



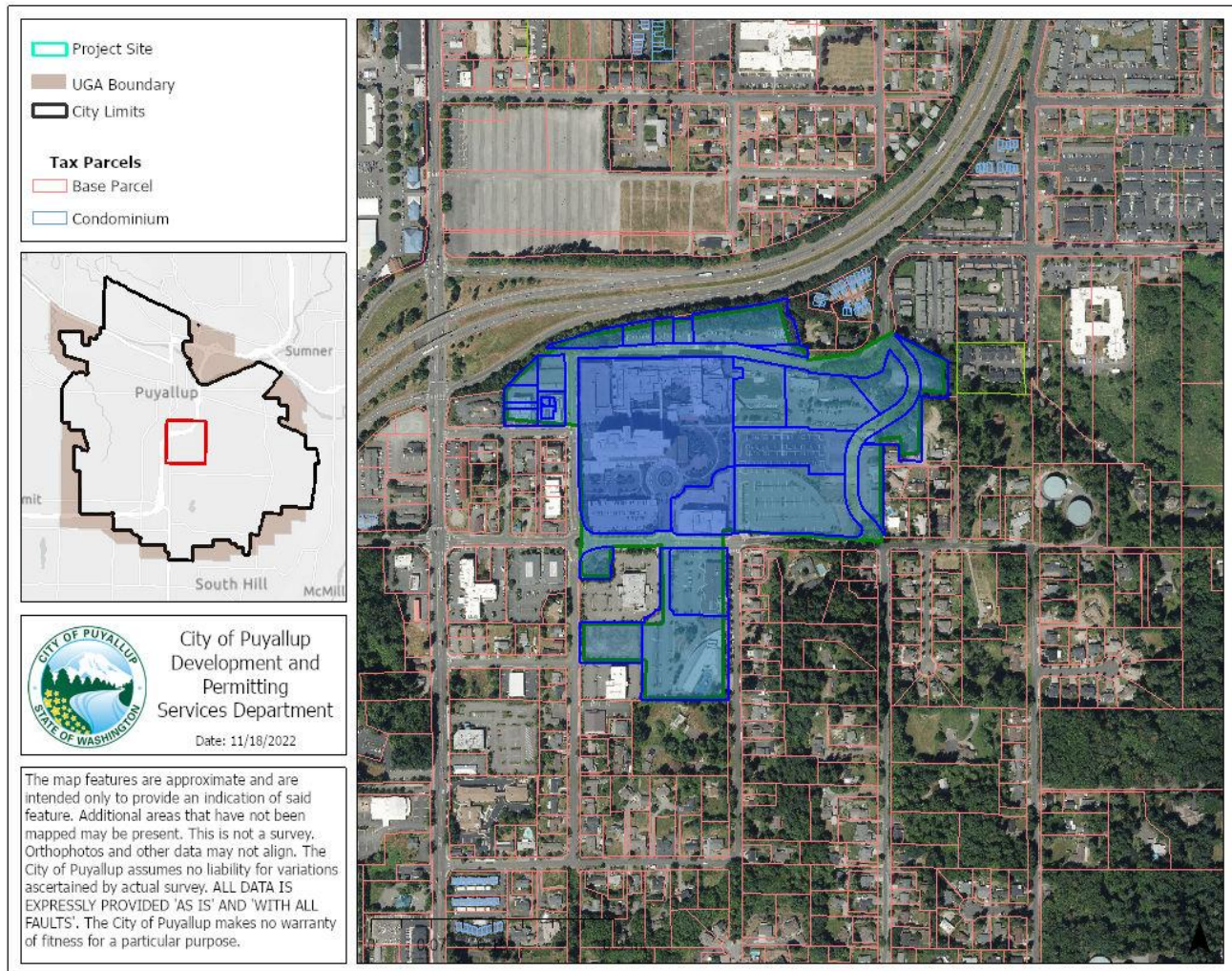
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

November 18, 2022

NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application was submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:



