



CITY OF PUYALLUP

Development and Permitting Services

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March 16, 2022

To: Planning Commission
From: Chris Beale, Planning Division

Re: Pierce College Master Plan (P-21-0049)

Background:

Pierce College Puyallup is proposing an update to their campus master plan document for consideration and adoption by the City Council. The previous master plan was last adopted in 2008 and expired in 2018. Master Plans are outlined in Puyallup Municipal Code (PMC) 20.88:

20.88.000 Scope and purpose (Master Plans)

This chapter is intended to detail the procedures and responsibilities of the city planning commission and city council in the processing, consideration and action on proposed master plans. Master plan approval is required for specified uses and activities within certain zone districts. These uses, due to their large site areas, scale of buildings and structures, high trip generation rates, incremental growth over time, unique characteristics and potential impacts to the community, require a special degree of review and opportunity for public comment. It is expected that approval of a master plan will guide development within the affected area for a period of at least 10 years. Master plan approval is also intended to allow quicker review and processing of individual, phased construction projects with greater certainty than would be possible if a master plan did not exist.

Review criteria – Master Plans:

The Planning Commission will review the master plan proposal, hold a public hearing with the community and make a recommendation to the City Council. The following criteria governs the approval of master plans:

20.88.030 Approval criteria (Master Plans).

(1) The city council may approve or approve with modifications a master plan if:

(a) The proposed plan is consistent with the goals and policies of the comprehensive plan; and

(b) The proposed development (including signage) is appropriate in design, character and appearance with the existing or intended character and quality of development in the immediate vicinity and with the physical characteristics of the subject property; and

(c) The location, configuration, design and detailing of major structures and landscaping convey an image of its semi-public use and will serve as prominent landmarks in the city; and

(d) The structures and site development, including landscaping, vehicular and pedestrian circulation, public plazas and sitting areas, functionally relate with the site and connect to adjacent areas; and

(e) The primary vehicular and pedestrian entrances are located and designed to delineate the complex as a major institution; and

(f) The plan provides for adequate parking and circulation as to not adversely impact adjacent areas.

(2) The city council may impose conditions on the master plan to ensure the standards and intent of this code and the comprehensive plan are met and to mitigate potential adverse impacts

History of current Master Plan review:

The following is a brief timeline associated with the Master Plan:

- July, 2020 – Pierce College and city staff held a pre-application meeting
- August, 2021 – Pierce College conducted a neighborhood meeting over Zoom with community to introduce project and receive feedback
- August, 2021 – Pierce College submits complete application to DPS staff
- September, 2021 – DPS staff send out notice of application to neighborhood, public agencies, tribal governments and Planning Commission
- October, 2021 – DPS staff issues first Development Review Team (DRT) review letter
- November, 2021 – Planning Commission holds 1st work session on Master Plan
- January, 2022 – Pierce College master plan team resubmits application to DPS staff for further consideration
- March, 2022 – Planning Commission meeting

Discussion of issues:

On March 23, 2022, Planning staff will present further overview of the Pierce College Master Plan. City Development Review Team (DRT) staff have continued to coordinate with the College staff and the Master Plan team (AHBL, McGranhan architects) on further review and study of issues related to the Master Plan submittal.

Key themes reviewed by the Planning Commission in November, 2021 include:

- Concerns regarding athletic fields – lighting, parking impacts - access to the fields through neighborhoods to north & Wildwood Park Drive, noise
Updated discussion: Applicant is not proposing any field lighting for the athletic sports field complex. Applicant has provided additional parking analysis to meet and exceeding

traffic engineering parking standards for sports fields (78 stalls proposed). A 100' vegetated landscape buffer will remain intact and enhanced, where necessary to separate and screen the fields from adjacent uses.

- Impacts to residential neighborhoods near Bradley Park – request for additional drive access onto Wildwood Park Drive; general traffic concerns from project build out.
Updated discussion: *City Traffic Engineering is reviewing this issue in accordance with the requirements of the concomitant agreement. The applicant supplied a traffic impact analysis report that indicates the two access points are operating at or above city standard LOS. No additional third full vehicle access point on Wildwood Park Drive is warranted at this time. Other issues are being studied and the traffic review is being finalized, in consultation with WSDOT.*
- School district request for walking access improvements on Wildwood and improvements at 31st and Wildwood Drive; Consistency with Safe Routes to Schools Plan; Trail connectivity thru campus to Bradley Park; Street improvements – Wildwood Park drive; and access improvements – College Way Drive.
Updated discussion: *Staff is finalizing an approach to the issue of pedestrian improvements in these areas and through the campus in discussions with Pierce College and the master plan team; the upcoming staff report will include proposed conditions regarding this issue.*
- Puyallup Tribal request for a cultural resource assessment
Updated discussion: *The College is coordinating with Tribal Governments regarding cultural resource issues.*
- 10-year/20-year build out site plan
Updated discussion: *The College has narrowed the site plan and campus build out to the 10 year planning horizon and modified associated drawings and master plan narrative.*
- Off-street parking analysis for campus
Updated discussion: *The applicant has provided a detailed break-down on off-street parking availability, with associated study data.*
- Architectural design standards
Updated discussion: *The applicant has resolved questions related to design review.*
- Coordination with Pierce Transit (future Bus Rapid Transit)
Updated discussion: *College, city and Pierce Transit staff are coordinating on bus turn around access and bus rapid transit access.*

Emergency only access – discussion and analysis

One of the central issues the Planning Commission requested be studied is access to the campus site, particularly if there is a warrant for a third access point to the site for emergency vehicles only on Wildwood Park Drive. City staff conducted outreach with Central Pierce Fire and Puyallup Police in January, 2022. In conducting the outreach, city Planning Division and Traffic Engineering Division staff created a planning-study level map with a set of possible access points on Wildwood Park Drive for Police and Fire to study and provide feedback. Five (5) different possible access locations were identified (see map included with this memo).

Police and Fire outreach, feedback:

- Central Pierce supports a third emergency only access point on Wildwood at location #3 (“Ferrucci-east” access). Assistant Fire Chief Guy Overby reports: *“It would be very beneficial for CPFRR to have a 3rd access point at the (Ferrucci) east entrance as depicted on the map - makes the most sense and would be our preference. This would be accessible by fire apparatus only and would be secured via a Knox lock.”*
- City Police Department supports a third emergency only access point on Wildwood at location #3 (“Ferrucci-east” access). Deputy Police Chief Dave McDonald reports: *“Many times we have an SRO at Ferrucci JH school across the street from the entry. So in an emergency at the college during school hours, we may benefit from a very quick response time from our SRO. It would be great for an Opticom device and power gate to be installed. This would allow our officers to have increased patrols of the college for enhanced safety and quick access from a new access point during an emergency.”*

International Fire Code review:

- Based on city Fire Prevention Division (DPS) staff review of the proposed campus layout, proposed structures and occupancies in the 10 year planning window of the master plan and current operations at the existing two (2) campus ingress and egress points, the third access point is not required or warranted by code.

College feedback:

- State funding would not be available to fund additional access points not tied to code requirements for life safety purposes. A third access is also not warranted for emergency vehicle response. The design of all new buildings will include sprinklers and other applicable fire suppression construction techniques required under the City of Puyallup’s codes.

The project proposal application and master plan can be found at:

<https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1284>



QR code link to project web page