

in site  
architects1000 university ave. w. suite 130  
st. paul, minnesota 55104  
612-552-4820I hereby certify that this document was  
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Signature

Dawn Wiczorek

Typed or Printed Name

11192 6/02/23

License # Date

11192

REGISTERED

ARCHITECT

DAWN MARIE WICZOREK

STATE OF WASHINGTON

WESLEY HOMES BRADLEY

PARK - PHASE 2

707 39TH AVENUE SE  
PUYALLUP, WA 98374LAND USE &  
MX-DRO REVIEW  
SUBMITTAL #3  
2/16/24

## REVISIONS

No.	Description	Date
1	LAND USE APP REVISIONS	2/16/24
2	CARE CENTER BUILDING PERMIT/LAND USE REVISION	12/2/24

PUYALLUP,

WASHINGTON

Author

Checked by

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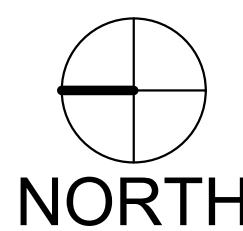
PARK - PHASE 2

ARCHITECTURAL SITE  
PLAN

A0.1

PHASE 2 PROPOSED  
BROWNSTONE  
(67 UNITS)  
TYPE VA (3 STORY) OVER IA  
(GARAGE)EXISTING  
THE LODGE  
TYPES 1A & VA  
CONSTRUCTION

ZONING: UCX

EXISTING 32 UNIT  
BROWNSTONE  
TYPE VA OVER 1APHASE 2 PROPOSED  
36 BED CARE CENTER  
TYPE VA (GROUP I-2) 1 STORY  
W/PARTIAL BASEMENTWELLNESS AREA EXPANSION  
TYPE VA (GROUP A-3) 1 STORYEXISTING  
WETLAND/WOODSEXISTING  
WETLAND/WOODS

1 SITE PLAN - ARCHITECTURAL

A0.1 1" = 40'-0"

## KEY:

	PROPOSED STRUCTURES
	EXISTING BUILDINGS
	EXISTING PAVEMENT

## 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 HWYS/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.

## 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)
- HWYS(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)
- Care Center (36 BEDS): **31 STALLS** (15 STD/14 compact/2 ADA/0 EV)

## Sub-Total: 103 STALLS

(64 Standard/28 Compact/5 ADA/5 EV/1 EV-ADA)

## TOTAL PARKING: 328 STALLS

## Parking Stall Type Breakdown:

- Standard: 227 STALLS
- Compact: 69 STALLS (total of surface and underground garages) approximately 21%
- ADA+EV-ADA: 21 PROVIDED/8 REQ'D (includes ADA stalls at surface parking and in underground garages)
- EV: 11 PROVIDED
- 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