



Re: P-21-0096 Copperberry Condominiums

SITE ADDRESSES:

4018 10th Street SE; Parcel #4389000160
4010 10th Street SE; Parcel #4389000170
4002 10th Street SE; Parcel #4389000180

ZONING:

Limited Mixed Use (LMX)

PROPOSAL:

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.

At the request of the City of Puyallup's Design Review Board the following changes have been implemented.

Street/Trail Level Elements:

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.

Response: A door has been added as discussed during the design review meeting on the revised plan set. In addition we have added a trellis design over the stairwell entries to help illustrate the location of the entry for the upper units of both buildings.

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. Building material texture and contrasting/complementary colors are encouraged.

Response: The proposed siding materials have been reviewed and revised to conform to the 30% requirement for both North and South Buildings.

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.

Response: Material specifications have been revised and conform to the 60% approved materials for both buildings.

Please contact us with any questions. Thank you.

John Gabriel Spruell

Pacific Home Source llc

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