

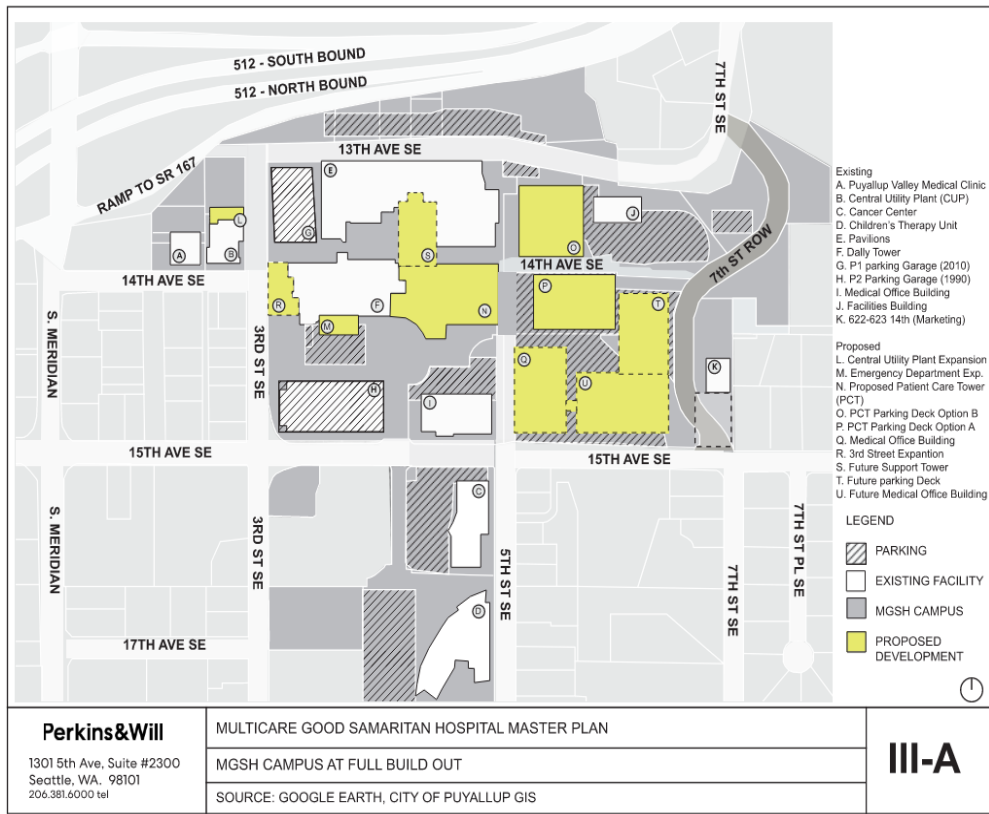


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To:	Planning Commission
From:	Chris Beale, Senior Planner
Subject:	MultiCare Good Samaritan Master Plan
Date of memo:	April 19, 2023
Date of PC meeting:	April 26, 2023

BACKGROUND

MultiCare/Good Samaritan Hospital (GSH) is proposing a new campus Master Plan document for consideration and adoption by the City Council. The project includes the expansion of the Good Samaritan Hospital campus, including an initial phase that would include a new patient care tower consisting of a 240,000 square foot structure with 190 new beds (160 inpatient and 30 observational). The new patient care tower is also proposed to include a shell floor which would allow the future build out of 40 additional licensed beds, bringing the new building's total bed count to 200 inpatient plus 30 observation beds. The project build out will also include two (2) new medical office buildings (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 Plant, new off-street parking, utility improvements, street improvements, landscaping, storm water infrastructure and other improvements.



PROPOSED CAMPUS BUILD-OUT (2023 – 2043)

FACILITY	PHASE 1		FUTURE PHASES*	
	PHASE	PROPOSED SF	PHASE	PROPOSED SF
Patient Care Tower	1A	230,000 gsf		
Parking Structure (PS) 1	1A	190,000 gsf		
Central Utility Plant Expansion	1A	10,000 gsf		
Patient Care Tower Shell Buildout	1B	Shell Buildout		
Dally Tower Emergency Department Expansion	1C	2,000 gsf		
Medical Office Building (MOB) A			2	100,000 gsf
Parking Structure (PS) 2			2	260,000 gsf
Medical Office Building (MOB) B			3	100,000 gsf
Central Supply Tower			4	90,000 gsf
Dally Tower Expansion towards 3 rd Street			4	30,000 gsf
Subtotal		432,000 gsf		580,000 gsf

Total: 1,012,000 gsf

**Construction phases may not occur chronologically according to phase numbers*

The previous Master Plan was last adopted in 2003, amended in 2007 and expired in 2017. 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.

On April 26, 2023, Planning staff will present an initial overview of the Good Samaritan Hospital Master Plan. City Development Review Team (DRT) staff in DPS are currently reviewed the first submittal and

conducting public outreach on the application. The following is a summary of the project and outreach completed:

- August, 2022 – MultiCare and city staff held a pre-application meeting
- September, 2022 – MultiCare and city staff conducted a neighborhood meeting over Zoom with community to introduce project and receive feedback
- November, 2022 – City DPS staff receives SEPA environmental checklist for project proposal, issues a Determination of Significance (DS), initiating an Environmental Impact Statement (EIS) on the project
- December, 2022 - City DPS staff hosts a public agency meeting with affected resource agencies, public agencies and Tribes to receive feedback on the scope of the DS (EIS)
- February, 2023 – MultiCare submits complete application for Master Plan to DPS staff, city issues official Notice of Application for Master Plan permit
- April, 2023 – Initial Planning Commission meeting introducing project, receive feedback and comments from Commission

The intent of the April 26, 2023 meeting is to receive initial feedback from the Planning Commission on the Master Plan proposal and understand if there are initial areas of concern from the Commission that need to be studied or addressed in the review of the Master Plan document and campus build out. Commissioners serving in 2021/2022 will recall a similar review process with the recent Pierce College Master Plan. Planning staff will provide an overview of the review process, criteria to consider a Master Plan, comment themes from initial public outreach and comment themes from city DRT review. MultiCare/hospital campus staff and consultants will also be at the meeting to present an overview of the proposal and the need for the campus expansion.

The Planning Commission will review the Master Plan proposal, hold a public hearing (at a later date) and make a recommendation to the City Council for final adoption. Staff will be setting a date for a campus walking tour in the early summer with Commissioners. Other background: the city is conducting a parallel Environmental Impact Statement (EIS) for the project.

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

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

Project website: <https://cityofpuyallup.org/2127/Good-Samaritan-Hospital-Master-Plan-Envi>

CityView permit portal

- SEPA EIS: <https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1915>
- Master Plan: <https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1935>