

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: Woods Coffee Date: 5/7/2026
 Applicant Name: Taylor Herman Telephone Number: 360-592-8272
 Project Description: 2,124 sf Coffee Shop w/ drive-thru Year of Occupancy: 2026-27
 Project Location: 1115 E Main - PN: 0420271174 Parcel Size(s): 3.21
 Proposed Number of Access Point(s): 2 Existing Number of Access Point(s): 2

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Previous Use: Taco Time					
LUC 934: Fast-Food Restaurant w/ Drive-Thru (primary trips only)	2.484 ksf	934	-527.9	-41.2	-35.3
Total Existing Primary Trips			-527.9	-41.2	-35.3
Proposed Use(s) – New Woods Coffee					
LUC 937: Coffee/Donut Shop w/ Drive-Thru (primary trips only)	2.124 ksf	937	229.2	30.8	15.7
Total Proposed Primary Trips			229.2	30.8	15.7
Net New Trips			-298.7	-10.4	-19.6
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500 = \$0					

- * The project trips shall be rounded to the nearest tenth.
- * The project trips shall be estimated using the ITE's *Trip Generation*, 11th Edition.
- * Trip generation regression equations shall be used when the R² value is 0.70 or greater.
- * For land uses that do not exist within the ITE's *Trip Generation*, actual field data shall be collected from three local facilities that have similar characteristics to the proposal.
- * For single-family units and offices and specialty retail smaller than 30,000 SF, use ITE's *Trip Generation*, 11th Edition, average rate.

Identify all intersections that will be affected by 25 new project peak hour trips or more:

1. E Main & Project Accesses (2) 4. _____
2. _____ 5. _____

Prepared by: Traffic Engineer: Aaron Van Aken Telephone Number: 253-770-1401

Address: 1011 E Main, Suite 453, Puyallup, WA 98371 avanaken@heathtraffic.com

Office Use Only

TIS ☐ TAS ☐ TAIS ☐ No Further Work Required ☐

Checklist (Please make sure you have included the following information):

- ☒ Completed Worksheet
- ☒ Attach Site Plan
- ☒ Attach Trip Assignment
- ☒ Attach Trip Distribution
- ☒ Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us



HEATH & ASSOCIATES

Transportation Planning & Engineering

SCOPING MEMORANDUM

Woods Coffee

Puyallup, Washington

May 7, 2026

1011 E Main Ave Suite 453 | Puyallup, WA | 98372
(253) 770-1401 | heathtraffic.com

WOODS COFFEE

SCOPING MEMORANDUM

Prepared for:

Taylor Herman

Prepared by:

Heath & Associates
PO Box 397
Puyallup, WA 98371
(253) 770 1401
HeathTraffic.com



05/07/2026



Date: May 7, 2026

To: Bryan Roberts, P.E.
City of Puyallup

From: Aaron Van Aken, P.E., PTOE
Heath & Associates

Subject: Woods Coffee - Scoping Memorandum

1. INTRODUCTION

This memorandum provides the City of Puyallup with trip generation and distribution information for the proposed conversion of an former fast-food restaurant to a Woods Coffee drive-through establishment.

2. PROJECT DESCRIPTION

Proposal

- Woods Coffee proposes to renovate and occupy an existing commercial building in the City of Puyallup.
 - The building, formerly occupied by Taco Time, was approximately 2,484 square feet (sf).
 - As part of the renovation, a portion of the building will be removed, resulting in a total building area of approximately 2,124 sf.

Location

- Bordered to the south by E Main Street in Puyallup.
- Tax Parcel Number: 0420271174, situated on 3.21-acres.
- Project site was formerly occupied by a fast-food restaurant that has relocated to a new building on the same parcel.

