City of Puyallup
Development and Permitting Services
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

DATE: February 03, 2022

TO: Sara Wilder, William Fierst, Blaine Wolfe, Gus Lim

FROM: Nabila Comstock, Planning Technician

PROJECT: PLPRE20210007

SITE ADDRESS: 1601 39TH AVE SE, PUYALLUP, WA 98374

PROJECT DESCRIPTION (as provided by applicant): The proposed project includes construction of a new three-story building including Chemistry, Biology, Earth Science and Physics labs and associated prep and support spaces and general classrooms and learning spaces utilized by the greater campus. The project includes associated site work, including additional parking stalls.

Thank you for meeting with the city's Development Services staff to discuss your proposed project. The following information highlights the issues discussed at our meeting and is provided for your use. Please note that the information provided is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed. We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 770-3361, NComstock@PuyallupWA.gov. We look forward to working with you on the completion of this project.

ACTION ITEMS

Planning Review - Chris Beale; (253) 841-5418; CBeale@PuyallupWA.gov

This letter is intended to outline specific code sections and other standards that may be applicable to the project. This is not an exhaustive list and other requirements may be triggered by the actual development proposal. The applicant is advised and encouraged to consult the Puyallup Municipal Code (PMC) when finalizing their application proposal and contact the planner listed above with questions

GENERAL SITE PLAN COMMENTS SUMMARY

- The College may apply for Civil and Building permits concurrent with the final processing/ adoption of the Master Plan but permits cannot be issued until final adoption by Council. The project will need a signed early submittal waiver form – contact me for a copy of the request form.

- The project Master Plan may require an emergency only access point on Wildwood Park Drive, that may be tied to this project proposal.
- Project will need a specific assessment of the forested areas adjacent to the site for trees, habitat and any other critical areas present. A tree protection plan and tree risk assessment from a certified arborist is needed.
- Site will need an archeological site investigation. The scope of the site investigation must be consistent with DAHP and Puyallup Tribe standards. Applicants consultant should coordinate the scope of site investigation work with both agencies prior to conducting site probing and report preparation.
- Architectural design review will follow adopted standards or guidelines from the campus Master Plan.

Pierce College STEM Building

Pre-application questions:

Applicant questions:

1. What are the permit review timelines and what are the processes for expediting reviews/approvals?
   - The Master Plan process already expedites the review by pre-completion of SEPA and land use permits for the development. The STEM Building would move directly to site development/Civil Permit and Building Permit application. Timelines follow adopted division standards for Engineering and Building permits (see Engineering and Building notes).

Applicant questions:

3. The College intends to provide parking based on the master plan requirements, which are not tied to building projects. Confirm parking requirements are decoupled from the STEM Building project.
   - Correct, the parking ratios from the Master Plan will be used.

Applicant questions:

4. The proposed building include area in parcels 0419023012 and 0419034018. Is a boundary line adjustment or similar process required so that the project is contained in one parcel?
   - Its not entirely clear where the parcel lines are and if the building is straddling lot lines; if it is or if the new structure conflicts with zoning or Master Plan setbacks, then yes, a BLA would be needed.

Applicant questions:

5. The project proposes parking in the vicinity of the proposed building; this parking is interior to campus and far from the public right of way. Is it possible to reduce the area and/or number of required parking islands and trees? Reduced area dedicated to parking would allow for a greater number of trees and habitat on the site to be preserved.
   - In general, no, unless the Master Plan was adopted with a lesser standard, which I cannot imagine staff supporting. We provide a lot of flexibility on parking stall dimensions and allow for additional compact stalls in an effort to preserve landscape area dimensions. We have allowed some flexibility in island dimensions in exchange for additional soil cells or structural plant soils in the past on other projects. If additional on site trees would be preserved that would be another factor, yes.

Building Review - Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov

1. Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that apply to project.
2. Electric Vehicle Charging Infrastructure are required in place for charging stations per IBC section 429 Washington State amendments for occupancy B and will need to be shown on the plans. Did not see any located-on site plan.
3. Plans will need to be per the applicable codes 2018 adopted February 1, 2021 for all

permits. 2018 Washington State Energy Code

4. Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard. Minimum one electric vehicle charging infrastructure is required.

5. Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

BUILDING RESPONSE TO QUESTIONS:

1. The target date is 45 days for first review for building permits and 20 days for all subsequent reviews.

2. City requires complete submittal as there is no timeline advantages for not submitting foundation and building plans together. Grading and site work are Engineering permits completed with civil plans.

3. Parking is part of Planning review. Verify accessibility route shown on site plan meets #5 requirement in comments above for meeting accessibly route.

4. Planning

5. Planning

6. The Washington State amendments allows for Gender inclusive restrooms. This concept would be new to the community, may want to consider providing traditional gender Male/Female facilities available on one of the 3 floors since no other option is available in the building other than gender inclusive for restrooms. I did not locate a family or staff facility as alternative option to students or staff on any floor plan.

7. Chemical disposal will be evaluated by engineering, but any pre-treatment required or provided will need to be part of the plumbing plan submittal.

8. Provide HMIS sheets for all quantities and how they will be stored.

9. The proposed B/A-3 could be constructed as a mixed-use path using section 508. If approach is as accessory use provide complete uses of all areas with occupant loads with supporting calculations as accessory use.

Fire Review - David Drake; (253) 864-4171; DDrake@PuyallupWA.gov

- • Based on City of Puyallup Municipal Codes fire sprinkler and fire alarm systems shall be required.
  - The fire sprinkler system shall be designed and install per NFPA 13, 2016 Edition.
  - The City of Puyallup Municipal Code requires the fire alarm system to be designed and installed to "Total Coverage" per NFPA 72, 2016 Edition. PMC 17.16.070 (4) and requires U.L. Certification per PMC 17.16.020.
  - A Water Availability/ Fire flow Letter shall be required.
  - Structures requiring more than 2500 GPM require the fire mains to be looped. Fire Sprinkler Designer input may be needed to coordinate with City Engineering and City Water.
  - Provide F.D.C, P.I.V, Riser Room, and Fire Hydrant locations to determine code compliance.
  - Fire hydrants are required by Code and each shall be a minimum of 50′ away from the building.
  - A dedicated Fire Hydrant is required for the FDC and shall be within 10-15 of the dedicated hydrant.
  - Fire Hydrants are required to reach all points of the building within 400′. Depending on

exact location and dimensions, existing fire hydrants may be used except for the required dedicated hydrant for the F.D.C.

- Fire lane striping and No Parking signs will be addressed at Civils. Parking lot will need to be updated
- Building or facilities exceeding 30′ or 3 stories in height shall have at least 2 means of fire apparatus for each structure. Per IFC 2018 Edition, Section D105

Fire Lane shown on plan behind building "Existing?" What is the condition of the fire lane with widths, heights, markings, and access? What conditions is the landscape around it as in maintenance.

- Comply with 2018 IFC section 510 Emergency Responder Radio Coverage. There is a chance this building can shadow another building. Testing may be required for other buildings.
- New parking lot to not exceed 10% maximum grade.
- Auto-turn or equivalent program required to show fire apparatus turning radiuses.
- Provide HMIS for "Flammable Liquids". Question #8
- Emergency Exit - Central Pierce Fire & Rescue / Puyallup Police Department are asking for a secondary Exit with Opticon.

Engineering Review - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov

- APPLICANT PRE-APP QUESTIONS
  - The permit review timeline for civil permits is 45 business days for the first round of review and 30 days for reach subsequent review.
  - Chemical Disposal requirements: Follow all discharge standards per the WAC and EPA rules CFR40. Any chemicals with heavy metals would be a concern for the WPCP effluent and biosolids sludge NPDES permit limits. Acids and bases need to be neutralized before being discharged. Organic compounds and pesticides in elevated concentrations would constitute issues and shall not be discharged. Per EPA regulations, wastes are considered hazardous if they exhibit any of the following characteristics: ignitability, corrosivity, reactivity, and toxicity; or if they are specifically named on one of four lists of hazardous wastes in the Code of Federal Regulations (40 CFR). Additional state and local laws and regulations also apply. See PMC 14.06.021 for Prohibited Discharge Standards and 14.06.024 for a table of chemicals and the maximum allowable discharge concentration. Lastly, note that any chemicals that cannot be discharged down the drain must be picked up and properly disposed of by trained personnel.

