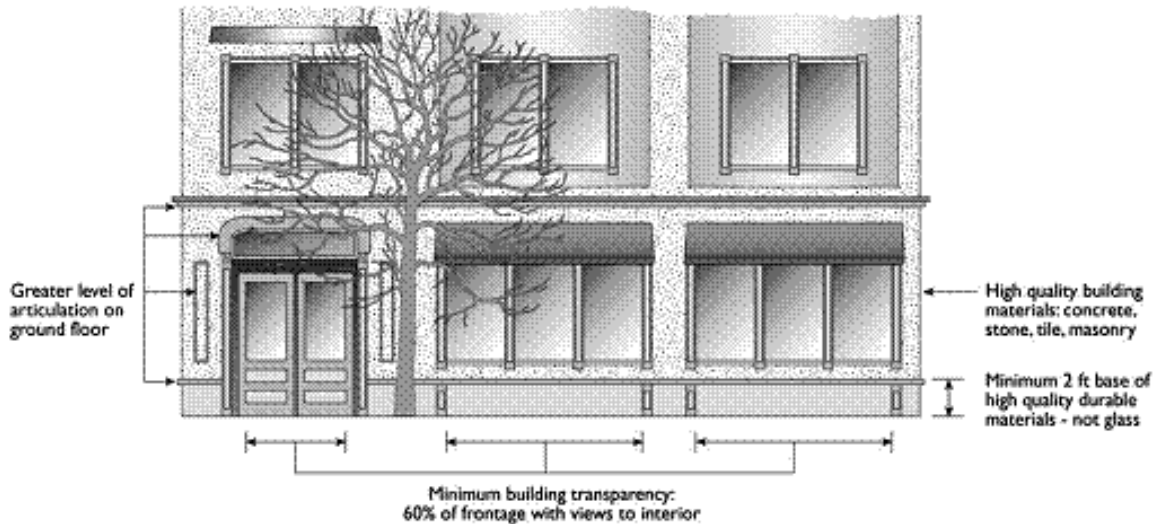
(2) Street/Trail Level Elements. For 2 A-D below see site plan, architectural plans and Elevations 1 and 2.

(a) The first floor of any street (and Riverwalk Trail in the RMX zone district) 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 interior space suitable for retail, commercial services and restaurant functions.



Ground floor shall be reserved for commercial uses in the MX-DRO

(b) The ground floor of a street or trail facing facade shall consist of at least 60 percent visual transparency along the exterior wall area located 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.



(c) 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.

(d) 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 stone work shall include windows with frames at least two inches wide.



Window includes window frames in excess of 2 inches and is not trimmed due to being surrounded by stone siding.



Windows are recessed to create depth in the facade.

(3) Building Modulations. Buildings designed with completely flat facades and monotone color schemes are not permitted. 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.

The building facade modulates with **pronounced inset and bump-outs along the entire length of wall frontage**. See architectural plans

(4) Building Articulation. 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. See **elevations and architectural plans**

(5) Blank Wall Treatment. 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. 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. 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. **Trellis will be provided on both North and South Buildings along with potted plants within the Plaza areas.**

(6) Building Materials. On one- to-two-story structures, cover a minimum of 30 percent of the building facade with a minimum of two exterior building materials. 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 a third material. Building material texture and contrasting/complementary colors are encouraged. 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. 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. **Exterior treatments will include Hardie Plank**

Lap and Shake, Belly band, Sunshade Awning, Trellis planted plants and large windows on frontage for commercial space.

~~(7) Required Parapets and Cornices. 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. Cornices shall be in proportion with the size, scale, and architectural detailing of the building, and shall be decorative/ornate in nature. 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.~~

~~(8) Roofline Modulation. 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 feet horizontal, the following methods shall be used:~~

~~(a) The height of the visible roofline must change at least four feet if the adjacent roof segments are less than 50 feet in length.~~

~~(b) The height of the visible roofline must change at least eight feet if the adjacent roof segments are 50 feet or more in length.~~

~~(c) 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. (Ord. 3132 § 1 (Exh. E), 2017; Ord. 2993 § 3 (Exh. H), 2011).~~