



in site architects

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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

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WESLEY HOMES BRADLEY
PARK - PHASE 2
707 39TH AVENUE SE
PUYALLUP, WA 98374

LAND USE & MX-DRO REVIEW
SUBMITTAL #2
1/13/23

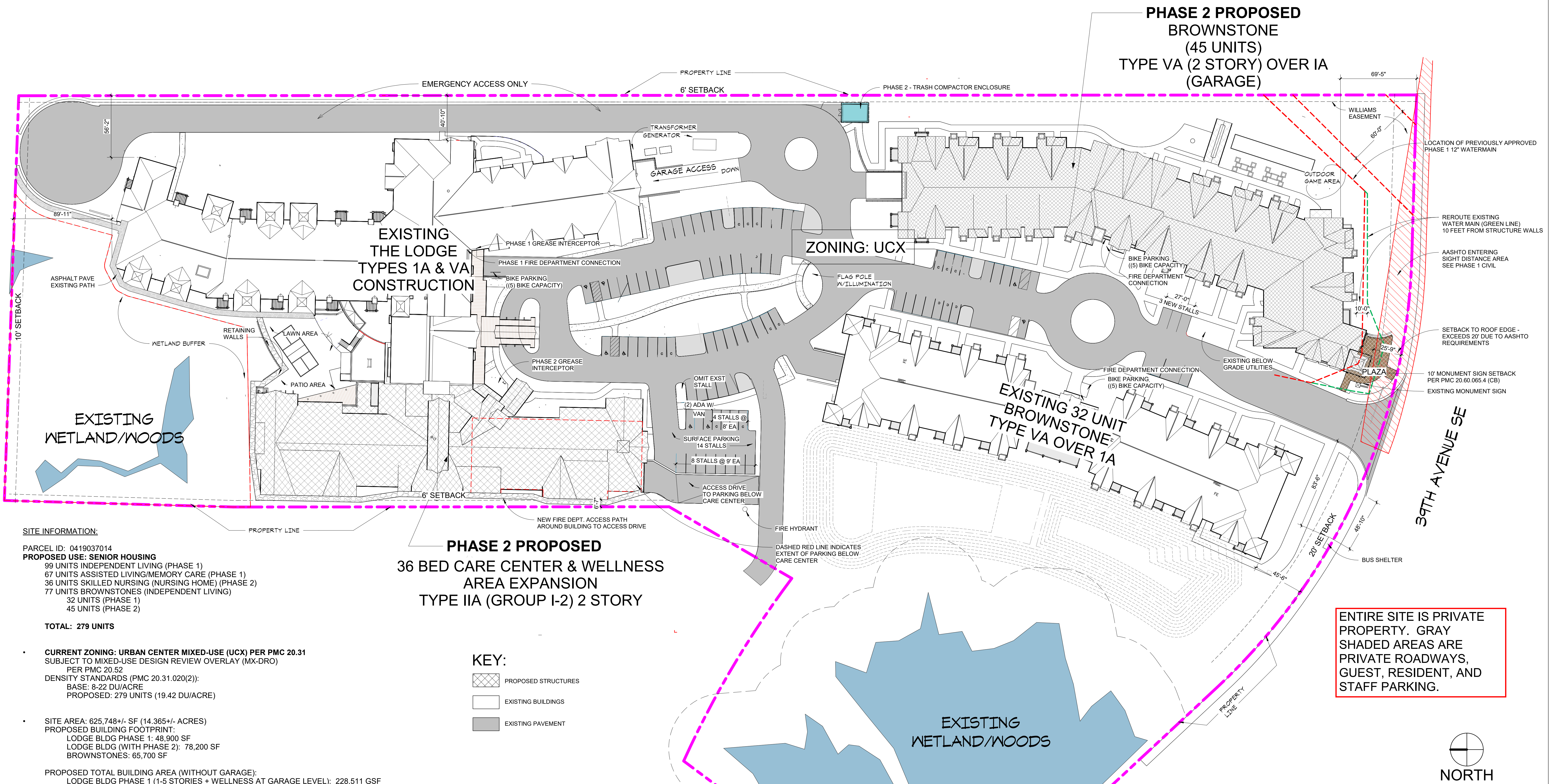
ORIGINAL ISSUE:

REVISIONS

No.	Description	Date
1	REVISIONS	

PUYALLUP, WASHINGTON
Author: _____
Checked by: _____
WESLEY HOMES BRADLEY PARK - PHASE 2
ARCHITECTURAL SITE PLAN

A0.1



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)
 77 UNITS BROWNSTONES (INDEPENDENT LIVING)
 32 UNITS (PHASE 1)
 45 UNITS (PHASE 2)
TOTAL: 279 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: 279 UNITS (19.42 DU/ACRE)

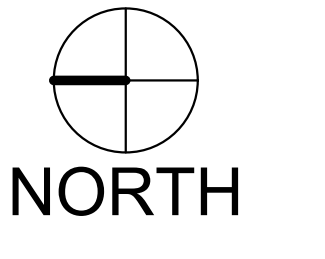
SITE AREA: 625,748 +/- SF (14.365 +/- ACRES)
 PROPOSED BUILDING FOOTPRINT:
 LODGE BLDG PHASE 1: 48,900 SF
 LODGE BLDG (WITH PHASE 2): 78,200 SF
 BROWNSTONES: 65,700 SF

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 STORY): 176,000 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

KEY:

- PROPOSED STRUCTURES
- EXISTING BUILDINGS
- EXISTING PAVEMENT



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

ENTIRE SITE IS PRIVATE PROPERTY. GRAY SHADED AREAS ARE PRIVATE ROADWAYS, GUEST, RESIDENT, AND STAFF PARKING.

