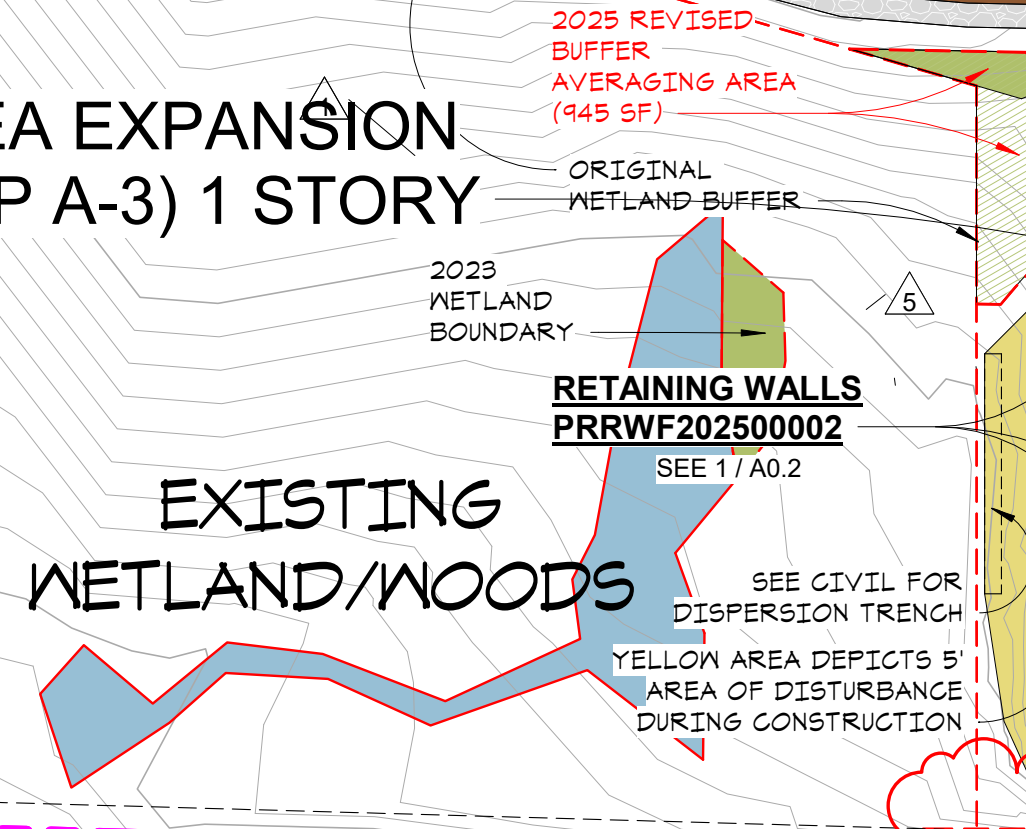


WELLNESS AREA EXPANSION  
TYPE VA (GROUP A-3) 1 STORY



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): 269,030 GSF  
BROWNSTONES (2 & 3 STORY): 162,726 GSF  
**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/S(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:**

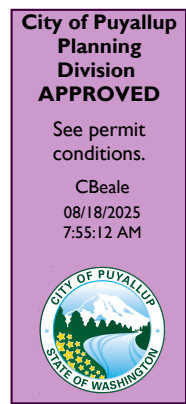
Per WAC 429.1, Electric Vehicle Charging Infrastructure applies to R-2 occupancies: 5% of parking spaces.  
For this campus, R-2 parking stalls = 215 stalls \* 5% = **infrastructure for 11 stalls**  
WAC 429.5: min 1 ADA stalls req'd  
\*Due to R-2 parking stalls being spread among 3 buildings, the ADA 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)**