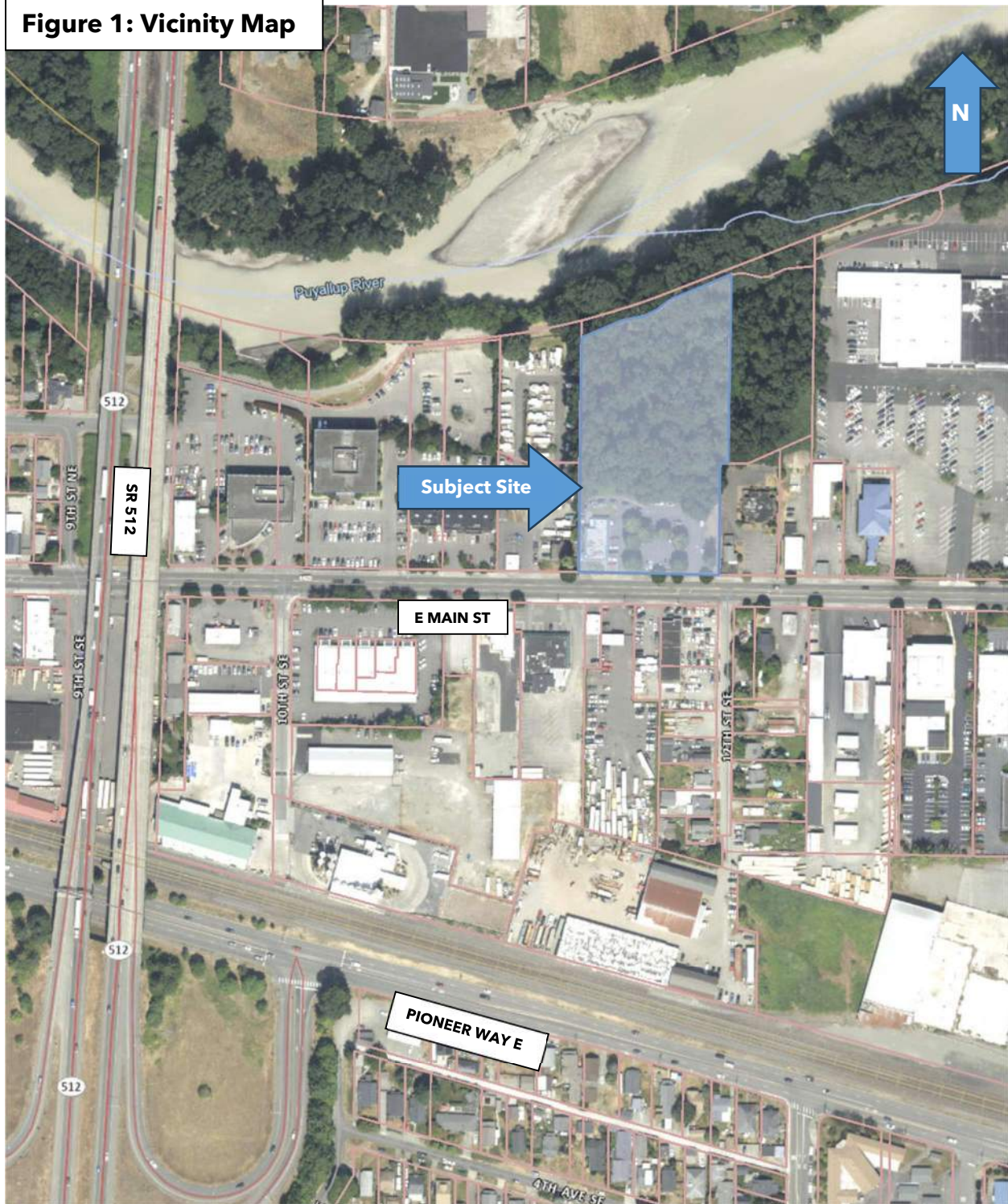
Site Access

- Access is proposed via two existing driveways, with the westernmost access to remain egress-only, for drivers leaving the drive-through.

A vicinity map is provided on the following page in **Figure 1** with the subject site highlighted. A conceptual site plan is presented in **Figure 2**.

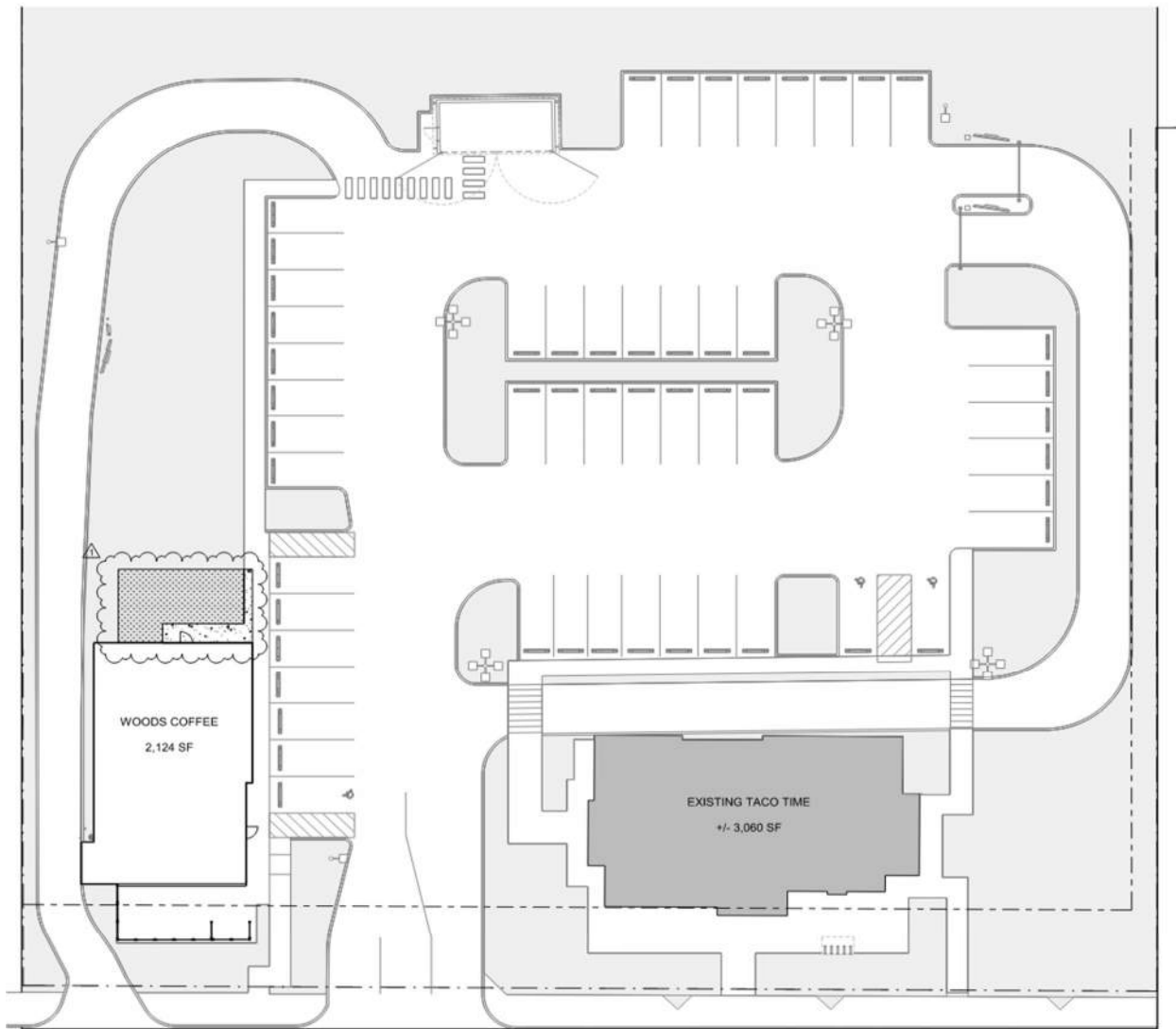


Figure 1: Vicinity Map



As shown below, the project will utilize the currently vacant building located within the western portion of the site. Primary access is available via a central driveway and an exit-only lane at the drive-through.

