



CITY OF PUYALLUP

Development & Permitting Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165

Date of memo: February 09, 2022

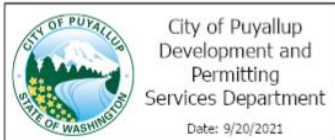
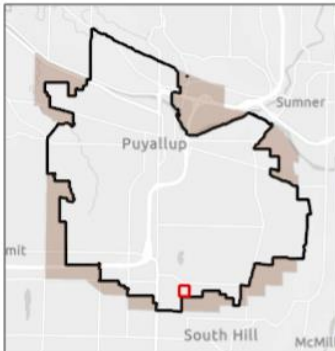
Date of meeting: February 17, 2022

To: Design Review and Historic Preservation Board

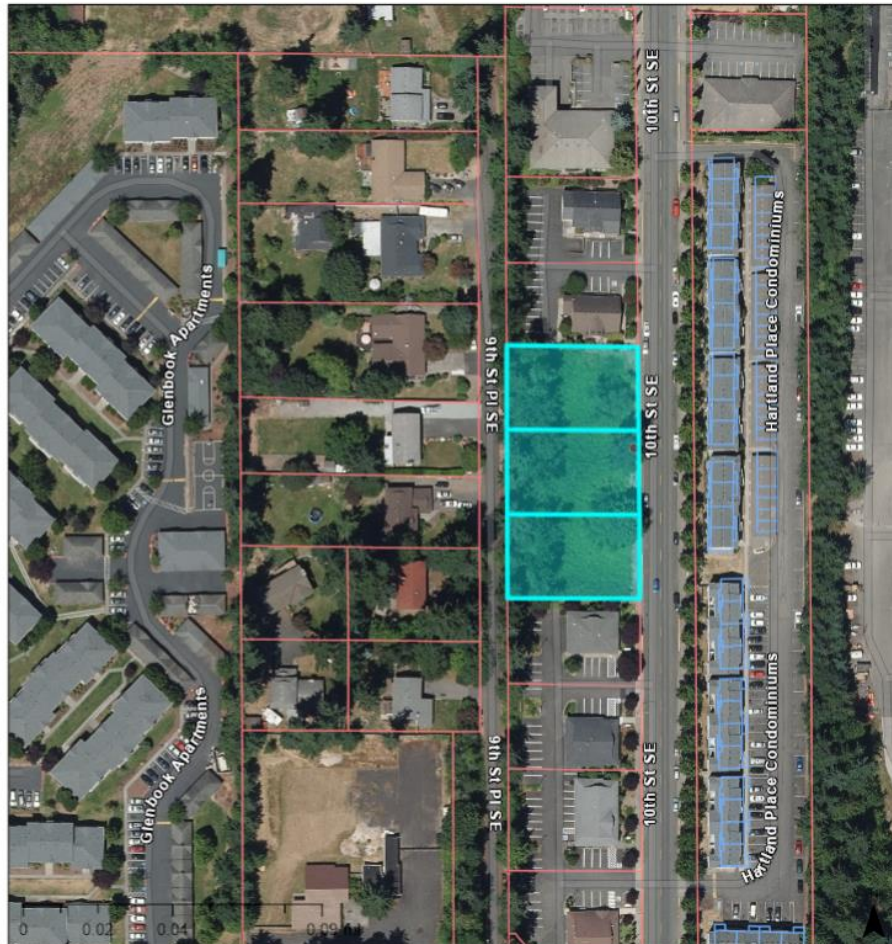
From: Chris Beale, Senior Planner

Re: **P-21-0096 Copperberry Condominiums**

VICINITY MAP



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City of Puyallup assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City of Puyallup makes no warranty of fitness for a particular purpose.



