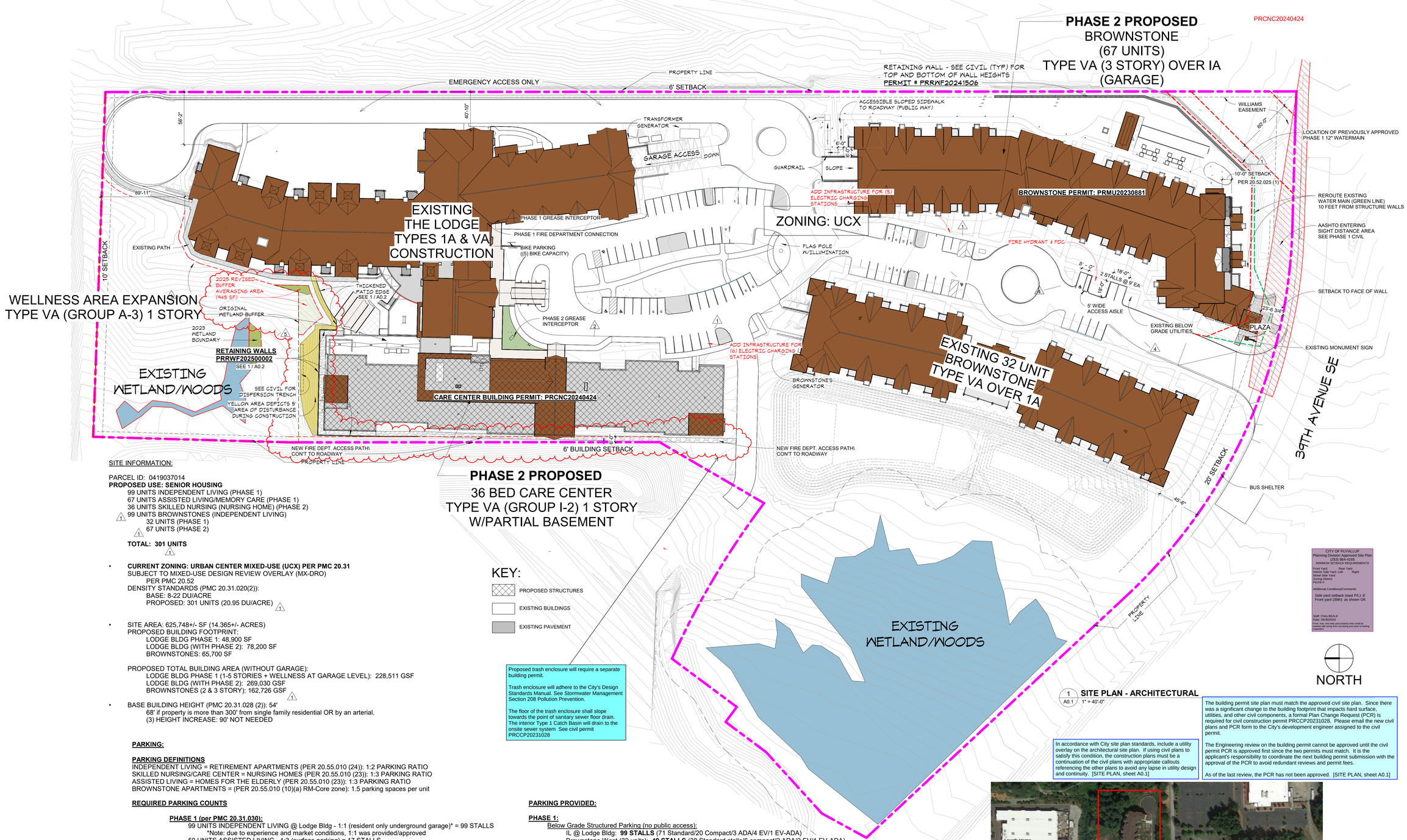
PRCNC20240424



CITY OF PUYALLUP
Planning Division Approved Site Plan
(253) 864-4165
MINIMUM SETBACK REQUIREMENTS
Front Yard: Rear Yard:
Interior Side Yard: Left: Right:
Street Side Yard:
Zoning District:
Permit #:
Additional Conditions/Comments:
Side yard setback (east PIL): 8'
Front yard (39th): as shown OK.
Staff: Chris BEALE
Date: 04/30/2024
Front, rear, and side yard property lines shall be marked with string from surveying pins prior to footing inspection.

