

PRRWF20250002

City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Engineering	Public Works
Fire	Traffic		

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

ZONING: UCX

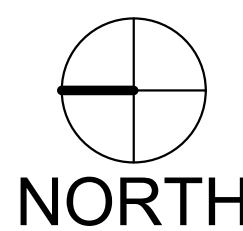
WELLNESS AREA EXPANSION
TYPE VA (GROUP A-3) 1 STORY

EXISTING
WETLAND/WOODS

EXISTING 32 UNIT
BROWNSTONE
TYPE VA OVER 1A

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

REFER TO CIVIL FOR UTILITY AND GRADING PLANS



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

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

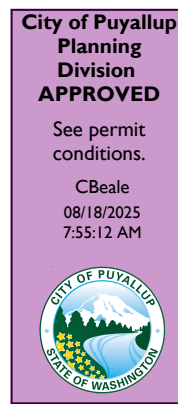
REQUIRED ELECTRIC VEHICLE PARKING/CHARGING:

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.

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)
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)

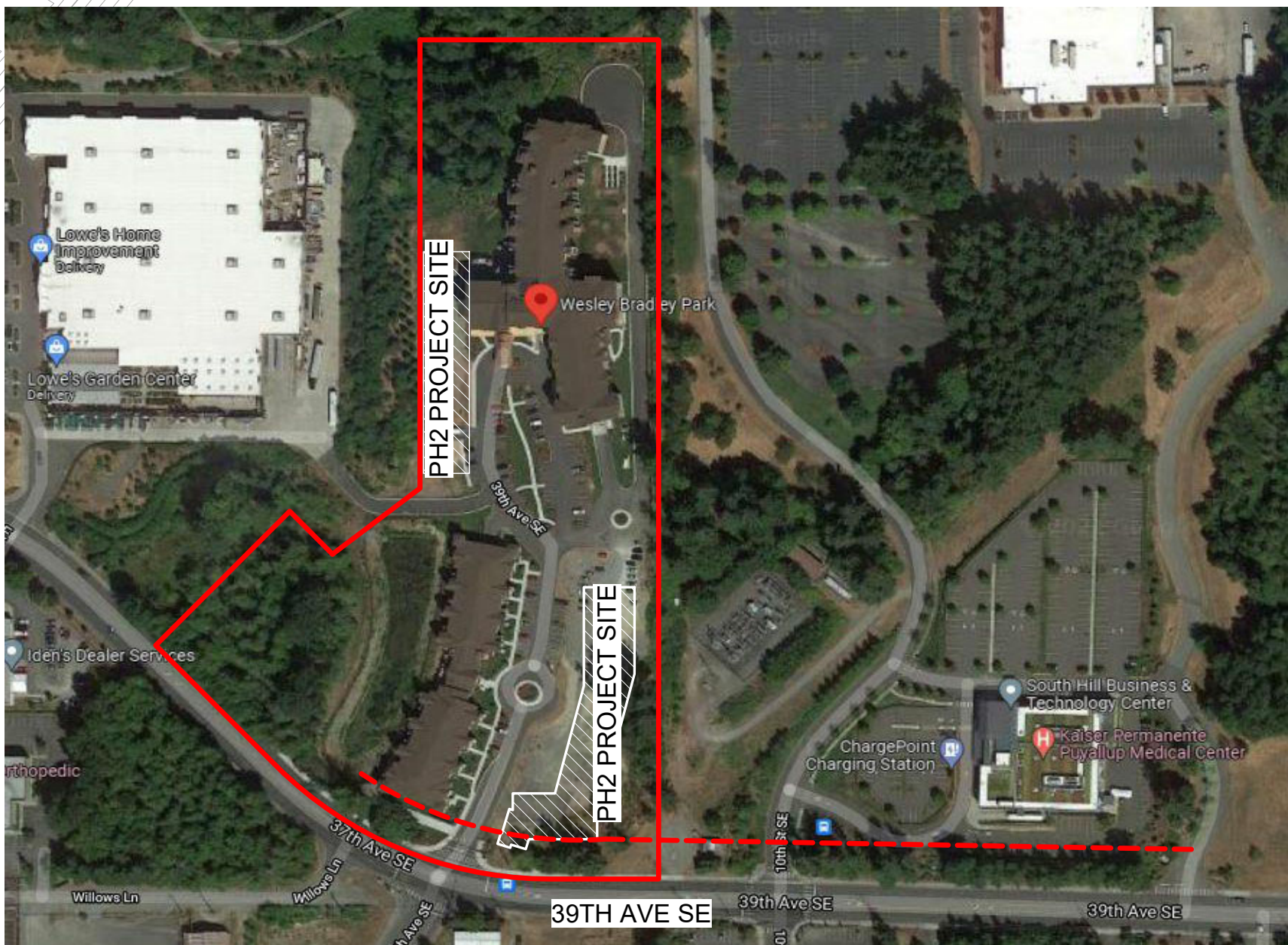
TOTAL PARKING: 297 STALLS

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



VICINITY MAP



in site
architects

1000 university ave. w. suite 130
st. paul, minnesota 55104
612-552-4820

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

2108

PROJECT NUMBER

Author

DRAWN BY

Checker

CHECKED BY

WESLEY BRADLEY PARK -

PHASE 2

ARCHITECTURAL SITE
PLAN

A0.1