On Thursday, December 02, 2021, Puyallup Planning Division staff presented the first submittal package for a mixed-use development known as the Copperberry Condos. The project comprises of 12 condominium residential units and 600 square feet of office space. The 12 condominium units are split between two 2-story buildings totaling approximately 21,088 square feet. A 600 square-foot office is proposed as part of the southern building. The project is located on three vacant parcels located midblock on 10 Street SE, between 39th Avenue SE and 43rd Avenue SE.

The Board reviewed the project and provided guidance to the applicant on December 02, 2021; the applicant has revised the proposal and resubmitted for further Board review.

The intent of the February 17, 2022 DRHPB meeting is to provide the applicant further feedback on the project, and consider approval, approval with conditions, or rejection of the application. The applicant, Mr. Bill Riley from BRC Communities, and his project team will be present to speak to his requested approval. The application packet includes building elevations, a site plan, and a formal narrative letter. Staff is also including with this staff report a copy of

If you have any questions, please contact Chris Beale, Senior Planner at 253.841.5418 or CBeale@puyallupwa.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 checked="" type="checkbox"/>	The project is proposing two-story buildings. This standard is not applicable to the proposed project.	Approved with no conditions.

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 checked="" type="checkbox"/>	This standard is appropriate for office or commercial uses located on the 1 st floor.	Condition: The Board should require as a condition that all non-residential portions of the buildings on the 1st floor provide a minimum floor height of 12 feet.
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.	<input type="checkbox"/>	The North and South Buildings have street facing facades. The applicant did provide visual transparency calculations in the updated elevations for consideration in the revised submittal. <u>However, based on reviewing the elevations and renderings, the North Building’s east façade does not visually appear to comply with this standard.</u> The south building may comply but clarification is needed. The analysis is not clear on the area of the street facing wall measured in the calculation shown on the plans.	The Board should work with the applicant to determine compliance or attach appropriate conditions

<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. Transparent entries shall be used throughout.</p>	<input checked="" type="checkbox"/>	<p>The North Building does not provide a building entrance toward the street.</p> <p>The South Building has a sidewalk facing entrance that includes a trellis, store front windows, and brick-stone facia.</p>	<p>The Board should work with the applicant to determine compliance or attach appropriate conditions, including a building entrance facing the street on the north building. Staff recommendation included consideration of a doorway leading into the garage area of "garage unit F" on the north building.</p>
<p>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.</p>	<input checked="" type="checkbox"/>	<p>The North and South Buildings provide windows with 3.5" white trim with inseting that is typical of residential buildings.</p>	<p>The Board reviewed the first submittal and provided general concurrence to the applicant regarding the window detailing and materials. The Board may consider additional windows added and/or final conditions.</p>

Building Modulation/ Articulation			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
<p>Buildings designed with completely flat facades and monotone color schemes are not permitted.</p>	<input checked="" type="checkbox"/>	<p>The North Building has modulation on all sides and the proposed colors are not monotone.</p> <p>The South Building matches the North Building except the office portion of the South Building has Brick-Stone facia.</p>	<p>Approved with no conditions.</p>
<p>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</p>	<input checked="" type="checkbox"/>	<p>The North Building does appear provide horizontal and vertical façade variation that is offset at least 4 feet.</p> <p>The South Building includes modulation, bays, banding, and columns along all exterior facades.</p>	<p>Approved with no conditions.</p>
<p>Buildings shall incorporate articulation on all sides. The street-facing side(s) shall receive the greatest amount of attention with</p>	<input checked="" type="checkbox"/>	<p>The North Building front facing façade and South Building (east façades) includes articulation in form of covered entries and</p>	<p>The Board provided feedback and general concurrence on the overall design as it</p>

respect to richness of forms, details, materials, and craft		bays. The office portion of the South Building faces 10 th Street SE and provides the greatest amount of articulation with the trellis, brick-stone facia, and store front windows.	relates to articulation standards at the first review session in December, 2021.
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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 checked="" type="checkbox"/>	The proposed buildings do not have an area over 30 feet in length or 400 square feet in area without building articulation or openings.	Approved with no conditions.
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"/>	This standard is not required because there are no blank walls. Although, the proposal includes non-planted trellises in the plaza areas between the proposed buildings and 10 th Street SE.	Approved with no conditions.
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"/>	The buildings generally look the same on all sides and will utilize complementary building details on all sides.	Approved with no conditions.

