

Approval Criteria Narrative MultiCare Good Samaritan Hospital Master Plan

January 6, 2023

The following narrative is submitted in association with the new Master Plan for the campus of MultiCare Good Samaritan Hospital (MGSH) for review and approval by the City of Puyallup (City). The following outline describes how the Master Plan proposal intends to meet the master plan approval criteria described in Puyallup Municipal Code (PMC) 20.88.030.

This narrative is also included in Section IV of the MGSH Master Plan, which outlines code justification for a number of topics relevant to Master Plan review and approval. PMC 20.88.030 specifically addresses approval criteria for master plans under the following subheadings, responded to here with references to the master plan document.

(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;** The applicable elements of the City of Puyallup Comprehensive Plan (CPCP) are identified below, with reference to applicable sections in this Master Plan. The MGSH Master Plan aims to be aligned with the goals and policies of the CPCP and criteria put forth by the City of Puyallup. Professionals with expertise on each topic in the Master Plan proposal oversaw each section to ensure quality and alignment with the goals and policies as they relate to building and site design, landscaping, location and orientation, circulation, and transportation. In addition, Section I outlines MultiCare Health System's Mission, Vision and Values which frame the organization's commitment to stewardship and community partnership.

Natural Environment Element – MultiCare Health System (MHS) has submitted a SEPA Checklist, by which a Determination of Significance (DS) has been issued for the Good Samaritan Master Plan. Reference *Appendix C* for the SEPA Checklist. With the City of Puyallup serving as lead agency, this Master Plan will undergo a full EIS process which will provide in depth study of all environmentally critical areas, air quality and climate impacts, and pollution criteria. Resolution on this topic is ongoing.

Land Use Element – As identified by LU-30 in the CPCP, this document complies with the City's goal to facilitate a Master Plan for MGSH to guide long-term land uses. Input has been, and will continue to be, provided by members of the surrounding community through City and governmental initiatives associated with the Master Plan and EIS process. As outlined earlier in the Master Plan, MGSH serves

as an important economic and employment driver in the City and east Pierce County, as well as the sole provider of full-service healthcare in the immediate community.

Community Character Element – As outlined in Chapter III of the Master Plan, new development on the MGSH campus will be approached thoughtfully, in order to provide improvements that are of similar aesthetics, form and scale to the existing campus, and appropriate for the surrounding community.

Economic Development Element – Continued growth of Good Samaritan Hospital has numerous economic benefits to the surrounding community, as described in Chapter III of the Master Plan. In addition to direct job creation by being one of the City's largest employers, medical centers such as MGSH also promote growth of ancillary medical services as well as other sectors. MGSH provides access to quality healthcare services, and directly improves the wellbeing and quality of life for Puyallup and Pierce County residents, therefore helping to attract new residents and businesses.

Transportation Element – *Table III-D* outlines the Master Plan's response to the City's transportation goals and policies. In addition, Chapter III identifies current and future traffic implications, parking demand, and the hospital's Commute Trip Reduction program. Concurrent with the EIS process, a traffic impact analysis (TIA) will provide further input into the necessary transportation mitigation efforts within the Master Plan.

- 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.** As discussed in Chapter III, the Master Plan aims to promote thoughtful development that is appropriate and complimentary to the design, character, and appearance of current campus structures and those in the immediate vicinity to the campus. The architectural drawing sets will comply with City Code and development standards, as well as standards set forth by the Master Plan.

- 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.** The MGSB Master Plan provides a conceptual plan at full build out in *Figure III-A* and a more focused lens on-site circulation in *Figure II-Q*. All buildings will comply with site setback requirements and provide landscaping design that aligns with City and campus planning principles as outlined in Section III. A conceptual landscape diagram is provided by *Figure III-M*. Exterior design and details will be developed to align with the current campus look and feel, establishing itself as a semi-public use and serving as a prominent landmark within the city and surrounding neighborhood.
- 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.** Proposed design components related to overall site, circulation, and landscaping functionally relate with the current site and provide clear connection to adjacent areas. Outlined in Section II, the Master Plan will continue to support a safe and accessible MGSB campus environment by facilitating all modes of travel. Public sitting areas will remain an important aspect of campus design and will continue to exist at key locations such as near the main entrance, Emergency Department drop-off, outside the cafeteria, etc.
- e. **The primary vehicular and pedestrian entrances are located and designed to delineate the complex as a major institution.** The hospital tower expansion will utilize the current primary vehicular entrance and maintain all existing signage with the exception of necessary modifications to direct visitors to new parking locations. Any new entrances will also be located and designed to delineate the complex as a major institution. The future phase Medical Office Building(s) may have their own new institutional signage to clearly provide wayfinding to dedicated entrances and drop-off zones. Additional entrance details can be found in section III – Architectural Design, *page 44*. All entrance signage and wayfinding will be designed with the MultiCare standards for consistency across the entire campus. A conceptual signage diagram is included in *Figure III-N*.
- f. **The plan provides for adequate parking and circulation as to not adversely impact adjacent areas.** The hospital's transportation consultant has reviewed, analyzed, and designed the proposed Master Plan to meet the campus demand and city requirement for parking as well as a campus circulation design that does not adversely impact adjacent areas. Section III outlines the parking demand by phase and the designed quantity for each of the two proposed parking garages, so they meet demand. Circulation patterns in and around the campus will remain largely unchanged, with the main hospital entrance remaining at the same location, and outpatient buildings and parking remaining in the same quadrant of campus.