

From: [Rachael N. Brown](#)
To: [Meredith Neal](#)
Subject: FW: Parking for Police vehicles
Date: Tuesday, February 21, 2023 9:38:00 AM
Attachments: [image001.jpg](#)

Hey Meredith,

I am working through the review of the CUP permit for the new parking lot behind the police station. I checked in with Scott Engle about his understanding of the proposed use of the site. Just so I am certain to communicate to the Hearing Examiner the correct information is Scott's understanding the correct one about how the site is intended to be used by the City? He said that when he spoke with Steve his understanding was that Monday through Friday 8 AM To 5 PM it would be police parking only (staff and overflow for patrol and detectives). After 5 PM and on the weekends it would be open for the public.

Part of the process of a Conditional Use Permit is establishing that the proposed use would be compatible with the City's Comprehensive Plan policies for the zone. After looking through the Comp Plan policies for the RM-Core zone, there are some policies that align with construction of additional parking where necessary and some that discourage building additional parking. In order to make a stronger argument for compatibility with the comprehensive plan and a case for the necessity of this parking area, would there be any objection from the 5th floor with putting a condition on this permit that the parking are has to be signed such that Monday through Friday 8 AM To 5 PM it would be police parking only (staff and overflow for patrol and detectives). After 5 PM and on the weekends it would be open for the public, as described above?

Best Regards,

Rachael Brown (She/Her)
Associate Planner
City of Puyallup
(253) 770-3363
New email: rbrown@PuyallupWA.gov

DEVELOPMENT & PERMITTING SERVICES DEPARTMENT hours are Monday – Friday 8AM - 5PM

PERMIT CENTER LOBBY hours are Monday – Friday 9AM – 3PM

Please send permit inquiries to permitcenter@puyallupwa.org

Did you know that you can easily submit for a permit online? Introducing CityView, our new online permitting system. Permit applications will now be accepted through the [CityView Portal](#). For more information on the permit system, go to the [City's website page here](#). Or, scan this QR code with your phone to learn more.



From: Rachael N. Brown
Sent: Tuesday, February 14, 2023 4:37 PM
To: Scott Engle <ScottE@PuyallupWA.gov>
Cc: Dave McDonald <DaveM@PuyallupWA.gov>
Subject: RE: Parking for Police vehicles

Hey Scott,

Thank you for that clarification. That is very helpful information. The project will be proceeding to a public hearing with the Hearing Examiner in the coming weeks. The Hearing Examiner will make the final decision about whether to approve or deny the permit. I will keep you posted.

Best Regards,

Rachael Brown (She/Her)
Associate Planner
City of Puyallup
(253) 770-3363
New email: rnbrown@PuyallupWA.gov

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From: Scott Engle <ScottE@PuyallupWA.gov>
Sent: Monday, February 13, 2023 8:41 AM
To: Rachael N. Brown <RNBrown@PuyallupWA.gov>
Cc: Dave McDonald <DaveM@PuyallupWA.gov>
Subject: RE: Parking for Police vehicles

Good Morning,

Here is my understanding from Steve K:

Monday through Friday 8 AM To 5 PM it would be police parking only (staff and overflow for patrol and detectives). After 5 PM and on the weekends it would be open for the public.

If it was not approved we would be in a world of hurt. Police staff need to park close due to the nature of their job and the safety of getting to their cars in a timely and safe manner. They would like have to park on the street thus we would have to take away street parking from the public to accommodate staff parking. Further, we are out of room for detectives and other agencies to park here at our site when they come to our station- thus the need for the relief parking behind us in this lot. If the lot is not approved we end up out on the street taking valuable parking away from the public.

This parking lot is very important for us. We have zero onsite parking left at the PD.

Thank you for asking!

Scott

Assume Positive Intent and Have an Attitude of Gratitude

From: Rachael N. Brown <RNBrown@PuyallupWA.gov>

Sent: Friday, February 10, 2023 4:45 PM

To: Scott Engle <ScottE@PuyallupWA.gov>

Subject: Parking for Police vehicles

Hello Scott,

I am the Planner assigned to work on the Conditional Use Permit for the proposed parking lot across the street from the police station (P8 in the attached City parking plan brochure). I have a question for you as I am working through the review of this proposal. From the submitted permit materials, it appears that this parking lot is going to be used as replacement parking that will be eliminated with the construction of the AOB lot and will primarily be for police employees and their guests. Is that your understanding? If this parking lot was not approved, where would your employees park? On the street, at another of the parking lots shown on the attached map? Is it difficult for them to park on the police department site? Any info you can provide is most appreciated.

