



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

SEE BELOW

Signature

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Typed or Printed Name

11192 6/02/23  
License # Date

11192  
REGISTERED ARCHITECT

STATE OF WASHINGTON

Dawn Marie Wiczorek

REGISTERED ARCHITECT

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

PUYALLUP, WASHINGTON

Author Checker

DRAWN BY CHECKED BY

WESLEY HOMES BRADLEY

PARK - PHASE 2

ARCHITECTURAL SITE PLAN

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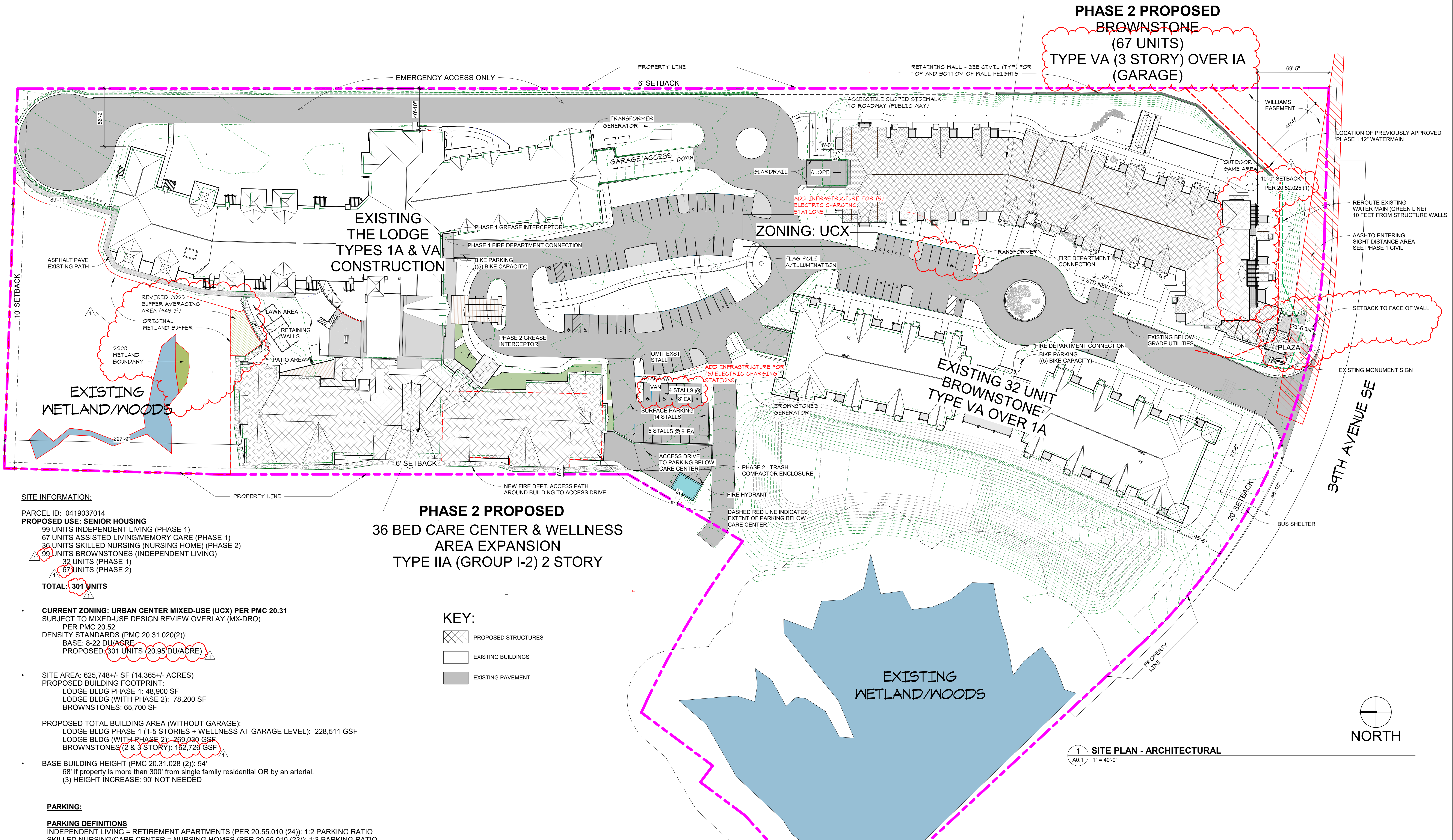
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SITE INFORMATION:

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): 162,720 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.