Figure 2: Conceptual Site Plan



3. PROJECT TRIP GENERATION

Trip generation was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. The proposed use is consistent with Land Use Code (LUC) 937 - Coffee/Donut Shop with Drive-Through. The previous use is consistent with LUC 934 - Fast Food with Drive-Through. Square feet were utilized as the input variable with ITE average rates applied to determine trip ends.

A portion¹ of trips generated by the development are considered pass-by trips, defined as vehicles already traveling along the roadway whose drivers make an intermidate stop before continuing to their primary destination. These trip types are not considered new to the city's roadway system but do impact the site's driveways.

Table 1 below summarizes anticipated trip generation.

Table 1: Project Trip Generation Summary

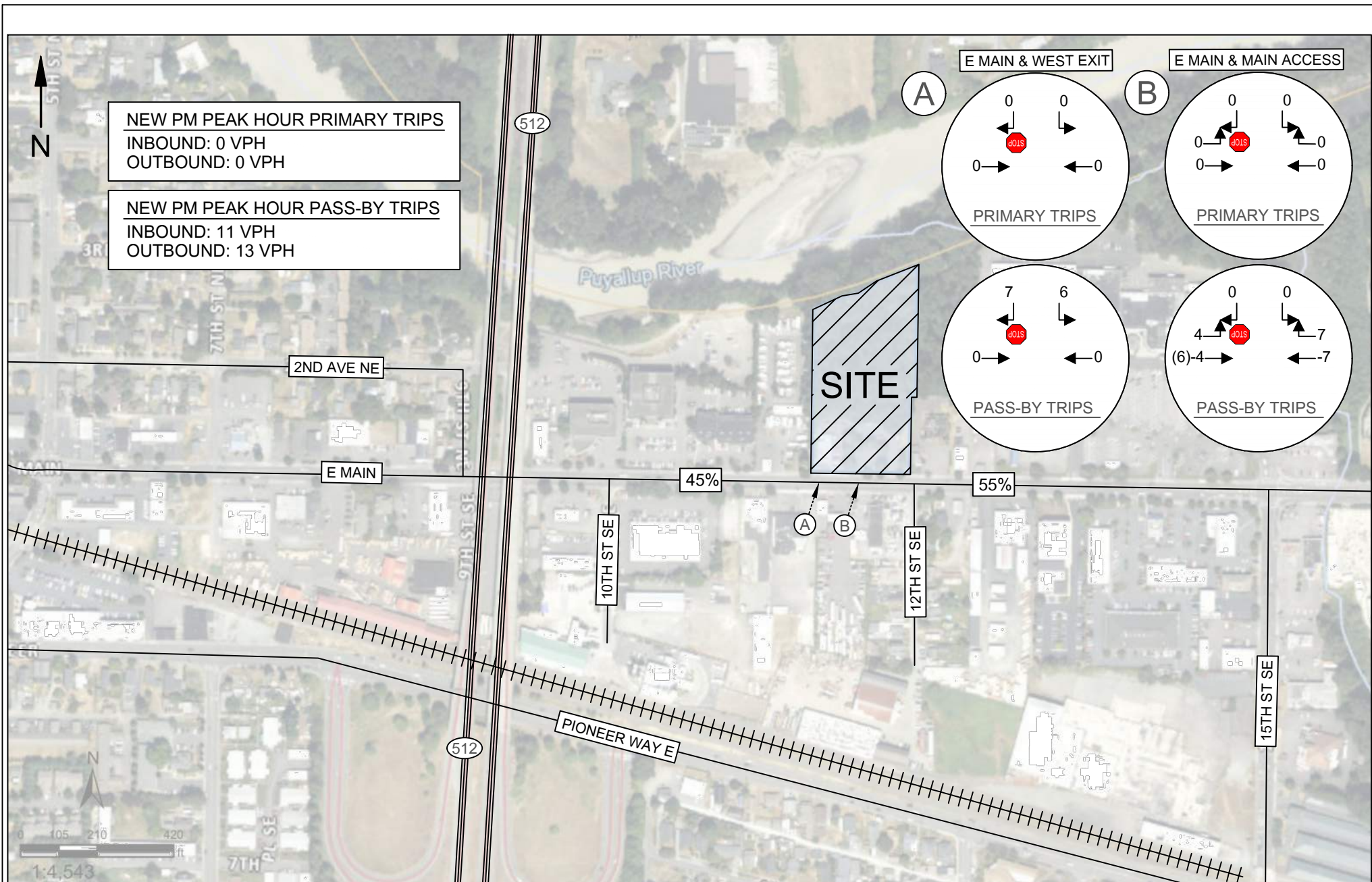
Land Use	ksf	Trip Type	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
<u>Proposed</u>									
Coffee Shop w/ Drive-Through (LUC 937)	2.12	Primary	229	16	15	31	8	8	16
		Pass-By	1044	76	74	150	33	34	67
Total New Trips			1273	92	89	181	41	42	83
<u>Previous</u>									
Fast-Food Rest w/ Drive-Through (LUC 934)	2.48	Primary	-528	-21	-20	-41	-18	-17	-35
		Pass-By	-583	-21	-20	-41	-22	-21	-43
Total Previous Trips			-1111	-42	-40	-82	-40	-38	-78
Net New Primary Trips			-299	-5	-5	-10	-10	-9	-19
Net New Pass-by Trips			461	55	54	109	11	13	24
Total Driveway Trips			162	50	49	99	1	4	5

Based on the change in use, a net reduction in new PM peak hour trips is estimated. However, when pass-by trips are accounted for, the site is expected to generate approximately five additional PM peak hour trips. **Figure 3** depicts the estimated PM peak hour trip distribution² and assignment to and from the site.

