

## MEMORANDUM

**DATE:** October 10, 2023

**TO:** Paul Green, P.E.  
Azure | GreenConsultants, LLC

**FROM:** Curtis Chin, P.E. / Mike Read P.E.  
TENW

**SUBJECT:** Parking Study  
Bell Place Apartments  
TENW Project No. 2023-267

This memorandum documents the parking study completed for the proposed *Bell Place Apartments* project. The proposed site is located at 204 4<sup>th</sup> Street SW in Puyallup, WA. The parking study documents the City's code required parking, the project's proposed parking supply, and the estimated peak parking demand.

### Project Description

The proposed *Bell Place Apartments* project is located within the City of Puyallup's downtown planned action area and within 0.25 miles of the Puyallup Sounder Station at 131 W Main Ave. Current plans for the proposed project include the development of up to 109 mid-rise apartment units (with no more than 130 bedrooms). Parking would be provided with at least 84 on-site parking stalls. The following **Table 1** provides a summary of the currently proposed apartment unit mix.

**Table 1**  
**Bell Place Apartments – Proposed Unit Mix**

Unit Type	Number of Units	Bedrooms
Studio	64	64
1 Bedroom	24	24
2 Bedroom	21	42
<b>Total</b>	<b>109</b>	<b>130</b>

### City of Puyallup Code-Required Parking

Code-required off-street parking was determined based on City of Puyallup municipal code section 20.55.011. As shown in the image below, the code parking requirement is one parking space per dwelling unit within the Downtown planned action area and is summarized in **Table 2**.

**20.55.011 Number of parking spaces required – Downtown planned action area.**

Within the downtown planned action area, the following minimum parking standards shall apply except where joint use of parking is permitted pursuant to PMC [20.55.050](#).

(1) Dwellings, multiple-family, including apartments, condominiums, duplexes and townhouses: one parking space per dwelling unit.

Parking analysis to propose reduction of required parking ratio can only be applied to senior apartment use because a reduced parking requirement is already defined in the planned action area for multi-family uses. [Parking Study, pg. 2]

**Table 2  
Puyallup Code Parking Requirements**

Puyallup Municipal Code Section <u>20.55.011</u>			
Proposed Use	Size	Minimum Parking Ratio	Minimum Parking Required
Multifamily Apartments	109 DU	1.0 per DU	109
<b>Total</b>			<b>109</b>

## Parking Demand Estimate

The estimated parking demand for the project is based on industry standard peak parking demand ratios documented in the Institute of Transportation Engineers (ITE) *Parking Generation* manual (5<sup>th</sup> Edition), 2019.

### ITE Parking Ratio

Apartment developments with larger units (and more bedrooms) tend to generate more parking demand than developments with smaller units. The currently proposed unit mix for the *Bell Place Apartments* project includes an average of 1.19 bedrooms per dwelling unit (130 bedrooms / 109 dwelling units) which would be considered relatively small (averaging approximately 500 square-feet for studio units and between 700 and 800 feet for 1 and 2 bedroom units). Previous editions of the *Parking Generation* manual indicated the average bedroom per dwelling unit was 1.70 bedrooms per dwelling unit. As such, given the smaller size of the proposed units with the *Bell Place Apartments*, the number of bedrooms was used to estimate the parking demand generated by the proposed project.

Based on ITE *Parking Generation* (5<sup>th</sup> Edition), the average weekday peak period parking demand for Land Use Code 221 Multifamily Housing Mid-Rise (<1/2 mile to rail transit) at a suburban location is 0.61 vehicles per bedroom, which would result in a forecasted parking demand of 79 vehicles (130 bedrooms X 0.61). **Table 3** summarizes the estimated parking demand and supply.

**Table 3  
Parking Demand**

Land Use	Bedrooms	Parking Ratio (vehicles per bedroom)	Parking Demand (vehicles)
LUC 221 Multifamily Mid-Rise (<1/2 mile to rail transit)	130	0.61	79
Parking Demand =			79
<b>Minimum Parking Supply Provided =</b>			<b>84</b>

## Summary

PMC 20.55.016 Allows for a reduced parking count in exchange for motorcycle parking.

(1) Parking spaces for motorcycles shall be provided as follows:

(a) All multiple-family developments and nonresidential uses may provide one motorcycle space for every 25 required automobile spaces in lieu of a required automobile space.

(b) Each motorcycle space shall be easily accessible and have adequate space for a standard-size motorcycle.

(c) Motorcycle parking areas shall be clearly identified with appropriate striping. [ Parking Study, pg. 2]