SiteWorkshop
LANDSCAPE ARCHITECTURE

MEMORANDUM

DATE: August 19~~May 5~~, 2022

TO: Whom it May Concern

FROM: Vinita Sidhu, Principal PLA ASLA, revised by Sarah Canepa, Project Manager

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 Pierce College 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~~ -97 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. As a part of this site permit resubmittal, the project team met with Chris Beale on July 28, 2022 to discuss his review comments and have revised the parking lot layout to meet the following recommendations: internal landscape islands may be a mnimim width of 6-7 feet with structural soil cells provided to meet City soil volume requirements, and landscape islands shall be added to long runs of consecutive stalls, with runs of 9-10 consecutive stalls considered acceptable. ~~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. Based on our conversations with Chris (both in a pre-application meeting and in the July 28 meeting), it is our understanding that this approach will be acceptable to the City. ~~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,

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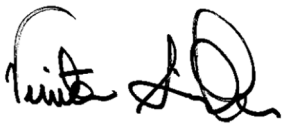

Vinita Sidhu **Principal PLA ASLA**

Sarah Canepa, Project Manager

100 Stall Gain Proposed Parking w/ reduced islands	100 Stall Gain Parking to City Code	Existing Tree Information per Arborist Report
1 removed	2 removed	Trees with >36" DBH Good condition
5 removed	13-14 removed	Trees with 24" to 36" DBH Good condition
0 removed	0 removed	Trees with 24"+ DBH Fair to Poor condition
18 removed	23-25 removed	Trees 15" to 24" DBH Varying condition

X = Trees to be removed, Reference Sheet L1.01

COLLEGE

0 15' 30' 60' 90'