- CIVIL PERMIT APPLICATION

  - Civil engineering drawings will be required for this project prior to issuance of the first building permit (The city has transitioned to electronic review. Please reach out to the city permit technicians at PermitCenter@PuyallupWA.gov and they will guide you how to submit). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed. Engineering plans cannot be accepted until Planning Department requirements have been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.
  - Civil engineering plan review fee is $670.00 (plus an additional per hour rate of $130.00 in excess of 5 hours). The Civil permit shall be $300.00 and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [City

of Puyallup Resolution No. 2098]

- Civil Engineering drawings shall conform to the following City standards Sections 1.0 and 2.0:
  - Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
  - Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
  - The scale for design plans shall be indicated directly below the north arrow and shall be only 1″=20′ or 1″=30′. The north arrow shall point up or to the right pon the plans.
  - Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.
  - All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under Office of the City Engineer, Engineering Services.

- Frontage Code:
  New Commercial/Industrial Buildings or Expansion of Existing buildings:
  - Any person or entity who constructs or causes to be constructed any new commercial/industrial building or expansion of an existing commercial/industrial building either of which have a structure improvement value exceeding $200,000 in valuation shall construct curb, gutters, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city's Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage adjoining the property upon which such building will be placed. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel. There is no cap on frontage improvements for new buildings or expansion of existing buildings.

- Water Within City Service Area:
  - The proposed water system shall be designed and constructed to current City standards. [PMC 14.02.120]
  - Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]
  - The applicant shall provide and install the water meters required to service the site. [PMC 14.02.120(f) & CS 301.3]
  - The applicant shall be responsible for the operation and maintenance of the proposed water main located on private property.

  ?Backflow Protection
  - Applicant shall provide backflow protection on the domestic line with the installation of a double check valve assembly (DCVA) on the domestic connection to the public water main, if one does not current exist. A plumbing permit is required for this work to be completed; and

the unit should be located outside the building, immediately downstream of the existing water meter if possible. [PMC 14.02.220(3) & CS 302.2]

- If the building proposal meets the criteria of table 9 below, a reduced pressure backflow assembly (RPBA) is required on the domestic line at each location where the proposed water main connects to the public system, otherwise install a DCVA on the domestic line. If an irrigation system is also proposed, a DCVA is required on that line as well.

Fire Requirements (applies to both City Water and Water Purveyors):

- The domestic service line and fire system service line shall have a separate, independent connection to the supply main. If a separate fire line is to be utilized, a Double Check Valve Assembly (DCVA) will be required near the property line at the point of connection to the public main. The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building. The sprinkler supply line shall be designed, and shown on the plan, into the building to the point of connection to the interior building riser. Provide plan and elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [PMC 14.02, CS 302.3, & CS 303]
- Fire hydrants shall be placed so that there is a minimum of 50-feet and a maximum 150-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. [CS 302.3]

- SEWER
  - The proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070]
  - The applicant shall connect into the existing private sewer main. If a proposed connection is to occur elsewhere, the applicant shall confirm that the system is located within a 40-foot easement dedicated to the City for maintenance purposes [PMC 14.08.070, PMC17.42 & CS 401(14)]
  - If any buildings on site are connected to septic tanks, the applicant shall abandon the existing septic systems per Pierce County Health Department regulations. A Septic/Pump Tank Decommissioning Certification form must be completed and submitted to the Source Protection Program Department at (253) 798-6470. Verification of certification must be provided PRIOR to final city approvals. [PMC 14.08.070]
  - A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(7)]
  - Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(6)]
  - Grease Interceptors are required for all commercial facilities involved in food preparation. Due to the proposed use within the building, the applicant shall install an external grease interceptor in accordance with the current edition of the Uniform Plumbing Code adopted by the City of Puyallup, Puyallup Municipal Code, and City standard details.