¹ LUC 937: AM - 83%, PM - 81%, AWDT - 82% & LUC 934: AM - 50%, PM - 55%; AWDT - 52.5% (average of the AM and PM rates).

² Based on the *Taco Time E Main TIA* (Jan. 2023)





4. CONCLUSION

Woods Coffee is proposed as a reuse of a former fast-food restaurant building. The site is bordered by E Main Street to the south. The previous use (Taco Time) has relocated to a new building on the same tax parcel, which was evaluated under a separate Traffic Impact Analysis (TIA).

Access to the proposed Woods Coffee will be provided via two existing driveways. The westernmost driveway will function as an exit-only lane for drive-through traffic, while the eastern driveway will accommodate both entering and exiting vehicles.

Based on ITE data and accounting for credit from the prior land use, the project is not estimated to generate net new PM peak hour trips. Consequently, no Traffic Impact Fees (TIF) are identified.



WOODS COFFEE SCOPING MEMORANDUM

APPENDIX



Coffee/Donut Shop with Drive-Through Window

(937)

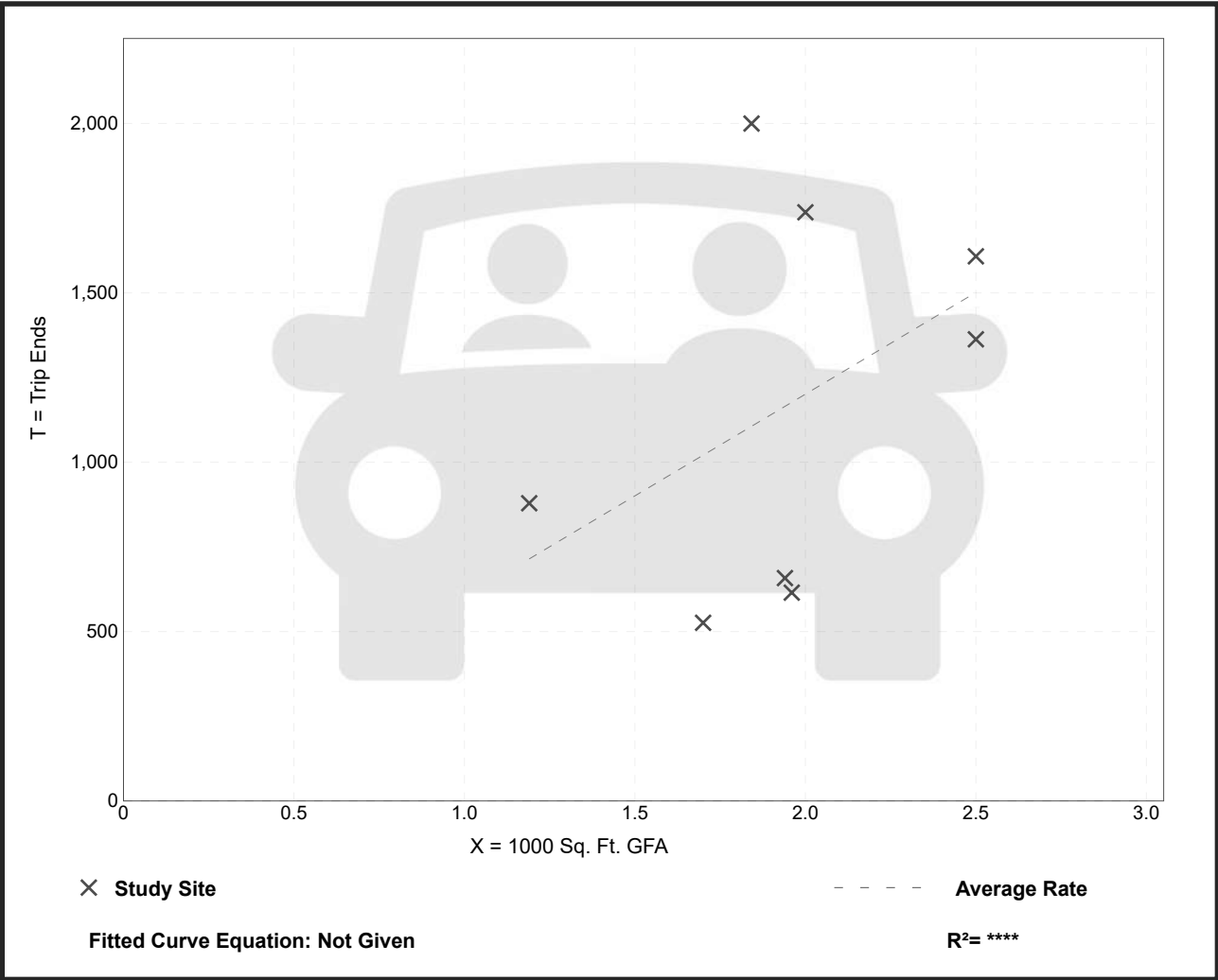
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
600.50	309.41 - 1085.78	277.14

