



PIERCE COLLEGE MASTER PLAN

PLANNING COMMISSION

MARCH 23, 2022

Case ID: P-21-0049

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Proposed project:

- Update to the College campus master plan
- Master Plans authorized by PMC 20.88
- City Council approval, with Planning Commission recommendation

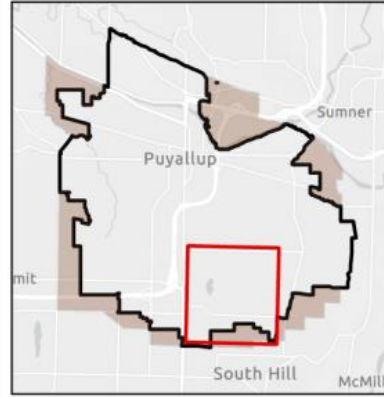



VICINITY MAP



Project Site
 UGA Boundary
 City Limits

Tax Parcels
 Base Parcel
 Condominium

City of Puyallup
 Development and
 Permitting
 Services Department
 Date: 9/1/2021

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City of Puyallup assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City of Puyallup makes no warranty of fitness for a particular purpose.

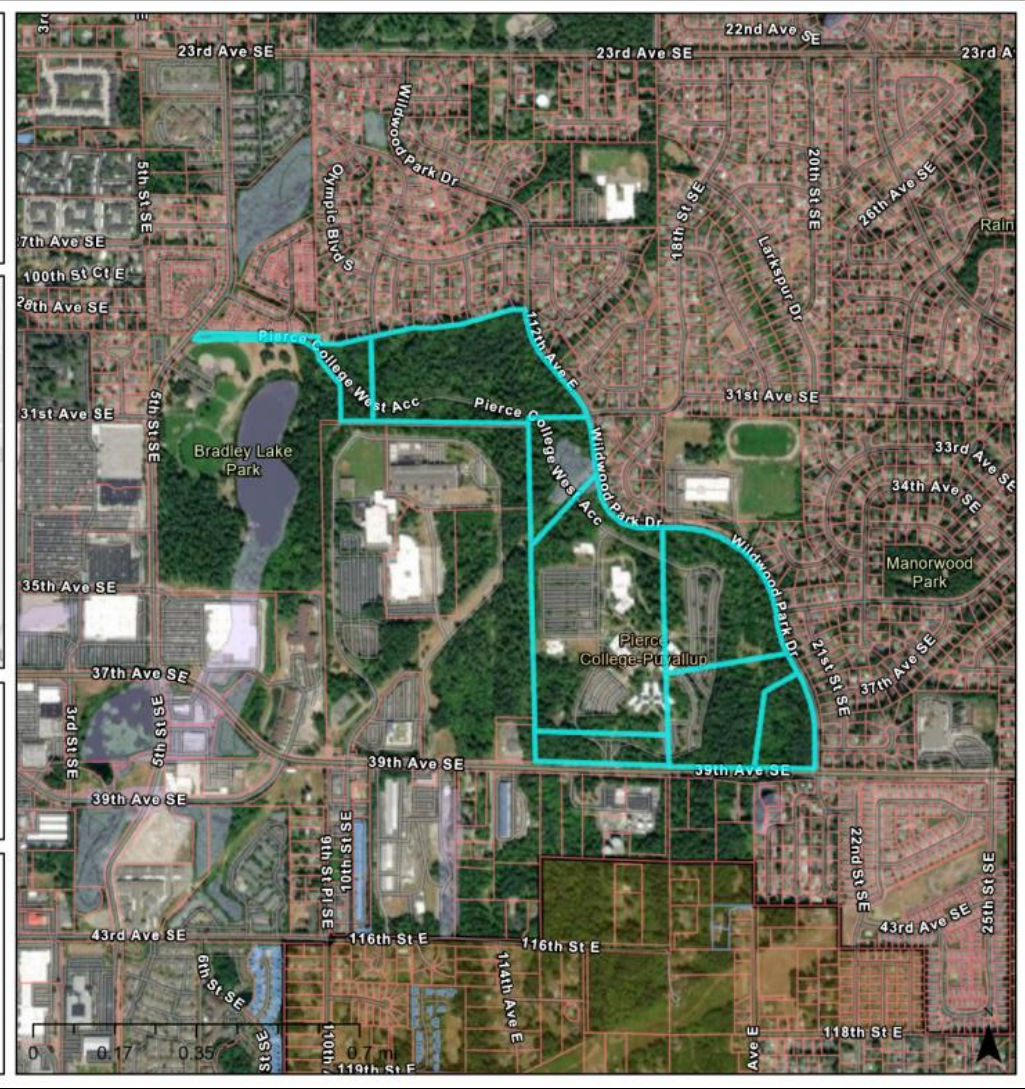


Figure 3.1 Short-Term Development Plan



PIERCE COLLEGE PUYALLUP CAMPUS MASTER PLAN

Short Term Development Plan

LEGEND

- Existing Facility
- Future Additional Parking
- Future New Facility
- Future Renovated Facility
- Wetland
- Detention Pond

EXISTING FACILITIES

- ADM Administration Building
- AAH Arts and Allied Health Building
- CTR College Center Building
- HEP Health Education Center
- LSC Library Sciences Building
- CDP Child Development Center
- MAINT Maintenance Building
- 911 911 Emergency Building

FUTURE PROJECTS

- ATHLETIC FIELDS New Fields For Baseball, Soft Ball, Soccer
- ADM Administration Renovation and Expansion
- CDP Childhood Development Center Expansion
- CLASSROOM BLD New Classroom Building
- GYM New Gymnasium at HEP
- LSC Learning Resources Renovation and Expansion