Building Materials			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
On one- to-two-story structures, cover a minimum of 30 percent of the building facade with a minimum of two exterior building materials. Building material texture and contrasting/complementary colors are encouraged.	<input type="checkbox"/>	<p>The project is utilizing Hardie Fiber Cement Board in various designs (panel, horizontal lap, board and batten and shingle format) on the residential portions of the North and South Buildings. Stone siding is also proposed on both buildings street facing facades.</p> <p>Percentage calculations:</p> <p><u>South bldg., east façade:</u> Stone siding – 22% Fiber cement – 78%</p> <p><u>North bldg., east façade:</u> Stone siding – 24% Fiber cement – 76%</p>	The Board should determine if the proposed Hardie Plank siding is consistent with the design guidelines and if different building materials are warranted, as well as require the street facing facades to meet the 30% siding minimum requirement.

<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.</p>	<input type="checkbox"/>	<p>Neither the north or south building street facing façade is not covered by 60% of the approved material types.</p> <p>To note, the horizontal “4” Reveal” siding, “16” Board and Batten”, and “Panel Siding” are Hardie (fiber cement board) material.</p>	<p>The Board should determine if the proposed Hardie Plank siding is consistent with the design guidelines and if different building materials are warranted. The Board should review the building material percentage splits on the plans submitted for Board review.</p> <p><u>See background document dated December 28, 2021 for additional information on past decisions in MX-DRO governing street facing façade materials.</u> The Board should consider past decisions to only allow approved material types on the lower floor of street facing façade areas, with allowances for fiber cement (Hardie) on upper floor and non-street facing facades.</p>
<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</p>	<input checked="" type="checkbox"/>	<p>The north building appears to possibly have a brick sill on the horizontal change.</p> <p>The applicant stated they have added a stone cap on the south building; plans appear to show the 4’ material wrap around the north and south elevation to meet code.</p> <p>The stair case (exterior) on the north building makes the 4’ depth wrapping the elevation not possible.</p>	<p>Approved with no conditions.</p>

Required Parapets and Cornices			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
<p>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.</p>	<input checked="" type="checkbox"/>	<p>The project does not include flat roofs. This standard is not applicable to the proposed project.</p>	<p>Approved with no conditions.</p>
<p>Cornices shall be in proportion with the size, scale, and architectural detailing of the building, and shall be decorative/ornate in nature.</p>	<input type="checkbox"/>	<p>N/A</p>	

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 type="checkbox"/>	N/A	
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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 checked="" type="checkbox"/>	The south building commercial building entrance will include a 6' covered awning	The Board should work with the applicant to determine compliance or attach appropriate conditions.

Roofline Modulation			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
<p>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:</p> <ul style="list-style-type: none"> <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. <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. <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. 	<input checked="" type="checkbox"/>	The structures both appear to meet these standards.	Approved with no conditions.

STAFF CONCLUSIONS

The project generally meets the MX-DRO code standards, with a few exceptions that are primarily related to the North Building's east façade. The Board should consider working with the applicant on the following areas in order for the project to better comply with the applicable standards, as outlined above:

- The Board should require a street facing building entrance on the north building's east façade into the garage/stairwell for "Unit F".
- The Board should work with the applicant to determine compliance or attach appropriate conditions with regards to the 60% visual transparency requirement, particularly on the north building. The Board should require a specific calculation be demonstrated on both plans for each structure at the time of building permit.

- The Board should consider conditions that require the substitution of all fiber cement (Hardie) product material type on the street facing (east) facades of each building on the first floor level only.
- The Board should consider conditions that require the lower and upper floors of all street facing (east) facades of each building to meet the 30% secondary exterior siding minimum requirement.