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 84

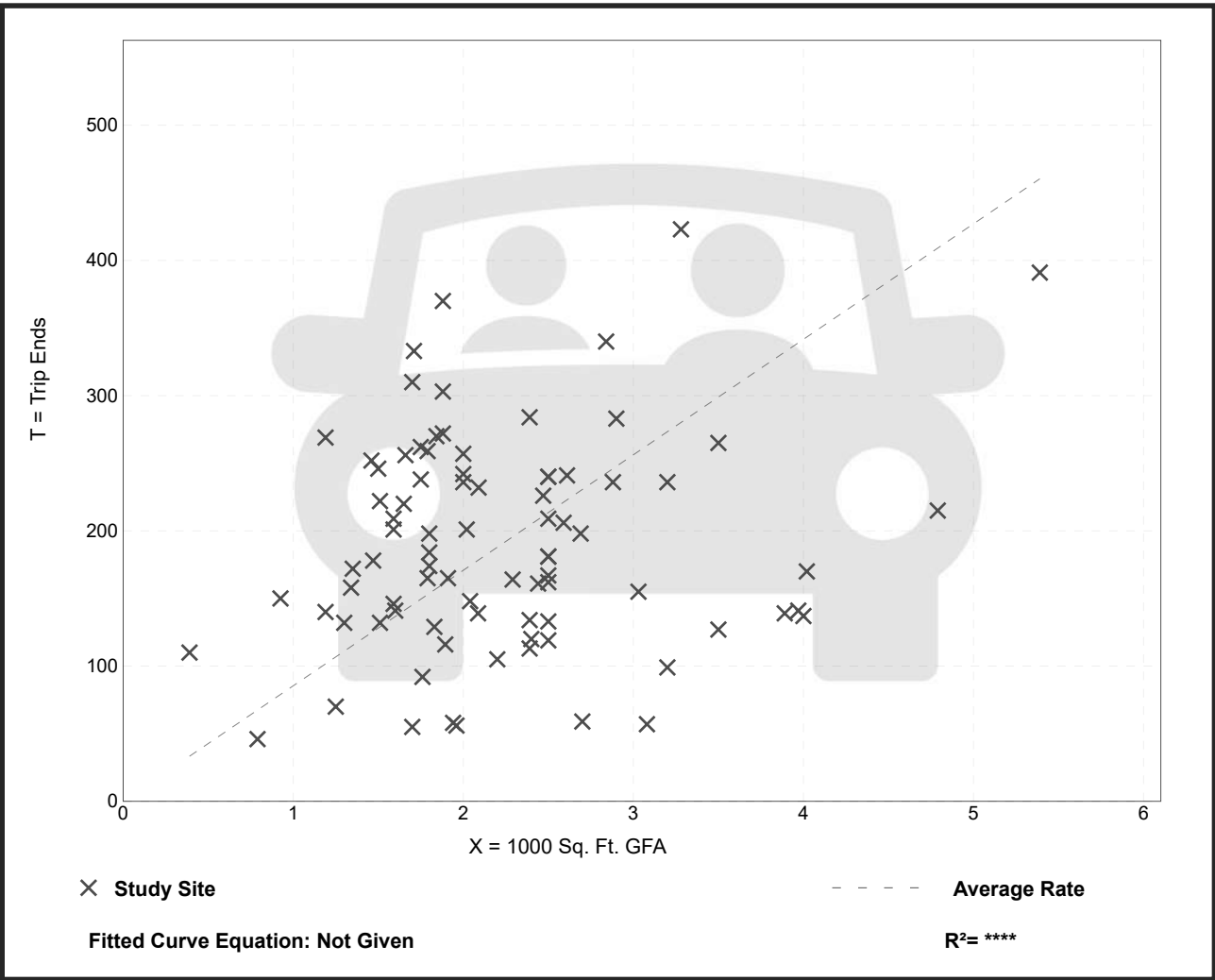
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
85.41	18.51 - 282.05	44.24