- PARKING New Parking Structure for Classroom Buildings
- STEM BUILDING New Science Technology Engineering and Math Building
- STORAGE New Campus Storage Building
- MAINT. Maintenance Shop Expansion
- PORT. Remove Portable Structure
- NEW PARKING LOT New Parking for Campus and Athletic Fields

Note 1:

An existing, secondary, gated, vehicular access to the campus is provided from the 5th/7th Street Connector. The campus and this secondary access are depicted on a 30" x 42" master plan drawing on file with the City of Puyallup.



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Key application information:

- **Applicant:** Pierce College
 - (McGranahan Architects, AHBL – applicant representatives)
- **Site:** 1601 39th Ave SE
- **Zoning:** Public Facilities (PF)
- **Land Use:** PF
- **Environment**
Review(SEPA): SEPA checklist submitted, under review. Puyallup: Lead Agency

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Key application timeline

- Proposal submitted: May 12, 2021*
 - **Application incomplete*
- Neighborhood mtg.: August 04, 2021
- Notice of application: Sept. 07, 2021
- Planning Commission: Nov. 10, 2021
- Development Review:
 - Review letter: October 15, 2021
 - Currently under development review (March, 2022)

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Key public comment themes:

- Concerns regarding athletic fields – lighting, parking impacts - access to the fields through neighborhoods to north & Wildwood Park Drive, noise
- Impacts to residential neighborhoods near Bradley Park – request for additional drive access onto Wildwood Park Drive