Best Regards,

Rachael Brown (She/Her)

Associate Planner

City of Puyallup

(253) 770-3363

New email: rbrown@PuyallupWA.gov

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Timeline

2005

- City began discussions about downtown zoning and design standards, conducted extensive public outreach

2008

- City received a state Department of Commerce grant for downtown redevelopment, emphasizing converting public parking lots into mixed-use, transit-oriented housing

2015

- City created a Comprehensive Plan, with long-term planning and development goals; public feedback included revitalizing downtown core

2019

- City completed the Downtown Economic Development Plan; housing identified as a key focus

2021

- City signed the AOB Lot Purchase and Sale Agreement with a developer; downtown Parking Study completed

2022

- The Ezra sales office opens and permitting is underway

2023

- Construction of The Ezra planned to begin in summer

2024-25

Estimated project completion

Cont'd from inside spread.

additional ADA spaces will be created near the activity center.

Parking plan during construction

During construction, Puyallup Activity Center patrons will have reserved spaces at the public parking lot across from the post office. The City also is purchasing two vacant lots downtown, the first at 208 W. Main and the second on W. Meeker (behind the Police Station). These will be converted to public parking lots before construction begins.

Other considerations for downtown parking

The parking study and development process have led to additional ideas for making downtown parking easier, including:

- Promote evening and weekend parking at the Sound Transit parking lots and garage
- Improve signage to help people find the available parking downtown
- Work with Puyallup Activity Center staff to select a new departure location for day trips and overnight trips
- Consider a permit for Puyallup Activity Center users that allows longer street parking in 1-hour and 2-hour limit spots near the facility

Parking Plan for AOB Redevelopment



Across the region there's a high demand for housing that is served by transit, has a mix of uses, is walkable and has lots of amenities. Downtown Puyallup is well positioned to take advantage of this trend.

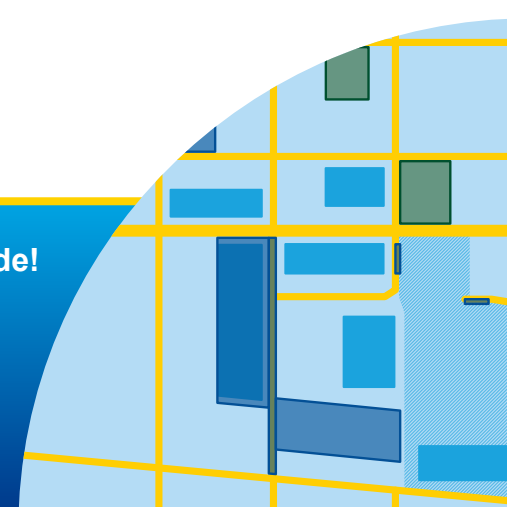
Housing is a key focus of the 2019 Downtown Economic Development Plan. In support of that plan, the City sold the former Administrative Office Building (AOB) property with the intent of bringing more housing opportunities downtown.

Have questions or want more information?



bit.ly/AOB-Lot
parkinginput@puyallupwa.gov
253-864-4184

Map inside!



New building includes parking for seniors

The building proposed for the AOB site is called The Ezra, honoring Puyallup founder Ezra Meeker. It will be a four-story building with 66 condominiums on three stories. The ground floor will have parking, a lobby, retail space and other amenities.

Twenty parking spaces at The Ezra will be reserved for Puyallup Activity Center patrons with a parking pass. When not used by the center on evenings and weekends, those parking stalls will be available for public use.

Study shows parking available nearby most of the time

The City authorized a downtown parking study to get a sense of parking availability. The study was completed in winter 2021-22.

According to the study, a parking spot is available within a 1-2 block walk of most downtown locations most of the time.