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 41

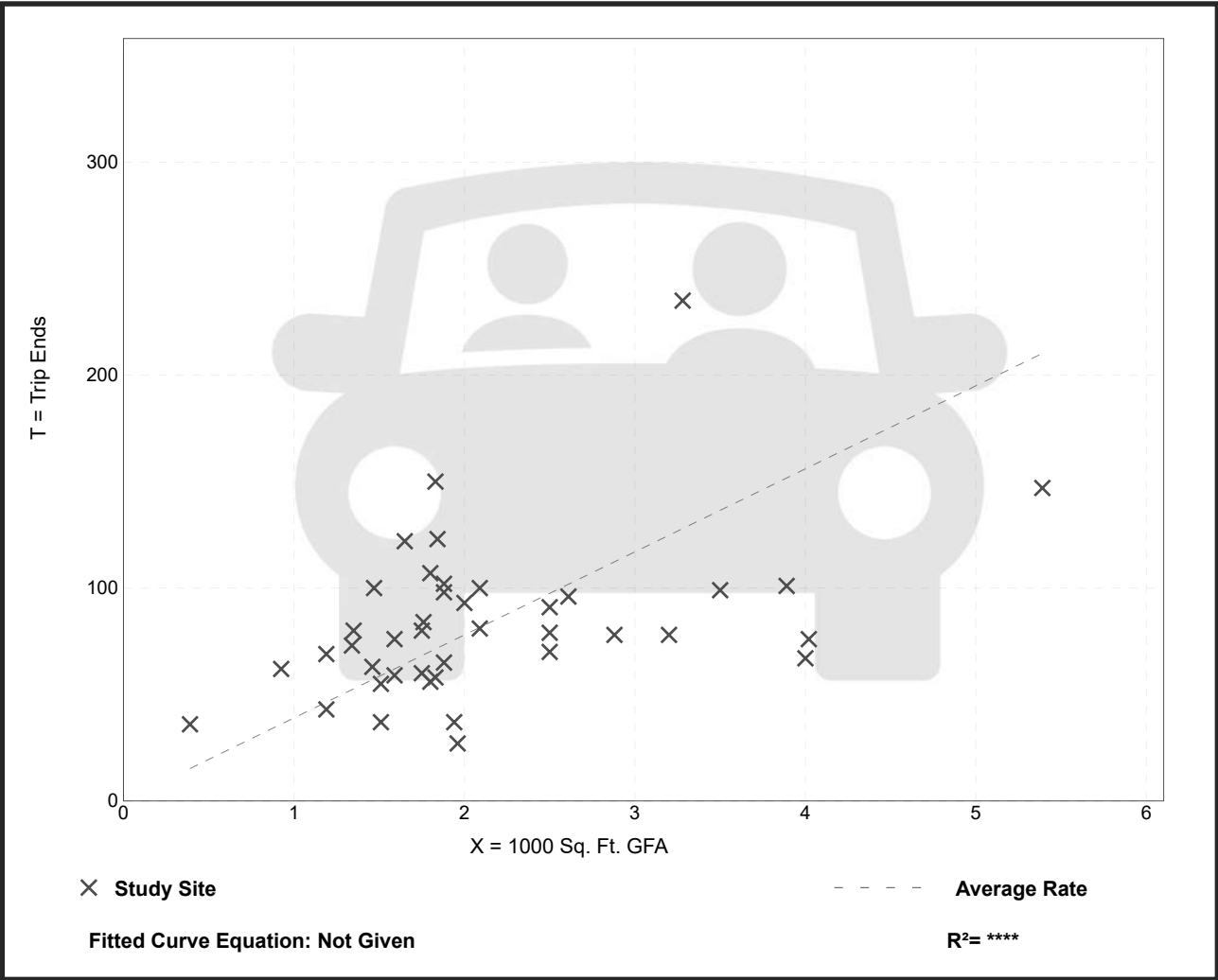
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
39.00	13.78 - 92.31	17.60

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

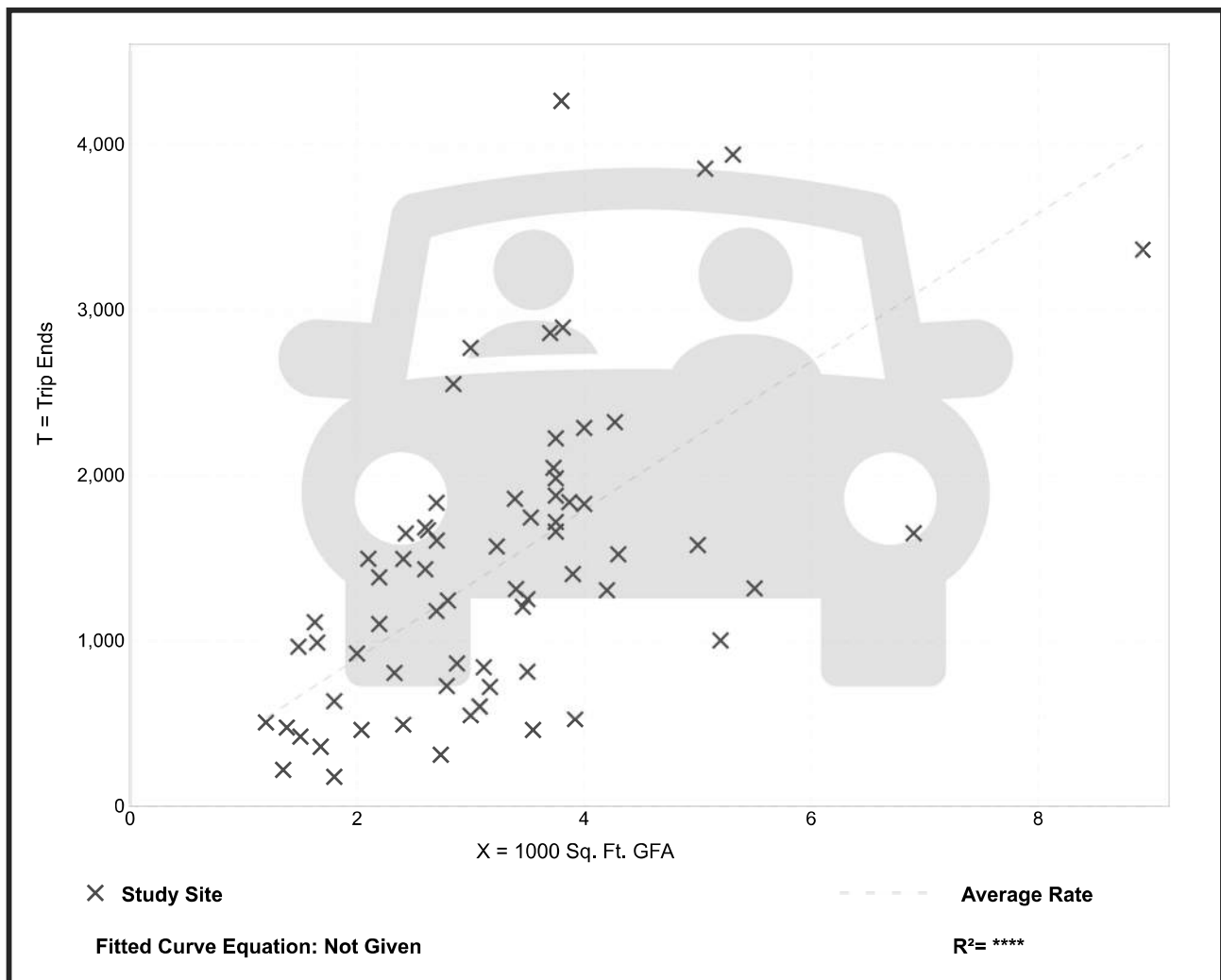
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 68
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
448.12	98.89 - 1122.37	217.66

