

PROJECT MEMO



TO: Katie Baker, AICP
Planning Manager
City of Puyallup

DATE: March 1, 2024

FROM: Josh Kubitz, AICP

PROJECT NO.: 2210529.30

PROJECT NAME: Cascade Christian School Elementary Project

SUBJECT: CCS Elementary Project Neighborhood Vicinity Meeting Notes

This memo serves as the staff meeting notes from the required neighborhood vicinity meeting on February 22, 2024 at 6:00 pm. The neighborhood meeting was noticed and hosted by the applicant at the Cascade Christian School District Office at 815 21st Street SE, Puyallup WA. The meeting was held in-person and virtually on zoom.

Written Comments: No written comments were provided by any of the attendees.

Attendees:

- Owner (Cascade Christian Schools)
- Applicant (Jeff Brown Architecture)
- City Staff (Planning, Traffic, and Engineering)
- Two neighborhood residents attended in-person and approximately two neighborhood residents attended online.

Meeting Summary:

- Applicant provided Project Team Introductions, provided the purpose of the meeting, and the following project overview:
 - The project will relocate 350 students from the existing elementary school site to the larger Cascade Christian School Campus.
 - The project includes nine (9) portable classrooms and utilize classrooms in the 2nd story of the existing junior high school. The following options were provided:
 - Option 1: Six (6) portables, five (5) portables in front of the junior high and one (1) south of the high school
 - Option 2: Six (6) portables with bathroom at the purchase property and one (1) south of the high school in support of junior high school
- This will be part of a 7-year term for the CUP, which includes the following phases.
 - Phase 4a: Permanent core and shell for first floor addition to the Junior High School
 - Phase 4b: Finish second floor, remove portables and create parking stalls
- The applicant team opened the floor to questions and comments. The following is a summary of the main topics that were discussed by the residents.
 - Traffic (most vocal concern): The existing traffic at pick-up / drop-off is not sustainable and many school parents use neighbor's properties/driveways for their own use. As such, the neighborhood is interested in how the project is going to mitigate the impact of 300+ additional students. The applicant mentioned staggered school start times and the public responded that this will only prolong the current issues.
 - Parking: Is there enough parking for the additional students? This is associated with school children parents using neighbors' property for pick-up / drop-off.
 - Pick-up / Drop-off Queuing: How will the elementary school queuing be done and will it further impact the neighborhood? The current condition isn't sustainable.
 - Noise: The school doesn't monitor evening noise after sports drop off and that it will only get worse with additional students.



- Safe Walking Routes: Why doesn't the project include 21st Street? In general, more needs to be done for safe walking routes for children.
- Safe Play Area for Kids: The proposed elementary school does not include an easily accessible play area for the elementary students.
- Staff Bias: Worried that staff is being pressured to approve the project or there is a conflict of interest with decision makers having children enrolled in the school.
- Construction Impacts: The proposed construction will cause impacts to neighboring properties.
- Conditional Use Permit Criteria: The proposed CUP is not compliant with the CUP criteria because the proposed use will impact the neighborhood.
- General issues Regarding the Existing Use: Concerns that the existing school site is not a good neighbor that utilizes maintenance that protects neighboring properties.