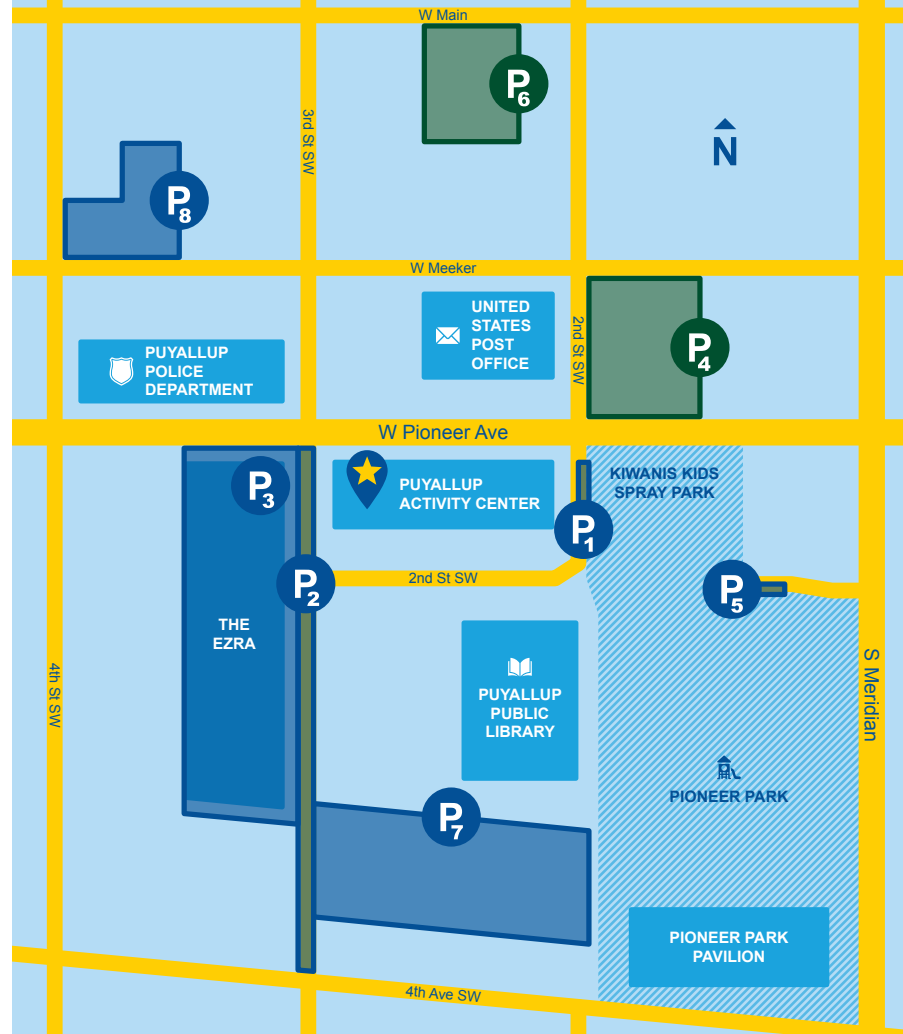
More specifically, the study showed 150 parking spaces are available within a 3-minute walk of the AOB lot during the busiest time of day.

Puyallup Activity Center will have designated parking

People enjoy exercise programs, classes, card games, potlucks and more at the Puyallup Activity Center. Patrons currently park in the AOB lot for easy access to the building. The City has a parking plan to accommodate visitors when the AOB lot is no longer available.

The Plan includes replacing or enhancing approximately 102 parking spaces. Currently, the AOB lot contains 103 parking spaces.

Parking plans call for reserved spaces at The Ezra and the Puyallup Public Library for activity center users. Other nearby spaces will be converted to angled parking for easier access, and



- P₁ 2nd St SW angled parking**
 - 50-foot walk to PAC
 - 3 ADA parking stalls, 1 15-minute parking stall*
- P₂ 3rd St SW angled parking**
 - 60-foot walk to PAC
 - 30 parking stalls, 4 reserved for PAC users*
- P₃ AOB redevelopment**
 - 60-foot walk to PAC
 - 20 parking stalls reserved for PAC users*
- P₄ Temporary parking during construction**
- P₅ Elm Pl parking**
 - 250-foot walk to PAC
 - 2 ADA parking stalls*
- P₆ 208 W Main lot**
 - New public parking lot open before construction
 - Temporary parking during construction
- P₇ Library lot**
 - 400-foot walk to PAC
 - 12 parking stalls reserved for PAC users, 2 ADA parking stalls*
- P₈ 313 W Meeker lot**
 - 450-foot walk to PAC
 - 15 parking stalls for Police Department and public*

**Exact number of parking stalls subject to change. This information is accurate as of September 2022.*

Cont'd on back panel.