SITE INFORMATION:

PARCEL ID: 0419037014
PROPOSED USE: SENIOR HOUSING
99 UNITS INDEPENDENT LIVING (PHASE 1)
67 UNITS ASSISTED LIVING/MEMORY CARE (PHASE 1)
36 UNITS SKILLED NURSING (NURSING HOME) (PHASE 2)
99 UNITS BROWNSTONES (INDEPENDENT LIVING)
32 UNITS (PHASE 1)
67 UNITS (PHASE 2)

TOTAL: 301 UNITS

- **CURRENT ZONING: URBAN CENTER MIXED-USE (UCX) PER PMC 20.31**
  SUBJECT TO MIXED-USE DESIGN REVIEW OVERLAY (MX-DRO)
  PER PMC 20.52
  DENSITY STANDARDS (PMC 20.31.020(2)):
  BASE: 8-22 DU/ACRE
  PROPOSED: 301 UNITS (20.95 DU/ACRE)

- SITE AREA: 625,748+/- SF (14.365+/- ACRES)
  PROPOSED BUILDING FOOTPRINT:
  LODGE BLDG PHASE 1: 48,900 SF
  LODGE BLDG (WITH PHASE 2): 78,200 SF
  BROWNSTONES: 65,700 SF

  PROPOSED TOTAL BUILDING AREA (WITHOUT GARAGE):
  LODGE BLDG PHASE 1 (1-5 STORIES + WELLNESS AT GARAGE LEVEL): 228,511 GSF
  LODGE BLDG (WITH PHASE 2): 269,030 GSF
  BROWNSTONES (2 & 3 STORY): 162,726 GSF

- BASE BUILDING HEIGHT (PMC 20.31.028 (2)): 54'
  68' if property is more than 300' from single family residential OR by an arterial.
  (3) HEIGHT INCREASE: 90' NOT NEEDED

PARKING:

PARKING DEFINITIONS
INDEPENDENT LIVING = RETIREMENT APARTMENTS (PER 20.55.010 (24)): 1:2 PARKING RATIO
SKILLED NURSING/CARE CENTER = NURSING HOMES (PER 20.55.010 (23)): 1:3 PARKING RATIO
ASSISTED LIVING = HOMES FOR THE ELDERLY (PER 20.55.010 (23)): 1:3 PARKING RATIO
BROWNSTONE APARTMENTS = (PER 20.55.010 (10)(a) RM-Core zone): 1.5 parking spaces per unit

REQUIRED PARKING COUNTS

PHASE 1 (per PMC 20.31.030):
99 UNITS INDEPENDENT LIVING @ Lodge Bldg - 1:1 (resident only underground garage)* = 99 STALLS
*Note: due to experience and market conditions, 1:1 was provided/approved
50 UNITS ASSISTED LIVING - 1:3 (surface parking) = 17 STALLS
17 UNITS HWS(MEMORY CARE) - 1:3 (surface parking) = 6 STALLS
32 UNITS BROWNSTONE (IL) - 1.5:1 (resident only underground garage) = 48 STALLS
Sub-Total: 170 stalls

PHASE 2 (per PMC 20.31.030):
36 UNITS SKILLED NURSING - 1:3 (surface parking) = 12 STALLS
67 UNITS BROWNSTONE (IL) - 1:1 (resident only underground garage) = 72 STALLS
Subtotal: 84 stalls

REQUIRED PARKING SUMMARY:
Per calculations above, total all phases req'd: **250 STALLS** (30% "should" be compact (per 20.55.025)/ADA: 7 stalls min)

REQUIRED BICYCLE PARKING:
Per PMC 20.55.016(2) - Minimum 5 bicycle

REQUIRED ELECTRIC VEHICLE PARKING/CHARGING:
Per WAC 429.1, Electric Vehicle Charging Infrastructure applies to R-2 occupancies: 5% of parking spaces.
For this campus, R-2 parking stalls = 215 stalls * 5% = infrastructure for 11 stalls
WAC 429.5: min 1 ADA stalls req'd*
*Due to R-2 parking stalls being spread among 3 buildings, the ADA requirement is interpreted to be provided as min 1 stall per building.)

PMC 20.56 - Design Criteria and Accessible Facilities (quantity matches WAC 429.5) to be adhered to when charging stations are provided.

KEY:
PROPOSED STRUCTURES
EXISTING BUILDINGS
EXISTING PAVEMENT

Proposed trash enclosure will require a separate building permit.

Trash enclosure will adhere to the City's Design Standards Manual. See Stormwater Management Section 208 Pollution Prevention.

