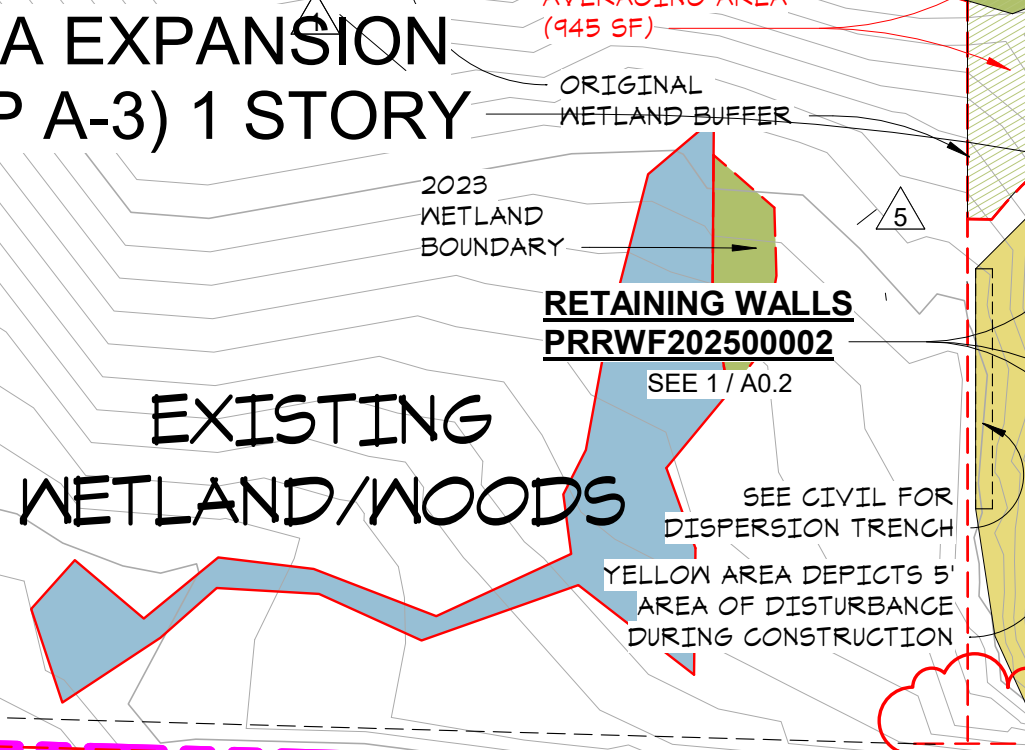


WELLNESS AREA EXPANSION  
TYPE VA (GROUP A-3) 1 STORY



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 HW/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

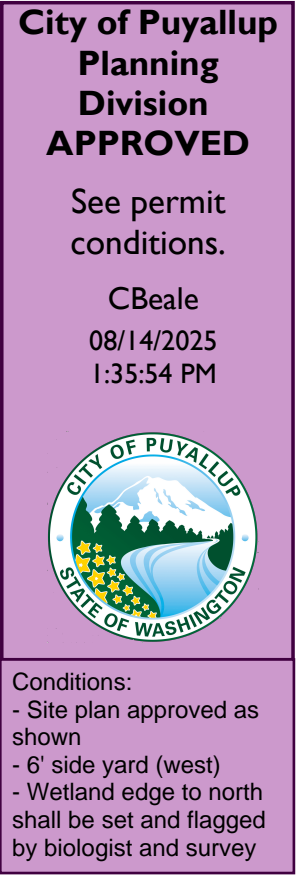
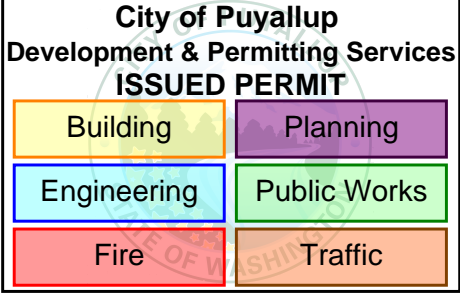
**REQUIRED ELECTRIC VEHICLE PARKING/CHARGING:**  
Per WAC 429.1, Electric Vehicle Charging Infrastructure applies to R-2 occupancies: 5% of parking spaces.  
For this campus, R-2 parking stalls = 215 stalls \* 5% = **infrastructure for 11 stalls**  
WAC 429.5: min 1 ADA stalls req'd  
\*Due to R-2 parking 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.**