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)

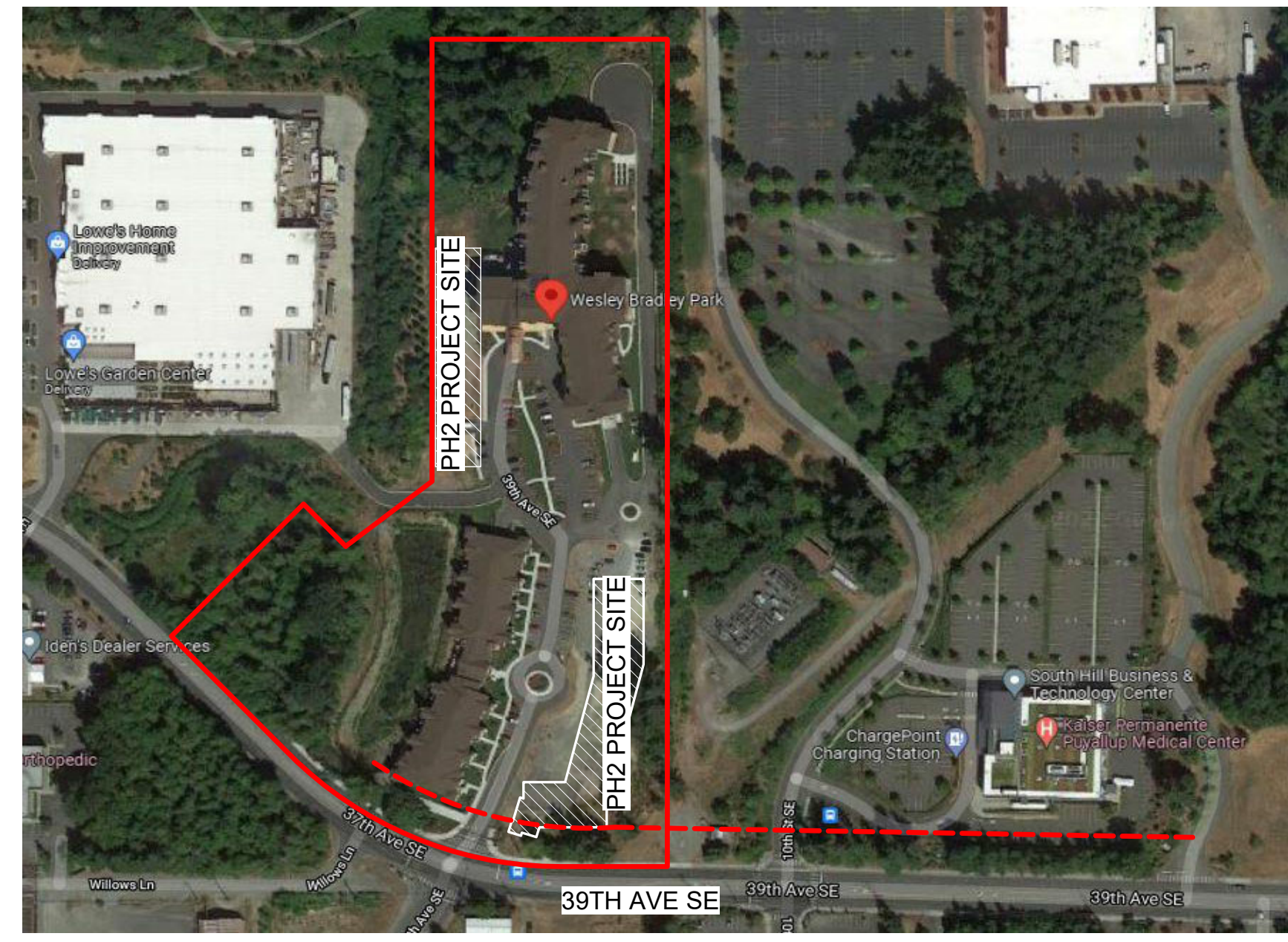
PHASE 2:  
Below Grade Structured Parking (no public access):  
Brownstone East (67 UNITS): 72 STALLS (49 STD stalls/14 compact/3 ADA/5 EV/1 EV-ADA)  
Care Center (36 BEDS): 31 STALLS (15 STD/14 compact/2 ADA/0 EV)  
Proposed Surface Parking: 17 STALLS - 3 STD STALLS (at Brownstone East) + 14 STALLS @ CC (8 Standard/4 compact/2 ADA)  
<Omit Existing Stalls: 1 STD STALL> (One existing stall omitted with new lot at Care Center Addition)  
Sub-Total: 119 STALLS  
(74 Standard/32 Compact/7 ADA/5 EV/1 EV-ADA)

TOTAL PARKING: 344 STALLS  
Parking Stall Type Breakdown:  
Standard: 237 STALLS  
Compact: 73 STALLS (total of surface and underground garages) approximately 21%  
ADA+EV-ADA: 23 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

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



VICINITY MAP