Data Plot and Equation



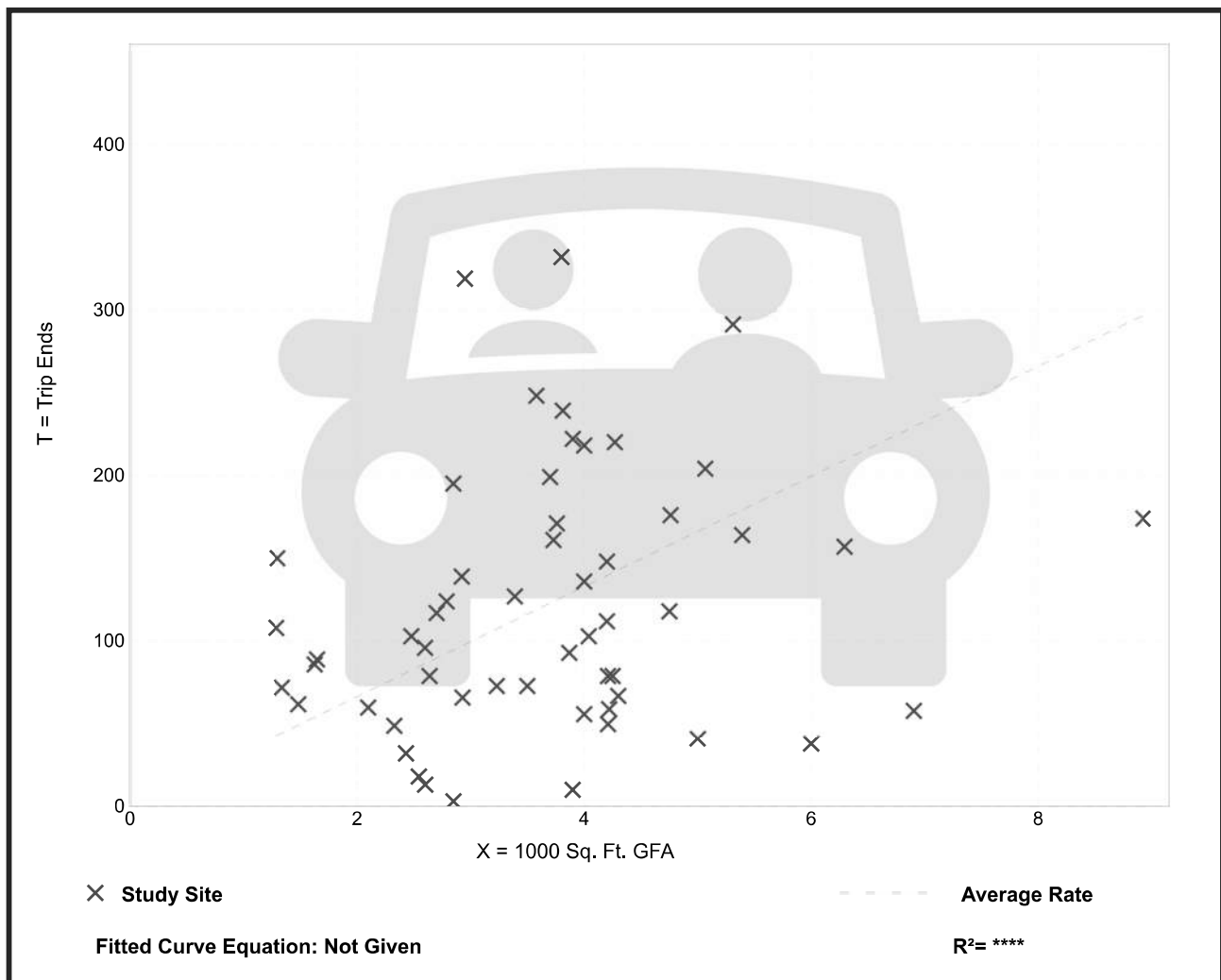
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 55
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.24	1.05 - 115.38	22.70

