

MEMORANDUM

DATE: May 5, 2022
TO: Whom it May Concern
FROM: Vinita Sidhu, Principal PLA ASLA
PROJECT: Pierce College Puyallup New Stem Building
RE: Parking Lot Design and Tree Preservation

This memo has been written to summarize the approach to parking lot design pursued for the Pierce College Puyallup New Stem Building. The project site consists of a mix of native species typical of lowland forests of Western Washington, including Douglas Fir, Western Red Cedar, Western Hemlock, Bigleaf Maple and Black Cottonwood. There is a varying understory, in some cases of high quality native material and in other locations there is the presence of invasive species.

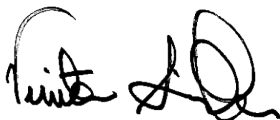
The project team in alignment with Puyallup College has prioritized the preservation of existing forest area, including both existing trees and native understory vegetation. To this end, the team has minimized the extent of project impact by minimizing to the greatest extent possible the limits of site improvements, including parking area improvements. The drawings submitted for permit review represent this approach.

The project proposes a parking lot area to the north of the new building that adds 100 parking stalls to the Campus to meet code requirements and requirements of the Campus Master Plan. This parking area meets near-term requirements, but will not be a long-term parking facility within the Campus. The Campus Master Plan proposes a new building in this location and will accommodate parking elsewhere on campus when that building is constructed. Thus this parking area is viewed as an interim improvement.

The parking lot has been laid out to minimize its footprint and prioritize the preservation of existing trees. In order to achieve these goals, parking lot islands, both interior and perimeter have been minimized and do not meet the requirements of the City of Puyallup Code. Soil cells around interior islands have also not been provided. We propose these modifications to City requirements in order to achieve the goal of existing forest preservation and in acknowledgement that this parking area is not a long-term improvement and will be redeveloped as a future project. This approach was discussed and presented at a pre-application meeting with the City and we understood that the City would be willing to consider this approach.

Thank you for your consideration. We are happy to answer any questions you may have.

Sincerely,



Vinita Sidhu Principal PLA ASLA