

MEMORANDUM

TO: City of Puyallup

FROM: Sara Wilder
Project Manager

DATE: 28 September 2022

SUBJECT: Pierce College Master Plan Architectural and Development Standards
Pierce College New STEM Building
Integrus Project No. 22135.00

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Pierce College Master Plan 4.7 Design Standards:

PMC 20.26.300 Nonresidential Design Review Standards

PMC 20.26.300(1). Building wall and roof modulation

Proposed Master Plan Standard: Exempt from standard (buildings not visible from a public street or residential zone)

(2) Building Wall and Façade Articulation

Proposed Master Plan Standard: Exempt from standard (buildings not visible from a public street or residential zone)

(3) Site Plan Design Principles. (a) Parking Area Location

Proposed Master Plan Standard: No changes to the standard are proposed.

Response: The proposed parking associated with the STEM Building does not front a public street so this standard is not applicable.

(b) Street Orientation

Proposed Master Plan Standard: The Master Plan does not include orientating buildings to street rights of way as identified in this standard. The Master Plan includes orientating buildings around open spaces as is typical of college campuses.

Response: The proposed STEM Building is orientated around the Commons lawn area as per the Proposed Master Plan Standard.

(c) Interior Building Orientation

Proposed Master Plan Standard: The Master Plan does not include orientating buildings to street rights of way as identified in this standard. The Master Plan includes orientating buildings around open spaces as is typical of college campuses.

Response: The proposed STEM Building is orientated around the Commons lawn area as per the Proposed Master Plan Standard.

(d) Building Entrances and Design

Proposed Master Plan Standard: The Master Plan does not include orientating buildings to street rights of way as identified in this standard. The Master Plan includes orientating buildings around open spaces as is typical of college campuses.

Response: The proposed STEM Building is orientated around the Commons lawn area as per the Proposed Master Plan Standard. The entrances are located accordingly, opening to the Commons lawn and the parking area on the opposite side of the building.

(e) Parking Lot Entrances and Driveways

Proposed Master Plan Standard: No changes to the standard are proposed.

Response: The proposed parking associated with the STEM Building does not exceed 50% of the subject site frontage, so complies with the PMC Design Review Standard.

(f) Each side of a parking lot which abuts a street must be screened from that street using the appropriate landscaping as specified in the city's vegetative management standards or by locating the building between the street and the parking lot.

Proposed Master Plan Standard: No changes to the standard are proposed.

Response: The proposed parking associated with the STEM Building does not front a public street so this standard is not applicable.

(4) Siding Materials.

Proposed Master Plan Standard: No changes to the standard are proposed.

Response: The proposed STEM Building siding materials include brick and metal wall panels in response to the campus context and to minimize maintenance for the College. Brick is listed as a siding material in PMC 20.26.300 (4). Metal wall panels are not listed as a siding material in PMC 20.26.300 (4,) but are included on several existing campus buildings.

(5) Achieving Building Design Variety.

The Master Plan proposes traditional, education structures that are cohesive as opposed to achieving building design variety described in this standard.

Response: The proposed STEM Building design is informed by its educational program and responds to the campus context as per the Proposed Master Plan Standard.

Building Volume and Massing:

Response: The proposed STEM Building design is informed by its educational program, is three stories and includes entryways designed to a welcoming human scale as indicated in the Master Plan.

Building Orientation:

Response: The proposed STEM Building is oriented toward the Commons lawn with a portion on the 45-degree angle to align with other campus buildings. The remaining portion of the building opens to be "radically welcoming" to students in STEM, which was a key project design guideline of the College.

Setbacks and Space Between Buildings:

Response: The proposed STEM Building is located per the Master Plan opposite the Library Sciences Center (LSC) and across the quad from the College Center (CTR). The footprint is minimized to preserve the forested area north of the building to the extent possible. The LSC is the closest building at approximately 135' at its closest point.

Exterior Wall Articulation and Materials:

Response: The proposed STEM Building has strong articulation of windows and solid walls. The primary exterior material is brick, in a deep red tone to respond to the campus context. Metal wall panels are also used in limited quantities.

