

PROJECT MEMO



TO: Chris Beale, AICP
City of Puyallup

DATE: May 20, 2024

CC: William Fierst, PE
Andy Hartung, AIA
Gus Lim
Charlene Wilson

PROJECT NO.: 2240092.30

FROM: Wayne E Carlson, FAICP
Helen Stanton

PROJECT NAME: Pierce College Puyallup MP Amendment

SUBJECT: Pierce College Master Plan Amendment

Pierce College Puyallup is seeking approval for a modification of a previously approved Master Plan per the standards outlined in the Puyallup Municipal Code section 20.88.050(3). The proposed modifications are based on an updated Trip Generation and Parking Utilization Study, prepared by TENW dated November 2023. The study showed that during the Fall Quarter of 2023, the Pierce College Puyallup campus was generating less vehicle trips and less parking demand overall than during the Fall Quarter of 2015. This reduction is attributed to an increase in remote learning. The parking utilization study found that based on peak average observations, a parking demand ratio of 2.51 stalls per 1,000 square feet of gross floor area was determined.

Using the parking demand ratio of 2.51 stalls per 1,000 square feet of gross floor area this creates a total parking demand of 797 stalls for the Pierce College Puyallup campus. Due to the decreased parking demand ratio Pierce College Puyallup is proposing to reduce the total number of proposed parking spaces in the Master Plan from 2,041 to 1,992 parking spaces. The 1,992 parking spaces will still greatly exceed the demand of 797 stalls.

The proposed modifications to the approved Master Plan are described below.

Section 3.2 Proposed Projects

- **Parking Expansion/Parking Structure:** This section has been amended to reflect the reduction in the number of students returning to in-person learning after the COVID-19 pandemic. This section is further amended to describe the findings of the November 2023 Trip Generation and Parking Utilization Study and the amended parking demand ratio of 2.51 stalls per 1,000 square feet of gross floor area.
- **Table 3.2 Parking Lot Expansions:** This table has been revised to accurately reflect the number of stalls that are either constructed or under construction with the STEM building.

Section 4.2 Building Size and Lot Coverage

- This section has been amended to reflect the updated total square footage of the new STEM Building and the reduction in the surface parking expansion area.

Section 4.7 Design Standards

- This section has been amended to reflect the updated total square footage of the new STEM Building.

Section 5.1 Vehicular Circulation and Traffic

- **Trips Generated:** This section has been amended to reflect the amended peak hour trip generation based on the updated Trip Generation and parking Utilization Study.



Section 5.2 Parking

- This section has been amended to reflect the updated 2023 Trip Generation and Parking Utilization study and the parking demand ratio.
- Table 5.1 Approximate New and Proposed Parking: This table has been amended to reflect newly constructed and proposed parking spaces with the new STEM building.
- Parking Phasing: This section has been amended to reflect the revised gross square feet for the STEM Building and the phasing of the parking projects with the opening of the STEM Building.

It is our understanding that the amendments described above can be approved administratively. Following administrative approval of these amendments we will submit a revised Master Plan with the date reflecting City approval.

WEC/HS

c: William Fierst, PE – AHBL, Inc.
Andy Hartung, AIA – McGranahan Architects
Gus Lim – Pierce College Puyallup
Charlene Wilson – Charlene Wilson Consulting

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