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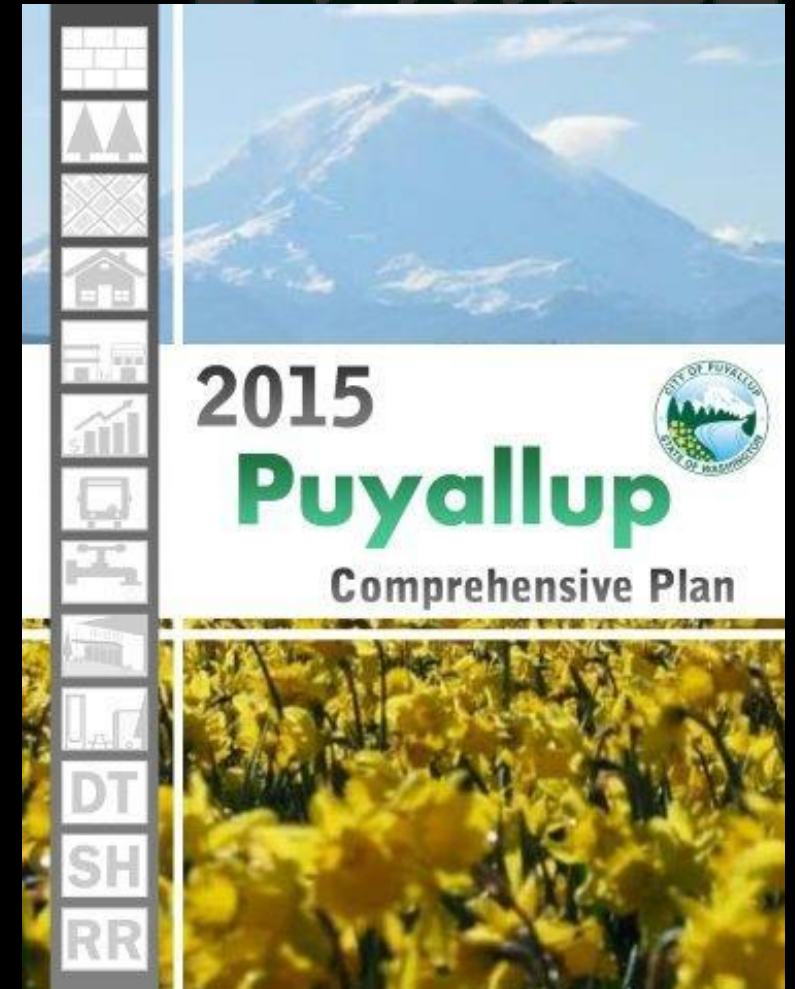
Key public comment themes:

- Traffic impact concerns
- School district request for walking access improvements on Wildwood and improvements at 31st and Wildwood Drive
- Puyallup Tribal request for a cultural resource assessment
- Standard Ecology comment letter SEPA (solid waste mgmt., toxic clean ups, water quality, etc)

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Development Review Team letter:

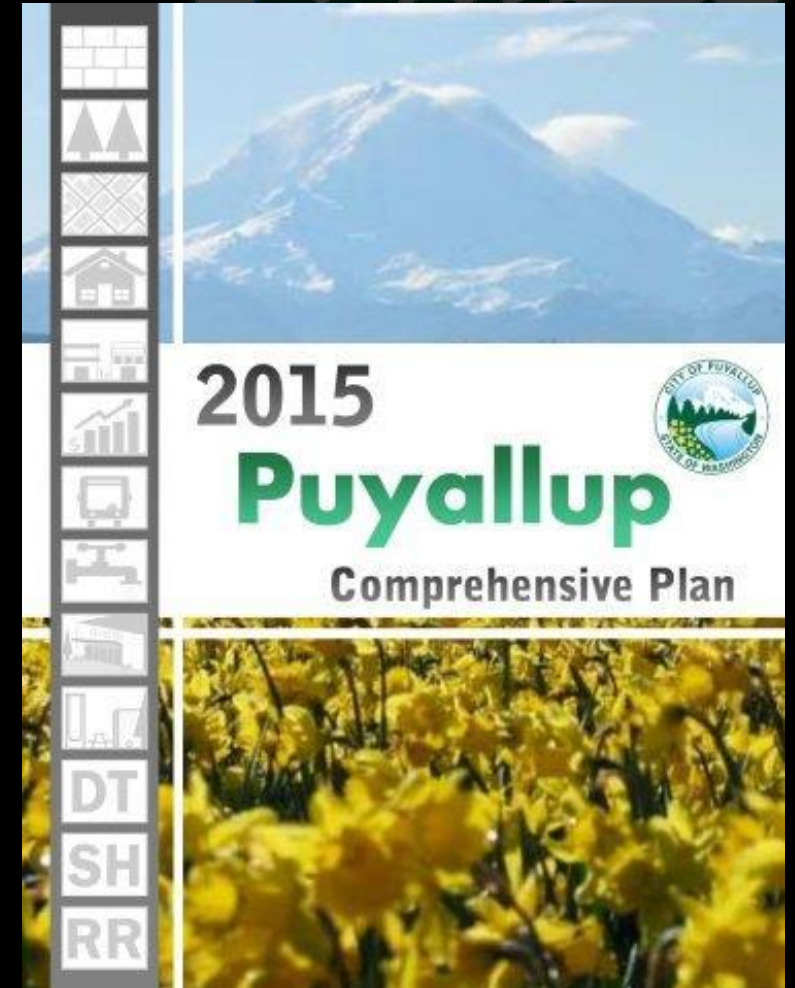
- 10-year/20-year build out site plan
- Traffic report – new data collection and analysis
- Consistency with South Hill Neighborhood Plan
- Use of athletic fields, assessment of impacts
- Off-street parking
- Consistency with Safe Routes to Schools Plan