Roof Shape, Volume, Material and Color:

Response: Low slope roofs are proposed for the STEM Building with parapets at the main building volumes, and without at the entry canopy. Mechanical equipment is on the roof and screened per the Master Plan guidelines and PMC Performance Standards.

Pedestrian Circulation:

Response: The entry for the proposed STEM Building was located on the Commons with generous glazing to encourage access to the building and to the STEM programs it contains. The building

connects directly to the north arrow plaza and to the fire lane/pedestrian pathway that connects the Commons with the Arts and Allied Health Building to the north. The building also opens to be “radically welcoming” to all students. Finally, the east entrance connects to the parking area, encouraging students to circulate through the building to access the heart of campus.

Energy Efficiency:

Response: The proposed STEM Building is designed to maximize energy efficiency and incorporates low emissivity roofs, future photovoltaic panels, locally manufactured and recycled building materials.

Natural Environment Element:

Response: The proposed STEM Building has a minimal footprint to preserve the surrounding forested area, minimize material usage. The building is also designed to minimize energy usage.

4.1 Public Facility Zone Development Standards

General Development Standards:

Minimum front yard setback; 20 feet, or same as the most restrictive abutting zone, whichever is greater; or as otherwise established through a conditional use permit or master plan.

Proposed Master Plan Standard: No changes to PF development standards are proposed.

Response: The proposed STEM Building front yard setback exceeds 20 feet. Please refer to setback diagram, attached and on revised drawing sheet G010.

Minimum rear yard setback; 20 feet, or as required in PMC 20.26.500, whichever is greater; or as otherwise established through a conditional use permit or master plan.

Proposed Master Plan Standard: No changes to PF development standards are proposed.

Response: The proposed STEM Building rear yard setback exceeds 20 feet. Please refer to setback diagram, attached and on revised drawing sheet G010.

Minimum side yard setback; 20 feet, or as required in PMC 20.26.500, whichever is greater; or as otherwise established through a conditional use permit or master plan.

Proposed Master Plan Standard: No changes to PF development standards are proposed.

Response: The proposed STEM Building side yard setback exceeds 20 feet to the west and 100 feet to the east/north along Wildwood Park Drive. Please refer to setback diagram, attached and on revised drawing sheet G010.

Minimum landscaped setback along common boundary with any R zone (see PMC 20.44.020 (7)).

Proposed Master Plan Standard: No changes to PF development standards proposed. Master Plan adheres to minimum landscape standards established by the Concomitant Agreement (100-foot vegetation buffer on northern and eastern property line (Wildwood Park Drive)).

Response: The proposed STEM Building project is outside of the referenced landscape buffer on northern and eastern property line so this standard is not applicable.

Maximum building height: same as the most restrictive abutting zone at the required setback line; building height may be increased one and one-half feet for each additional foot of setback up to a maximum height of 50 feet; or as otherwise approved through a conditional use permit or master plan.

Proposed Master Plan Standard: Maximum building height 60 feet.

Response: The proposed STEM Building has a maximum building height of 51.7' to the top of flat roof, so complies with the Proposed Master Plan Standard.

Landscape buffers – PMC 20.58.005 and VMS design manual

Master Plan will comply with landscaping requirements per PMC 20.58.005 and VMS design manual. Master Plan adheres to minimum landscape standards established by the Concomitant Agreement (100-foot vegetation buffer on northern and eastern property line (Wildwood Park Drive))

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Response: The proposed STEM Building is outside of the referenced landscape buffer on northern and eastern property line so this standard is not applicable.

Performance standards for PF zone – see PMC 20.44.045.

Proposed Master Plan Standard: Master Plan will comply with PF zone performance standards.

Response: The proposed STEM Building complies with the screening requirements for exterior mechanical devices. Parapet walls, mechanical rooftop screening and sight-obscuring fencing are used to screen these devices. The proposed STEM Building does not have outdoor storage as defined in PMC 20.15.005. Proposed outdoor lighting complies with the provisions of 20.44.045. The proposed STEM Building is not located in a zone transition, so the zone transitions of PMC 20.26.500 do not apply. Trash and Recycling receptacles are not stored on the exterior of the building. Proposed fencing is not located within the front and street side yard setbacks, so requirements regarding encroachment into the setbacks is not applicable.

Routing: Pierce College, City of Puyallup