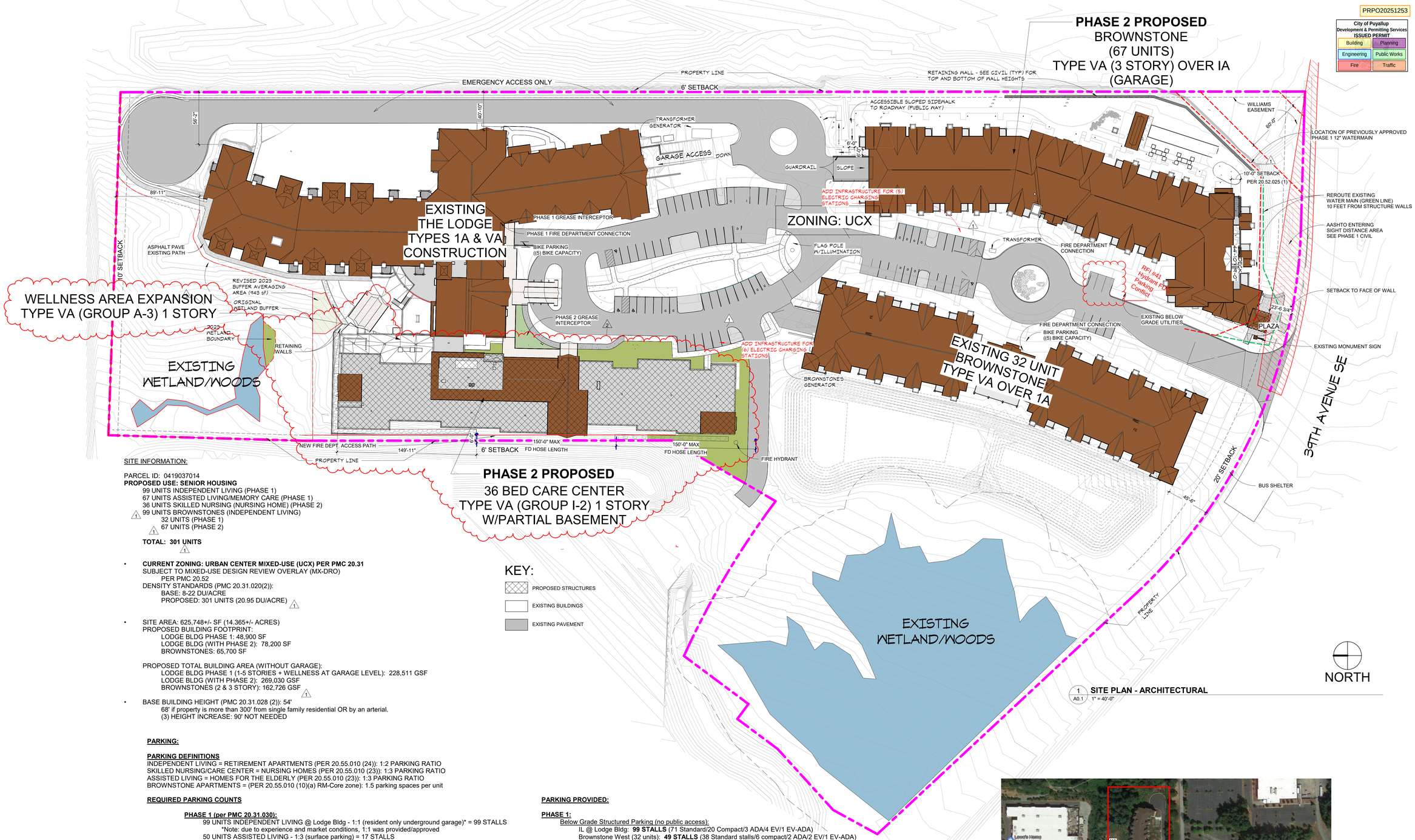


1 SITE PLAN - ARCHITECTURAL
A0.1 1" = 40'-0"

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 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.

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)

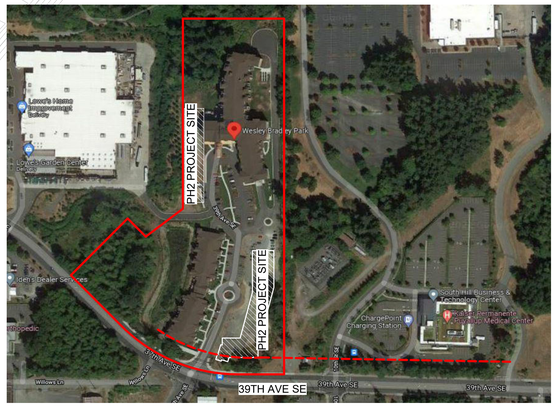
PHASE 2:
Below Grade Structured Parking (no public access):
Brownstone East (67 UNITS): **72 STALLS** (49 STD stalls/14 compact/3 ADA/5 EV/1 EV-ADA)
Care Center (36 BEDS): **31 STALLS** (15 STD/14 compact/2 ADA/0 EV)

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

PRPO20251253

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

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 6/02/23
License # 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

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 DRAWN BY
Checker CHECKED BY

WESLEY HOMES BRADLEY PARK - PHASE 2

ARCHITECTURAL SITE PLAN

A0.1

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