[PMC 14.06.031(3) & CS 401(5), 402.3]

- The construction of an area drain for the trash enclosure, if proposed, will require the enclosure to be covered to prevent stormwater infiltration into the sewer system

- STORMWATER
  - Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 SWMMWW). Note that the city is adopting the 2019 Ecology manual in June of 2022. Vesting to an Ecology manual is granted with an approved permanent stormwater plan as part of a City of Puyallup permit.
  - Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:
  - Groundwater evaluation, either instantaneous (MR1-5) or continuous monitoring well (MR1-9) during the wet weather months (December 21 through April 1).
  - Hydraulic conductivity testing:
  - o If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, or is encumbered by a critical area a Small Scale Pilot Infiltration Tests (PIT) during the wet weather months (December 21 through April 1) is required.
  - o If the development does not trigger Minimum Requirement #7, is not encumbered by a critical area, and is located on soils unconsolidated by glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.
  - Testing to determine the hydraulic restriction layer.
  - Mounding analysis may be required in accordance with Ecology Volume III Section 3.3.8.

  - The applicant is responsible for submitting a preliminary stormwater management site plan which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to Preliminary Site Plan approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
  - The applicant shall include a completed stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I with the stormwater site plan. The link below may be used to obtain the flowchart:
    https://ecology.wa.gov/DOE/files/7a/7a6940d4-db41-4e00-85fe-7d0497102dfd.pdf
  - Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190(3)]

  - The following items shall be included at the time of Civil permit submittal:
  - o A permanent storm water management plan which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the

effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report. [PMC 21.10.190, 21.10.060]

- A written technical report that clearly delineates any offsite basins tributary to the project site and includes the following information: [PMC 21.10.060]
  - the quantity of the offsite runoff;
  - the location(s) where the offsite runoff enters the project site;
  - how the offsite runoff will be routed through the project site.
  - the location of proposed retention/detention facilities
  - and, the location of proposed treatment facilities

- All pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name Design Flow (cfs)
Structure Tributary Area Pipe-Full Flow (cfs)
Pipe Diameter (in) Water Depth at Design Flow (in)
Pipe Length (ft) Critical Depth (in)
Pipe Slope (%) Velocity at Design Flow (fps)
Manning's Coefficient (n) Velocity at Pipe-Full Flow (fps)
HGL for each Pipe Reach Percent full at Design Flow (%)

- A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. The link below may be used to obtain information to apply for this permit:
http://www.ecy.wa.gov/programs/wq/stormwater/construction/

Stormwater R/D Facilities:

- Any above-ground stormwater facility shall be screened in accordance with planning requirements.
- Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way, tract, vegetative buffer, and/or property line measured from the toe of the exterior slope/embankment of the facility. [PMC 21.10 & DOE Manual, Vol. V, Pg 10-39 and Pg 10-9]
- A minimum of 5-feet clearance shall be provided from the toe of the exterior slope/embankment to any tract, property line, fence, or any required vegetative buffer. [PMC 21.10 & CS 206]

- Water
  - A water system development charge (SDC) will be assessed for each new single-family residence and is due at the time of building permit issuance for the individual lot(s). The current amount of the SDC as of this writing is $4,260.00. [PMC 14.02.040, 14.10.030]

  Sewer
  - A sanitary sewer system development charge (SDC) will be assessed for each new

single-family residence and is due at the time of building permit issuance for the individual lot(s). The current amount of the SDC as of this writing is $5,890.00 [PMC 14.10.010, 14.10.030]

Stormwater

- A Stormwater Systems Development Charge (SDC) will be assessed for each new single-family residence. The current SDC as of this writing is $3,560.00 per unit.

Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Pierce College Master Plan review must be completed prior to the approval of this project

Any necessary mitigation, pedestrian access improvements, frontage improvements, etc. will be addressed within that document.

Traffic scoping worksheet will be required for this project. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition. In general, trip generation regression equations shall be used when the R2 value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's Trip Generation, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.

Once the traffic scoping worksheet is reviewed, a written response would be sent to the applicant's traffic engineer outlining the scope of the project's Traffic Impact Study (TIS).

The city has adopted a City-Wide Traffic Impact Fee of $4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance.

Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.