**PHASE 2 PROPOSED**  
36 BED CARE CENTER  
TYPE VA (GROUP I-2) 1 STORY  
W/PARTIAL BASEMENT

**KEY:**

- PROPOSED STRUCTURES
- EXISTING BUILDINGS
- EXISTING PAVEMENT



**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)  
HW/S(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

**PHASE 2 PROPOSED**  
BROWNSTONE  
(67 UNITS)  
TYPE VA (3 STORY) OVER IA  
(GARAGE)

PRCNC20240424

ZONING: UCX

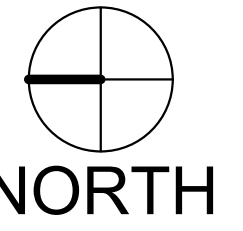
EXISTING 32 UNIT  
BROWNSTONE  
TYPE VA OVER 1A

REFER TO CIVIL FOR UTILITY AND GRADING PLANS

EXISTING  
WETLAND/WOODS

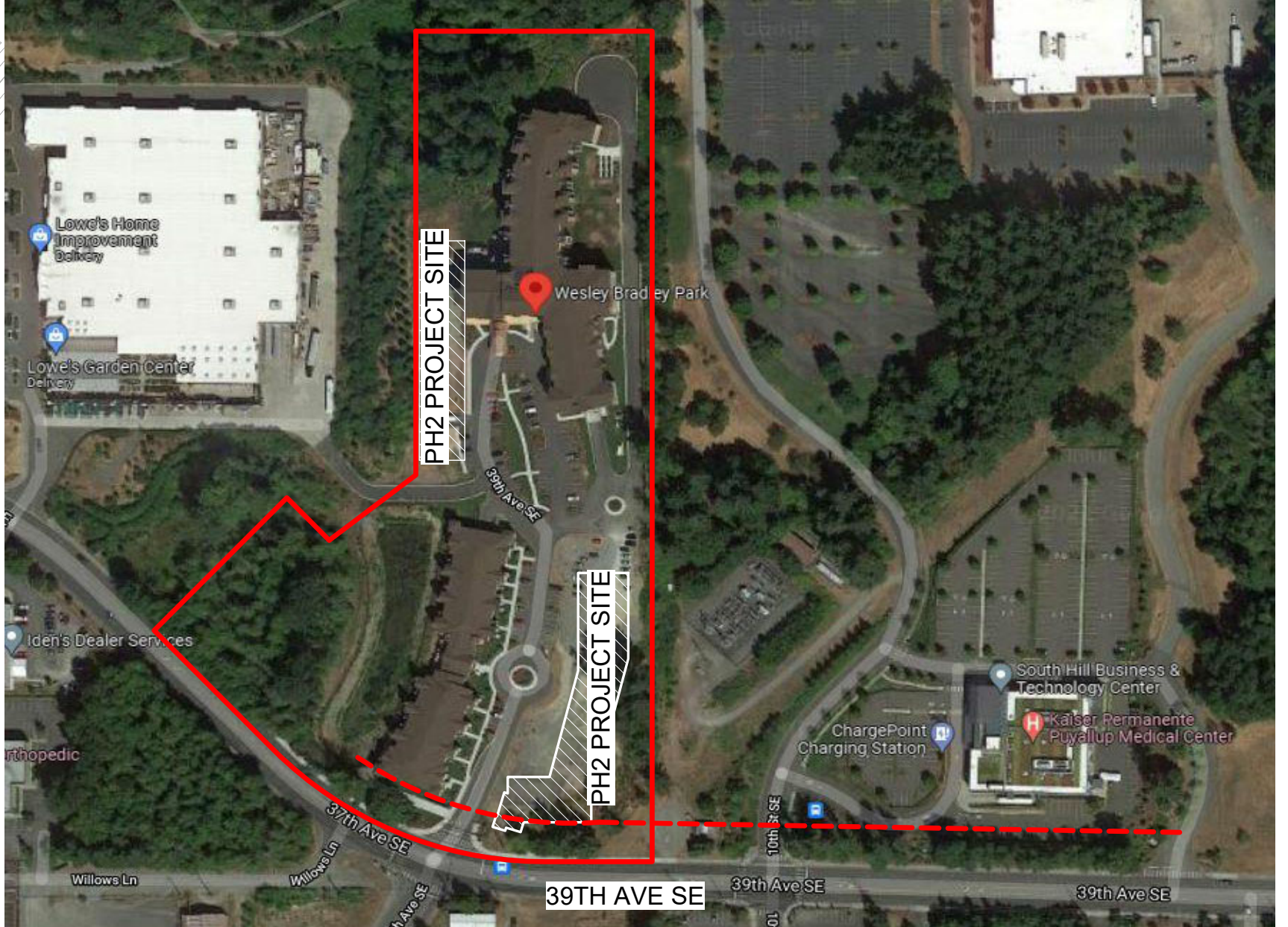
Refer to most recent approved  
PCR002 associated to  
PRCCP20231028 for most up  
to date utility and grading  
plans.

Conditions as listed on  
PCR002 must be satisfied  
before occupancy will be  
granted on building permit  
PRCNC20240424

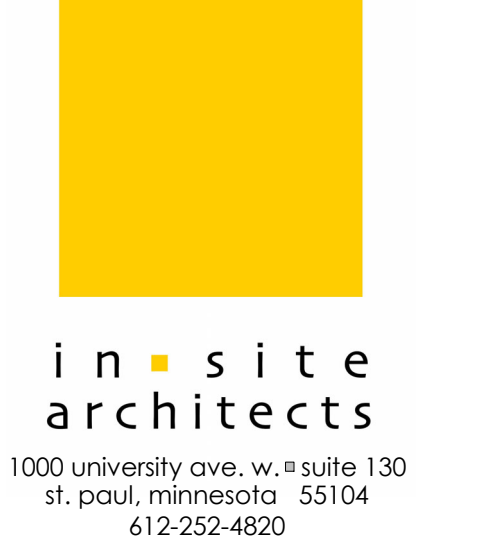


1 SITE PLAN - ARCHITECTURAL  
A0.1 1" = 40'-0"

All utilities, specifically the water, sewer, and storm services from the building to the point of connection depicted on the approved civil plans, shall be installed to City standards.



VICINITY MAP



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 Wiczorek  
Typed or Printed Name  
11192 6/02/23  
License # Date  
11192  
REGISTERED ARCHITECT  
DAWN MARIE WICZOREK  
STATE OF WASHINGTON

WESLEY 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	2/16/24
2	REVISIONS	
3	CARE CENTER BUILDING PERMIT/LAND USE REVISION	12/2/24
4	WALL	1/2/25
5	811-41	2/18/25
6	NORTH RETAINING WALL PERMIT RESUBMIT	4/11/25
7	CARE CENTER/NORTH RET. WALL PERMITS RESUBMIT 2	8/12/25

2108  
PROJECT NUMBER

Author \_\_\_\_\_ Checker \_\_\_\_\_  
DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_  
WESLEY BRADLEY PARK -  
PHASE 2

ARCHITECTURAL SITE  
PLAN

A0.1