PRRWF20250002

ZONING: UCX

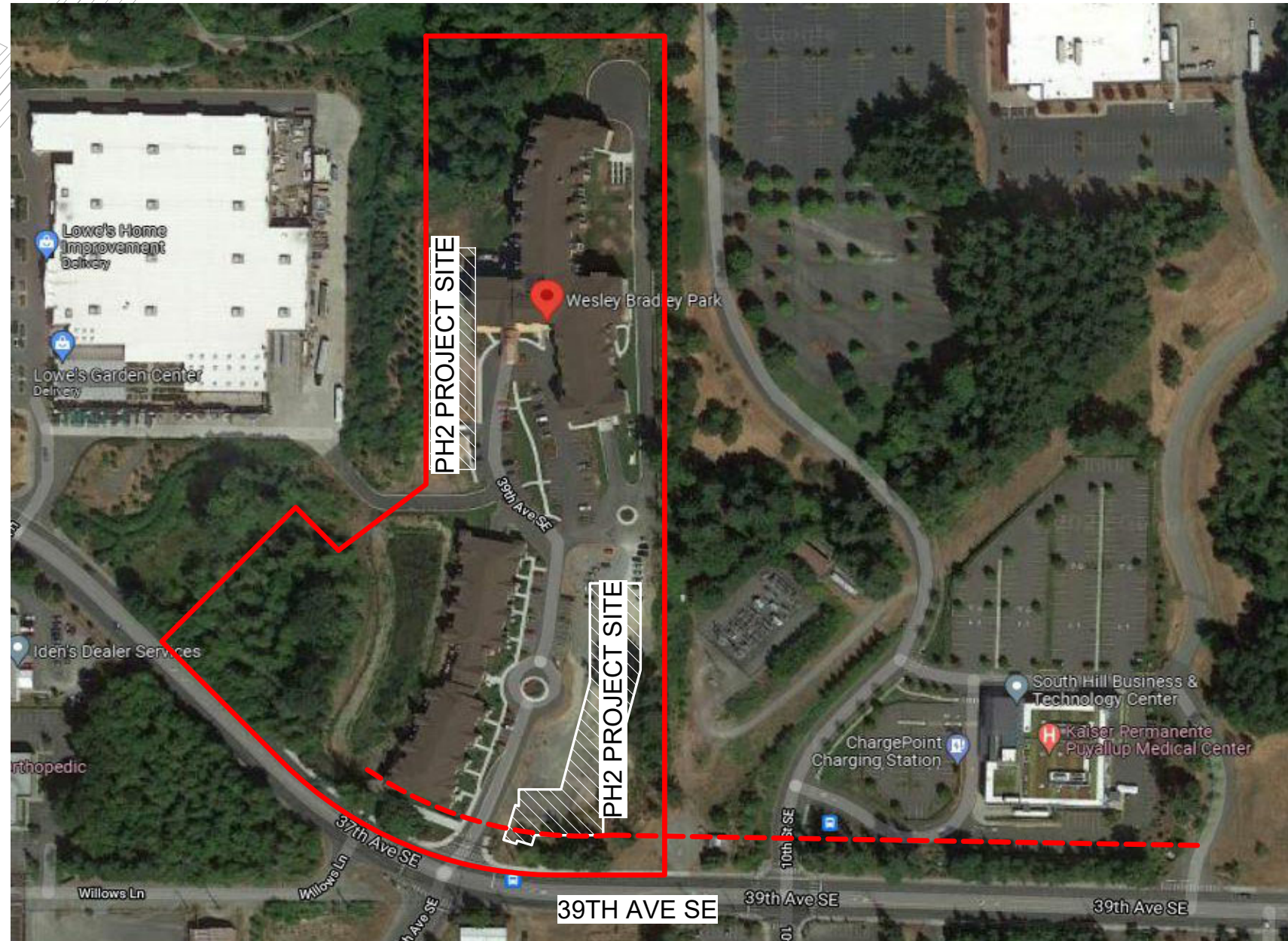
EXISTING 32 UNIT  
BROWNSTONE  
TYPE VA OVER 1A

REFER TO CIVIL FOR UTILITY AND GRADING PLANS

EXISTING  
WETLAND/WOODS

1 SITE PLAN - ARCHITECTURAL

A0.1 1" = 40'-0"



VICINITY MAP

in site  
architects

1000 university ave. w. suite 130  
st. paul, minnesota 55104  
612-952-4820

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 Wiecezorek

Typed or Printed Name

11192 6/02/23

License # Date

11192

REGISTERED ARCHITECT

DAWN MARIE WIECZOREK

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 REVISIONS	2/16/24
2	CARE CENTER BUILDING PERMIT/LAND USE REVISION	12/12/24
3	NORTH RETAINING WALL	1/12/25
4	R11-41 NORTH RETAINING WALL PERMIT RESUBMIT	2/18/25
5	CARE CENTER/NORTH RET. WALL PERMITS RESUBMIT 2	4/11/25
6		8/12/25

2108

PROJECT NUMBER

Author

DRAWN BY

Checker

CHECKED BY

WESLEY BRADLEY PARK -  
PHASE 2

ARCHITECTURAL SITE  
PLAN

A0.1