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

PHASE 2:
 Below Grade Structured Parking (no public access):
 Brownstone East (45 UNITS): 69 STALLS (50 STD stalls/12 compact/3 ADA/3 EV/1 EV-ADA)
 Care Center (36 BEDS): 30 STALLS (18 STD/11 compact/1 ADA/0 EV)
 Proposed Surface Parking: 16 STALLS (3 STALLS (at Brownstone East) + 14 STALLS @ CC (8 Standard/4 compact/2 ADA)
 (One existing stall omitted with new lot at Care Center Addition)
Sub-Total: 115 STALLS

TOTAL PARKING: 340 STALLS
 Parking Stall Type Breakdown:
 Standard: 238 STALLS
 Compact: 68 STALLS (total of surface and underground garages) approximately 18%
 ADA: 8 required/22 provided (includes ADA stalls at surface parking and in underground garages)
 EV: 12 provided (includes 3 EV-ADA stalls)

Bicycle Parking: 15 outdoor lockable spaces on (3) racks; 10 indoor lockable spaces (Garage @ Lodge)

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

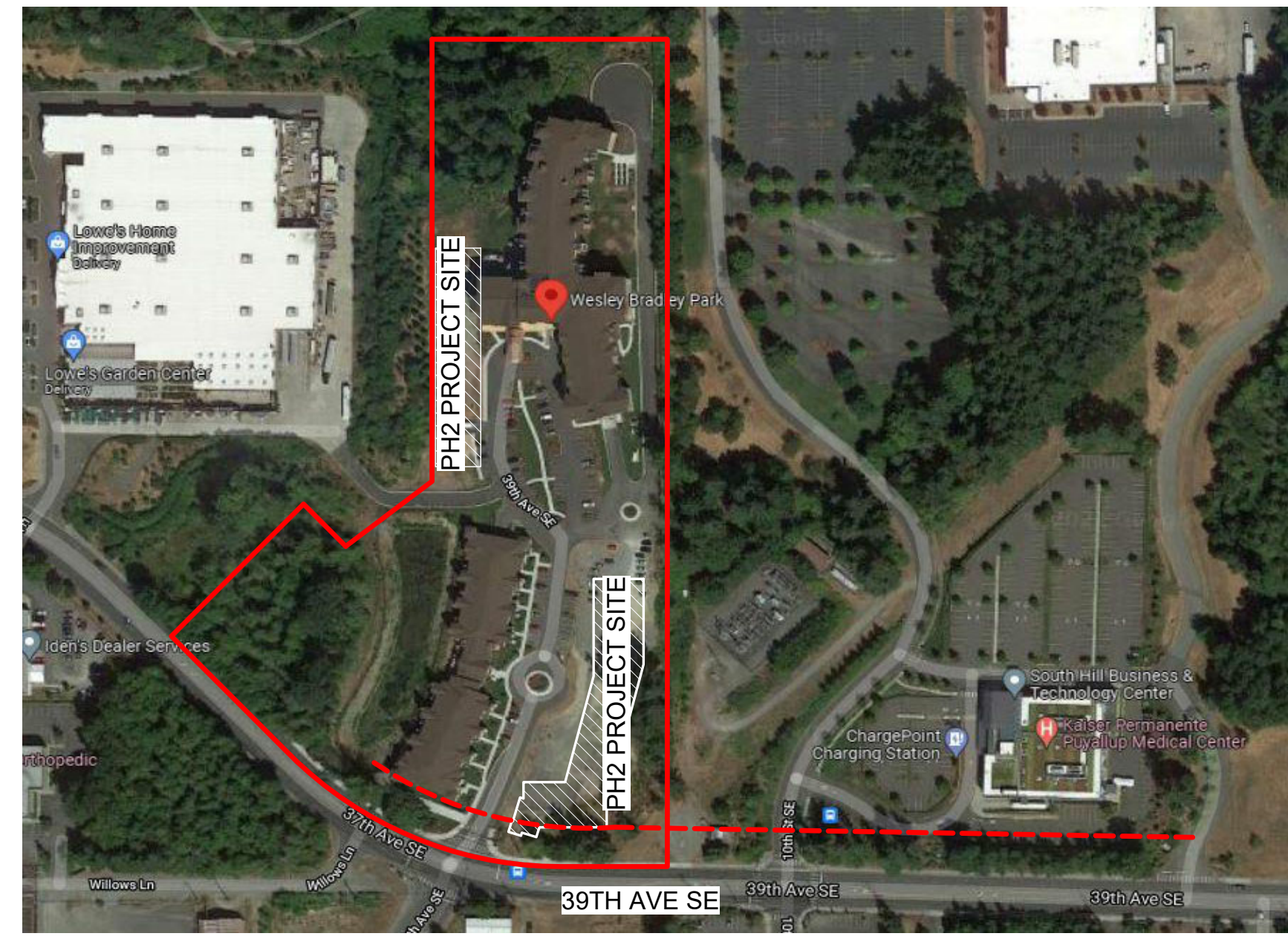
PHASE 2 (per PMC 20.31.030):
 36 UNITS SKILLED NURSING - 1:3 (surface parking) = 12 STALLS
 45 UNITS BROWNSTONE (IL) - 1.5:1 (resident only underground garage) = 68 STALLS
 Subtotal: 80 stalls

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.



VICINITY MAP

