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

PRELIMINARY SITE  
 PLAN SUBMITTAL  
 3 JUNE 2022

ORIGINAL ISSUE:

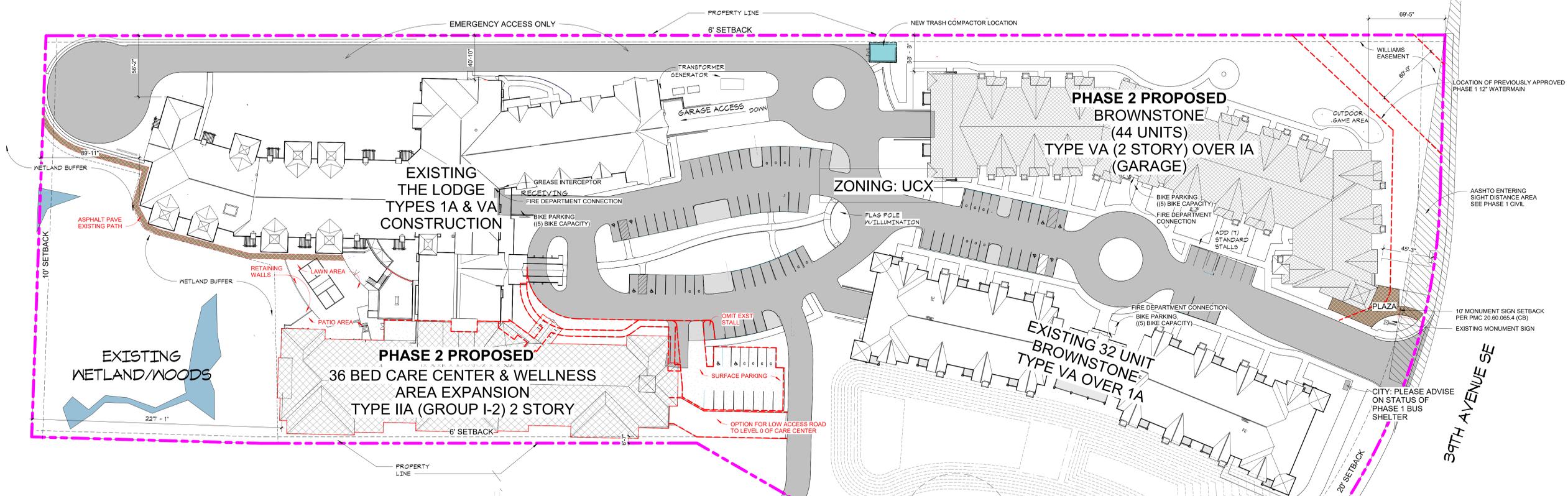
REVISIONS

| No. | Description | Date |
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| 1   | REVISIONS   |      |

PUYALLUP, WASHINGTON  
 Author: \_\_\_\_\_ Checker: \_\_\_\_\_  
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 WESLEY HOMES BRADLEY  
 PARK - PHASE 2

ARCHITECTURAL SITE  
 PLAN

**A0.1**



**NOTES:**

- LANDSCAPING SHOWN ON THESE PLANS IS FOR DECORATIVE PURPOSES ONLY, UNLESS NOTED OTHERWISE. REFER TO LANDSCAPE PLANS.
- ALL TRASH AND RECYCLING CONTAINERS ARE WITHIN THE GARAGE STRUCTURES AND PULLED OUT ON PICK UP DAY

**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 (PHASE 2)
- 76 UNITS BROWNSTONES (INDEPENDENT LIVING)
- 32 UNITS (PHASE 1)
- 44 UNITS (PHASE 2)

**TOTAL: 278 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: 278 UNITS (19.35 DU/ACRE)

**SITE AREA: 625,748 +/- SF (14.365 +/- ACRES)**  
 PROPOSED BUILDING FOOTPRINT:  
 LODGE BLDG PHASE 1: 47,300 SF  
 LODGE BLDG (WITH PHASE 2): 74,800 SF  
 BROWNSTONES: 64,100 - 66,000 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

**REQUIRED PARKING RATIOS**

**PHASE 1 (per PMC 20.31.030):**

- 99 UNITS INDEPENDENT LIVING @ Lodge Bldg - 1:1 (resident only underground garage) = 99 STALLS
- 50 UNITS ASSISTED LIVING - 1:2 (surface parking) = 25 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: 178 stalls

**PHASE 2 (per PMC 20.31.030):**

- 36 UNITS SKILLED NURSING - 1:3 (surface parking) = 12 STALLS
- 44 UNITS BROWNSTONE (IL) - 1:2 (resident only underground garage) = 66 STALLS

Subtotal: 78 stalls

**REQUIRED PARKING SUMMARY:**  
 Per calculations above, total all phases req'd: **256 STALLS** (30% "should" be compact (per 20.55.025)/ADA: 7 stalls min)

**Per PMC 20.55.010: RM-Care zone:** 278 Total units - (Care Center + MC) = 225 unit  
 225 units \* 1.5 = 338 stalls max  
 per PMC 20.31.030 min is 85% of (20.55.010) = 338 \* .85 = 288 stalls minimum  
 per PMC 20.31.030, max is 100% of (20.55.010) = 338 stalls

**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 = 213 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/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 (44 UNITS): **70 STALLS** (52 STD stalls/11 compact/3 ADA/3 EV/1 EV-ADA)

Proposed Surface Parking: **21 STALLS: 7 STALLS** (at Brownstone East) + **14 STALLS** (4 Standard/8 compact/2 ADA)  
 (One existing stall omitted with new lot at Care Center Addition)

Sub-Total: **90 STALLS**

**TOTAL PARKING: 315 STALLS**  
 Compact: 60 STALLS (total of surface and underground garages) approximately 19%  
 ADA: 8 required/21 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)



VICINITY MAP