Application Information

| | |
|--|---|
| Case Number: | PLSSP20220161 |
| Permit Type: | SEPA |
| Proposal: | The proponent seeks to develop an expansion of the Good Samaritan Hospital campus, including a new patient care tower [approximately 240,000 square feet, 190 new beds (160 licensed beds, 30 observation beds)], two (2) new medical office buildings (approximately 200,000 square feet), central support tower (90,000 square feet), expansion of the existing Emergency Department, added building area and infrastructure related to the campus' Central Utility Plan, new off-street parking, including parking garages and surface level parking, utility improvements, street improvements, landscaping, storm water infrastructure, and other necessary improvements to support the development. |
| Applicant(s): | CBRE (applicant representative) |
| Owner(s): | MULTICARE HEALTH SYSTEM |
| Site Address: | 401 15 th Ave. SE, Puyallup, WA 98372 |
| Parcel Number: | 9810000015; 9810000130, 9810000140, 9810000151, 9810000161, 9810000120, 9810000101, 7766000010, 7766000020, 7766000030, 0420342141, 0420342141, 0420342112, 0420342081, 0420342104, 0420342124, 0420342032, 7790000558, 7790000554, 7790000566, 7790000565, 9810000014, 9810000014, 9810000015, 9810000016, 9810000643, 9810000644, 7080000251, 7080000181, 7080000182, 7080000146, 7080000147, 7080000148, 0420342151, 0420342150, and 0420342149. |
| Date of Application: | November 08, 2022 |
| Date of complete application determination: | November 15, 2022 |
| Date of Public Hearing (if set): | The project will include a Master Plan, and a public hearing will be set with the Planning Commission at a later date. Further noticing will be sent out at a later date regarding the master plan review for the Good Samaritan Hospital Master Plan. |
| Environmental documents/studies required: | SEPA Checklist, Traffic Scoping Worksheet, Traffic Impact Analysis, Storm Water Report, Landscape Plan, Architectural Elevations, Traffic Impact Analysis, Geotech report for potential Landslide Hazard Area, Erosion Hazards, Volcanic Hazards, Preliminary Utility Plans, and other reports as required for review. |
| Identified critical areas on or adjacent to the site: | Aquifer Recharge Area, Landslide Hazard, Volcanic Hazard Area, |

Public Comments

Please be advised that any response to this letter will become a matter of Public Record. The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision.

- General application information is available for public review at <https://cityofpuyallup.org/2127/Good-Samaritan-Hospital-Master-Plan-Envj> .
- The application file is available for review at <https://permits.puyallupwa.gov/portal/> . Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address.
- The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).
- Written comments will be accepted if filed with the staff contact listed below on or before 4:00PM on: December 19th , 2022.

Americans with Disabilities Act (ADA) Information

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

Environmental Review (SEPA)

The City has issued a determination of significance and requests comments on the scope on the environmental impact statement (EIS) for the Good Samaritan Hospital Campus Master Plan. EIS

Required: The City of Puyallup, as the State Environmental Policy Act (SEPA) lead agency, has determined this proposal may have significant adverse environmental impacts on the environment. An EIS is required under RCW 43.21C.030(2)(c) and will be prepared.

The lead agency has preliminarily identified the following elements of the environment that may be impacted by the project proposal which will be the focus of the discussion and analysis in the EIS. The lead agency is requesting comments on this preliminary list of areas of the environment scoped to be studied in the EIS to assist in defining the final scope of the EIS document:

1. Transportation, particularly roadway network, vehicular traffic, traffic safety, and parking.
2. Public services and utilities, including sanitary sewer, storm water, domestic water availability, and fire services.
3. Environmental health including noise, risk of explosion, and hazardous materials.
4. Air Quality
5. Earth, including volcanic, steep slope and erosion hazard areas.
6. Land and shoreline use, including aesthetics and historic and cultural resources/preservation.
7. Energy, including availability, amount required/rate of use/efficiency, conservation, and renewable resources.
8. Alternatives
9. Mitigation Measures

Staff Contact

If you have any comments, please contact:

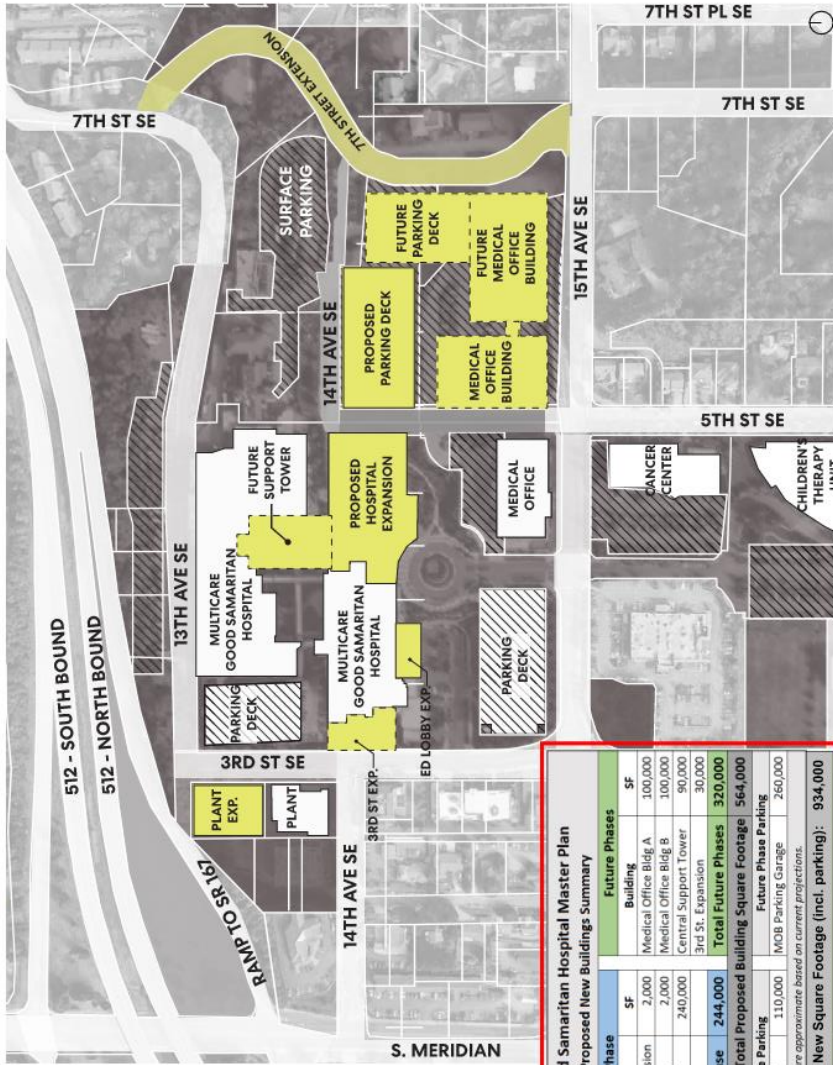
Via Email to the lead staff planner: Chris Beale, Senior Planner cbeale@puyallupwa.gov

In writing to: ATTN: Chris Beale, Senior Planner. Puyallup City Hall, 333 S. Meridian, Puyallup, WA 98371

Phone: (253) 841.5418 (written comments via email are preferred)

In person: Puyallup City Hall, 333 S. Meridian, 2nd floor (Permit Center), Puyallup, WA 98371, 9am-3pm M-F

Site



| Good Samaritan Hospital Master Plan | | Proposed New Buildings Summary | |
|---|----------------|---|----------------|
| Initial Phase | SF | Future Phases | SF |
| Central Plant Expansion | 2,000 | Medical Office Bldg A | 100,000 |
| ED Entry Expansion | 2,000 | Medical Office Bldg B | 100,000 |
| Patient Care Tower | 240,000 | Central Support Tower | 90,000 |
| | | 3rd St. Expansion | 30,000 |
| Total Initial Phase | 244,000 | Total Future Phases | 320,000 |
| Total Proposed Building Footage | 564,000 | Future Phase Parking | 564,000 |
| PCT Parking Garage | 110,000 | MCB Parking Garage | 250,000 |
| <i>*All square footages are approximate based on current projections.</i> | | Total Proposed New Square Footage (incl. parking): 934,000 | |

PRELIMINARY SITE MAP

This map is for conceptual information purposes only, and has been developed by MultiCare Good Samaritan Hospital in context with its submittal of an updated Master Plan to be on file with the City of Puyallup. The locations, quantity and sizes of buildings and roads depicted here may not represent the final built conditions once the proper processes for project approval, design and permitting are complete. Timing of various construction projects within the Master Plan is to be determined and will be based on a number of factors. It is also possible that not all projects shown on this map will be built within the time frame of the Master Plan.

- Legend**
- Existing
 - To Be Demolished
 - Initial Proposed Phase
 - Future Proposed Phase
 - Parking

MultiCare Good Samaritan Hospital Vicinity Map Overall

Plan