



# CITY OF PUYALLUP

## Development & Permitting Services

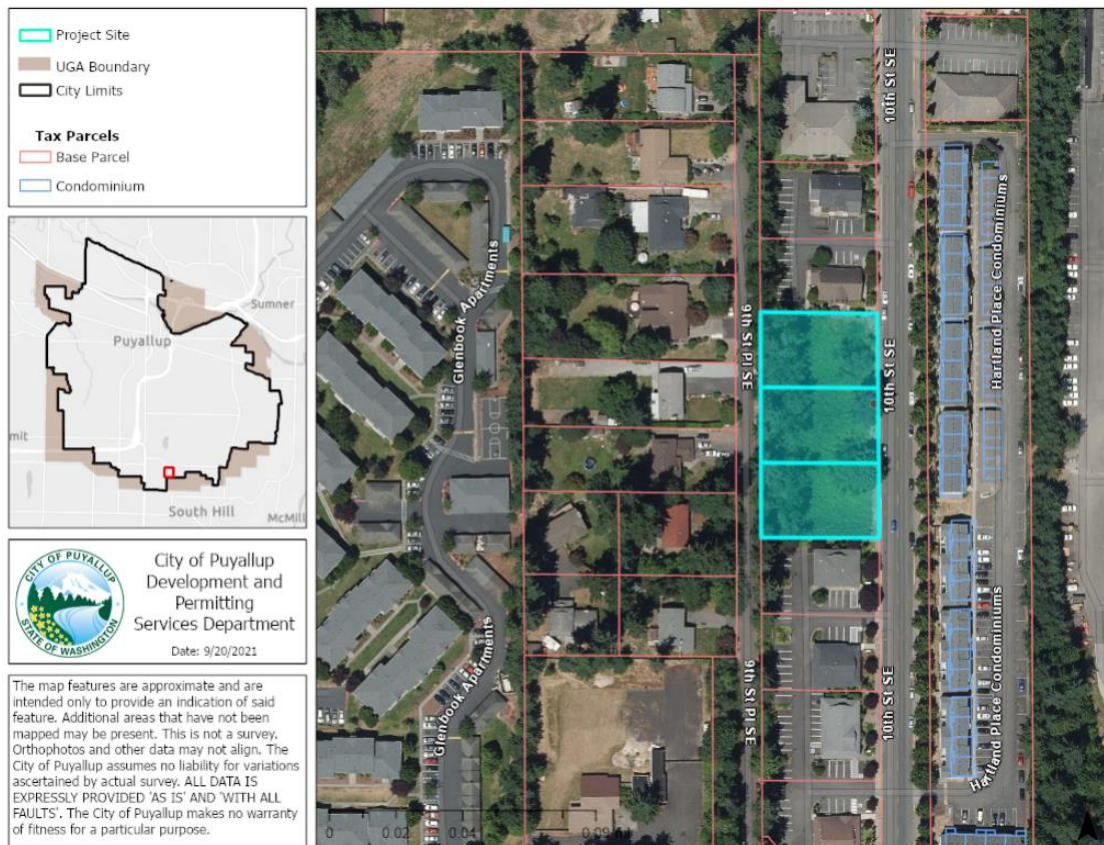
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Date of memo: February 09, 2022  
Date of meeting: February 17, 2022  
To: Design Review and Historic Preservation Board  
From: Chris Beale, Senior Planner  
Re: **P-21-0096 Copperberry Condominiums**

On Thursday, February 17, 2022 Planning staff will present a resubmittal package for a mixed-use development project (Copperberry Condos), comprised of 12 condominium residential units and 600 square feet of office space. Information on the project proposal is included in this staff memo, as well as the attached staff review table. The intent of the DRHPB meeting is to provide the applicant feedback on the revised 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.

### SITE MAP



## PROPOSAL INFORMATION

<b>Case Number:</b>	P-21-0096
<b>Applicant:</b>	Bill Riley, BRC Communities
<b>Location:</b>	4018 10 <sup>th</sup> Street SE; Parcel #4389000160 4010 10 <sup>th</sup> Street SE; Parcel #4389000170 4002 10 <sup>th</sup> Street SE; Parcel #4389000180
<b>Zoning:</b>	Limited Mixed Use (LMX)
<b>Surrounding Area:</b>	The subject site is surrounded by LMX and Regional Growth Center Oriented Multi-Family Residential (RM-Core). The surrounding properties are a mix of medical office, commercial, and residential uses.
<b>Specific Proposal:</b>	The applicant is requesting DRHPB approval of a mixed use developed comprised of 12 condominium residential units and 600 square feet of office space. The 12 condominium units are split between two 2-story buildings. A 600 square-foot office is proposed as part of the southern building.

## BACKGROUND

The project is proposed on two vacant parcels that are currently zoned limited mixed-use zone (LMX) and within the mixed-use design review overlay zone (MX-DRO). The parcels are approximately 0.86 acres in total size and are located midblock on 10 Street SE, between 39<sup>th</sup> Avenue SE and 43<sup>rd</sup> Avenue SE. The proposal is to construct two 2-story buildings totaling approximately 21,000 square feet for 12 residential condominiums. A 600 square-foot office is proposed as part of the southern building.

The buildings on the same block primarily consist of medical offices, condominiums, and a nursery school that were built between 1986 and 2006. Behind the vacant parcels is a single-family residence that was built in 1976 but all of which was remodeled in 1990s. These buildings on this block have not been part of a property inventory or survey to determine eligibility for the local, state, or national registers and the properties are not listed on any historic registers.

## PRE-APPLICATION MEETING

On March 2, 2021, the applicant participated in a pre-application meeting with the City and was issued pre-application meeting notes which summarized the City's comments on the project. The applicant has not previously request or held a pre-application meeting with the Board.

## PREVIOUS BOARD REVIEW

The Board previously reviewed the project at a first (formal application) submittal meeting, held on December 02, 2021.

## APPLICABLE REGULATIONS AND GUIDELINES

As mentioned in the proposal and background, the proposal is to construct two new structures that will total approximately 21,000 square feet in the MX-DRO zone. Per Puyallup Municipal Code (PMC) Section 20.52.003, new structures over 4,000 square feet are subject to review and approval by the Design Review and Historic Preservation Board (DRHPB).

The proposed project is subject to the following sections of the City's MX-DRO zone standards:

- PMC 20.52.015 Design Principles

- PMC 20.52.025(1) Upper Floor Stepbacks
- PMC 20.52.025(2) Street/Trail Elements
- PMC 20.52.025(3) Building Modulation
- PMC 20.52.025(4) Building Articulation
- PMC 20.52.025(5) Blank Wall treatment
- PMC 20.52.025(6) Building Materials
- PMC 20.52.025(7) Required Parapets and Cornices
- PMC 20.52.025(8) Roofline Modulation

Please refer to the attached memo for staff's analysis of the project's compliance with the applicable sections of the MX-DRO zone.