The floor of the trash enclosure shall slope towards the point of sanitary sewer floor drain. The interior Type 1 Catch Basin will drain to the onsite sewer system See civil permit PRCCP20231028

PARKING PROVIDED:

PHASE 1:
Below Grade Structured Parking (no public access):
IL @ Lodge Bldg: **99 STALLS** (71 Standard/20 Compact/3 ADA/4 EV/1 EV-ADA)
Brownstone West (32 units): **49 STALLS** (38 Standard stalls/6 compact/2 ADA/2 EV/1 EV-ADA)
Surface Parking: **77 STALLS** (54 Standard/15 Compact/8 ADA)
HWS(ASSISTED LIVING)/MEMORY CARE: 48 STALLS (surface parking)
Future Skilled Nursing: 29 STALLS
Sub-Total: 225 STALLS
(163 Standard/41 Compact/13 ADA/6 EV/2 EV-ADA)

PHASE 2:
Below Grade Structured Parking (no public access):
Brownstone East (67 UNITS): **72 STALLS** (49 STD stalls/14 compact/3 ADA/5 EV/1 EV-ADA)

Sub-Total: 72 STALLS
(49 Standard/14 Compact/3 ADA/5 EV/1 EV-ADA)

TOTAL PARKING: 297 STALLS
Parking Stall Type Breakdown:
Standard: 212 STALLS
Compact: 55 STALLS (total of surface and underground garages) approximately 21%
ADA: 16 STALLS
EV-ADA: 3 STALLS
EV: 11 STALLS
NOTE: ADA STALLS: 19 PROVIDED/8 REQ'D (includes ADA stalls at surface parking and in underground garages)
NOTE: TOTAL EV: 14 (11 STD/3 ADA)

Bicycle Parking: 15 outdoor lockable spaces on (3) racks; 10 indoor lockable spaces (Garage @ Lodge); Secured Bike storage room at Brownstone East Garage)

ADDING EV Charging Station INFRASTRUCTURE ONLY: (11) at Existing Surface Parking

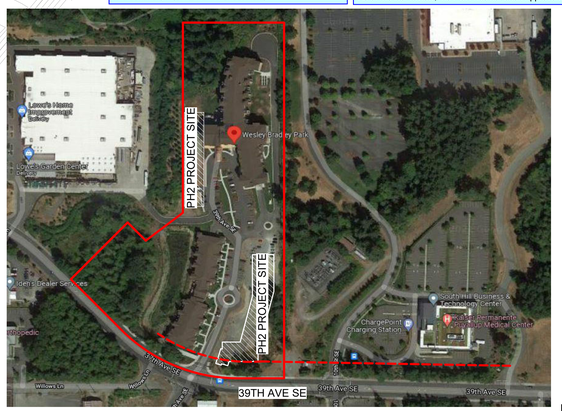
1 A0.1 **SITE PLAN - ARCHITECTURAL**
1" = 40'-0"

The building permit site plan must match the approved civil site plan. Since there was a significant change to the building footprint that impacts hard surface, utilities, and other civil components, a formal Plan Change Request (PCR) is required for civil construction permit PRCCP20231028. Please email the new civil plans and PCR form to the City's development engineer assigned to the civil permit.

The Engineering review on the building permit cannot be approved until the civil permit PCR is approved first since the two permits must match. It is the applicant's responsibility to coordinate the next building permit submission with the approval of the PCR to avoid redundant reviews and permit fees.

As of the last review, the PCR has not been approved. [SITE PLAN, sheet A0.1]

In accordance with City site plan standards, include a utility overlay on the architectural site plan. If using civil plans to satisfy this condition, the construction plans must be a continuation of the civil plans with appropriate callouts referencing the other plans to avoid any lapse in utility design and continuity. [SITE PLAN, sheet A0.1]



VICINITY MAP

in site architects
1000 university ave. w. suite 130
st. paul, minnesota 55104
612-252-4820

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Washington

SEE BELOW
Signature
Dawn Wieczorek
Typed or Printed Name
11192 License # 6/02/23 Date
REGISTERED ARCHITECT
DAWN MARIE WIECZOREK
STATE OF WASHINGTON

WESLEY HOMES BRADLEY PARK - PHASE 2
707 39TH AVENUE SE
PUYALLUP, WA 98374

LAND USE & MX-DRO REVIEW SUBMITTAL #3
2/16/24

PARCEL ID: 0419037014

REVISIONS

No.	Description	Date
1	LAND USE APP REVISIONS	2/16/24
2	CARE CENTER BUILDING PERMIT/LAND USE REVISION	12/2/24
3	NORTH RETAINING WALL	1/2/25
4	RFI-41	2/18/25
5	NORTH RETAINING WALL PERMIT RESUBMIT	4/11/25

2108
PROJECT NUMBER

Author_ Checker
DRAWN BY CHECKED BY

WESLEY HOMES BRADLEY PARK - PHASE 2

ARCHITECTURAL SITE PLAN

A0.1

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