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Development Review Team letter:

- Trail connectivity thru campus to Bradley Park
- Street improvements – Wildwood Park drive
- Access improvements – College Way Drive
- Architectural design standards
- Coordination with Pierce Transit (future Bus Rapid Transit)



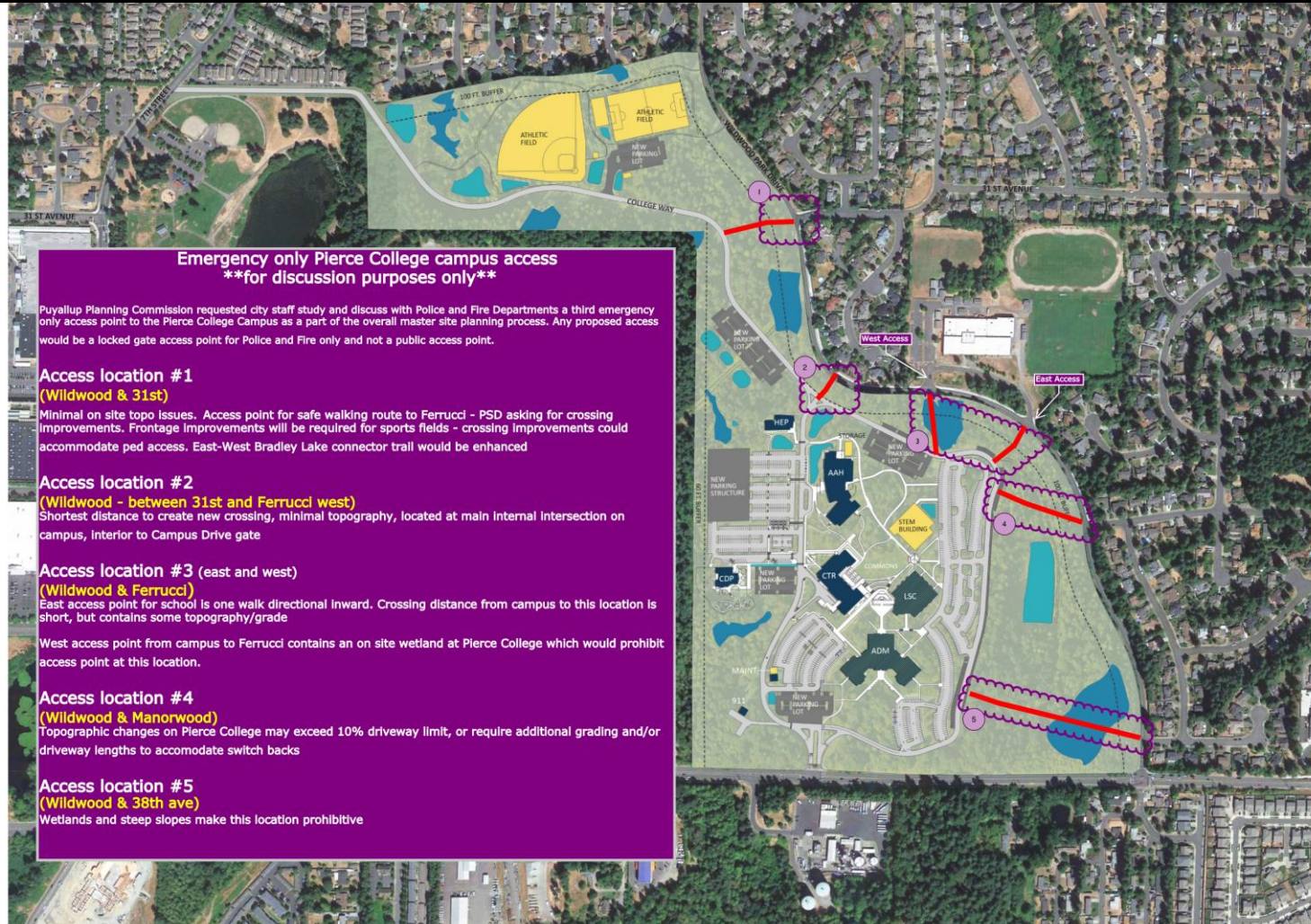
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Development Review updates:

- Athletic fields: no lighting proposed, parking analysis provided
- Access onto Wildwood Park Drive: No third access warranted, PC studying emergency only access requirements



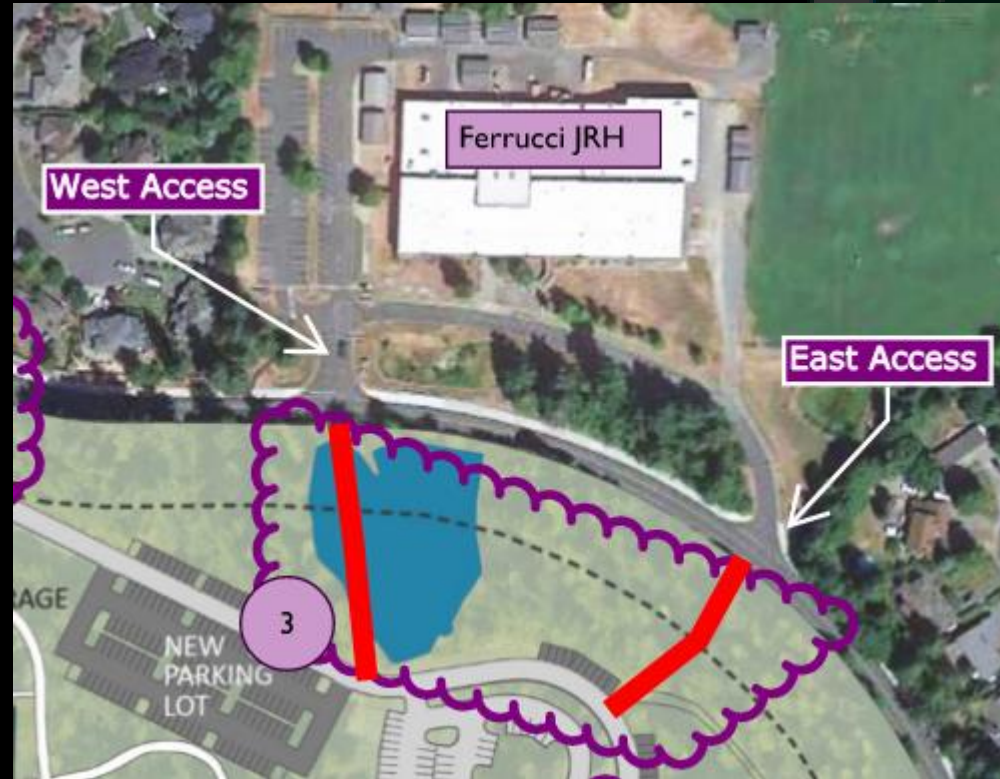
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Emergency only access:

- PC requested study
- Staff consulted Police and Central Pierce Fire
- PD & CPFR request East Access at Ferrucci and Wildwood for a new emergency only access
- Not Fire code required
- Funding issue (state funding for improvements not required by Fire Code not likely to be funded)



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Development Review updates:

- Pedestrian access and improvements (Safe Routes to Schools, trails, sidewalks, etc): Staff is working with College on final conditions
- Traffic analysis:
 - Staff wrapping up traffic impact analysis
 - WSDOT safety analysis requested



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Next steps:

- Staff working with College Master Plan team on final review letter, proposed conditions, SEPA
 - College resub (Q1, 2022)
 - Additional PC briefing (Q1, 2022)
 - PC Public Hearing (Q2, 2022) – tentatively scheduled for May 11, 2022
 - Council review and adoption (Q2/Q3 2022)





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