Data Plot and Equation



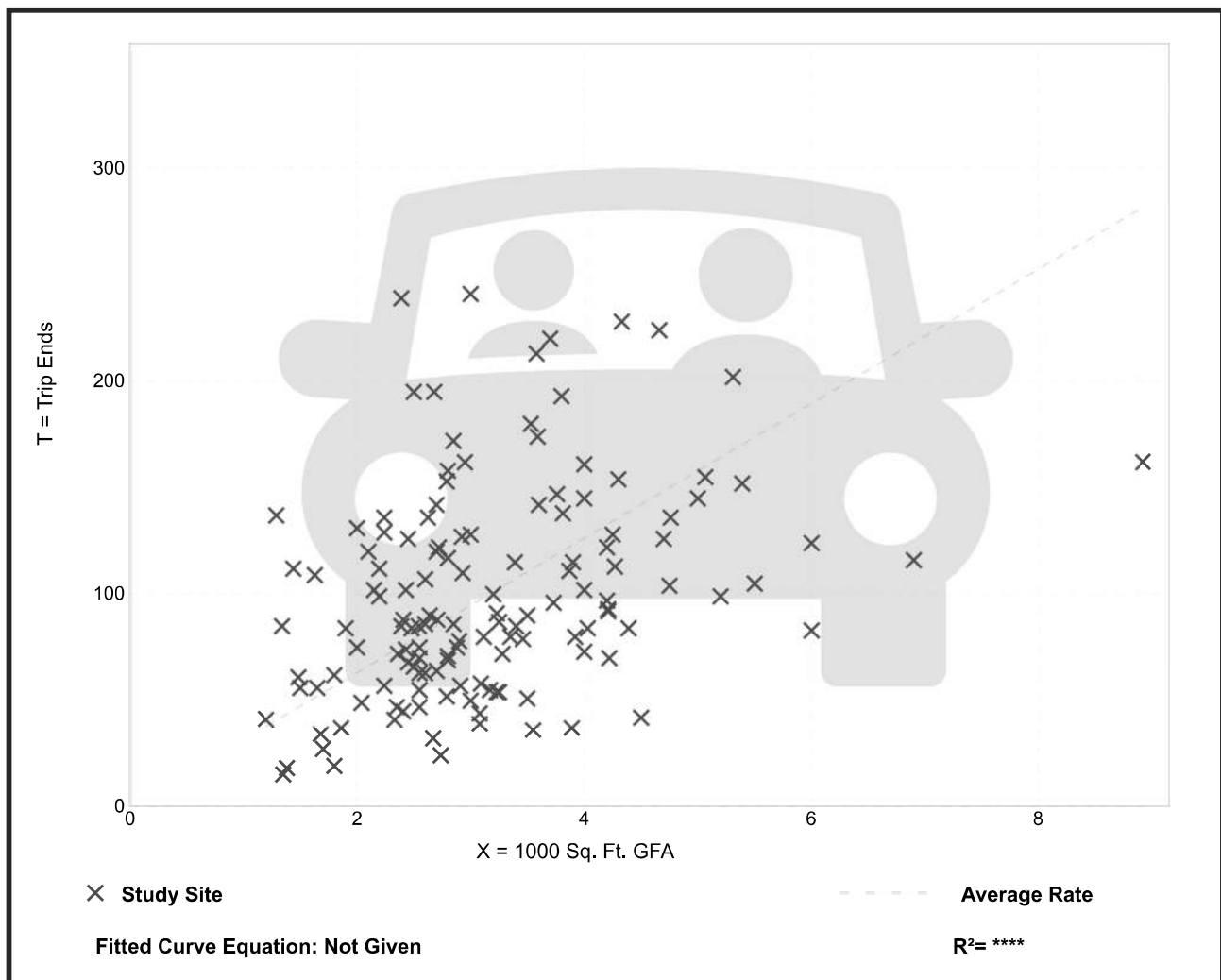
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 139
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.60	8.77 - 106.20	16.21

Data Plot and Equation



NOTE - SHOWS NEGATIVES FOR FAST FOOD BECAUSE PREVIOUS Land use TRIP CREDIT

Average Weekday Daily Trips																
Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Pass-by Trips				Primary Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total
PREVIOUS - Fast Food with Drive Through	934	1000 SF	2.48	448.12	50%	50%	-555.7	-555.7	-1111.3	52.5%	-291.7	-291.7	-583.5	-263.9	-263.9	-527.9
NEW - Coffee with Drive through	937	1000 sf	2.12	600.50	50%	50%	636.5	636.5	1273.1	82%	522.0	522.0	1043.9	114.6	114.6	229.2
Net New							80.9	80.9	161.7		230.2	230.2	460.5	-149.4	-149.4	-298.7

AM Peak Hour Trips																
Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Pass-by Trips				Primary Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total
PREVIOUS - Fast Food with Drive Through	934	1000 SF	2.48	33.24	51%	49%	-42.0	-40.4	-82.4	50%	-21.0	-20.2	-41.2	-21.0	-20.2	-41.2
NEW - Coffee with Drive through	937	1000 sf	2.12	85.41	51%	49%	92.3	88.7	181.1	83%	76.6	73.6	150.3	15.7	15.1	30.8
Net New							50.3	48.3	98.6		55.6	53.4	109.1	-5.3	-5.1	-10.4

PM Peak Hour Trips																
Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Pass-by Trips				Primary Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total
PREVIOUS - Fast Food with Drive Through	934	1000 SF	2.48	31.6	52%	48%	-40.8	-37.6	-78.4	55%	-22.4	-20.7	-43.1	-18.3	-16.9	-35.3
NEW - Coffee with Drive through	937	1000 sf	2.12	39.00	50%	50%	41.3	41.3	82.7	81%	33.5	33.5	67.0	7.9	7.9	15.7
Net New							0.6	3.7	4.3	3%	11.1	12.8	23.9	-10.5	-9.1	-19.6

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 12th Edition

[illegible]

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 12th Edition

[illegible]

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 12th Edition

[illegible]

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 12th Edition

[illegible]

[illegible]

Source: ITE *Trip Generation Manual*, 12th Edition

[illegible]

1 SITE PLAN GENERAL NOTES

1. ALL SITE WORK IS EXISTING TO REMAIN, EXCEPT FOR MINIMAL CHANGES TO THE NORTH OF THE BUILDING.

SITE PLAN LEGEND

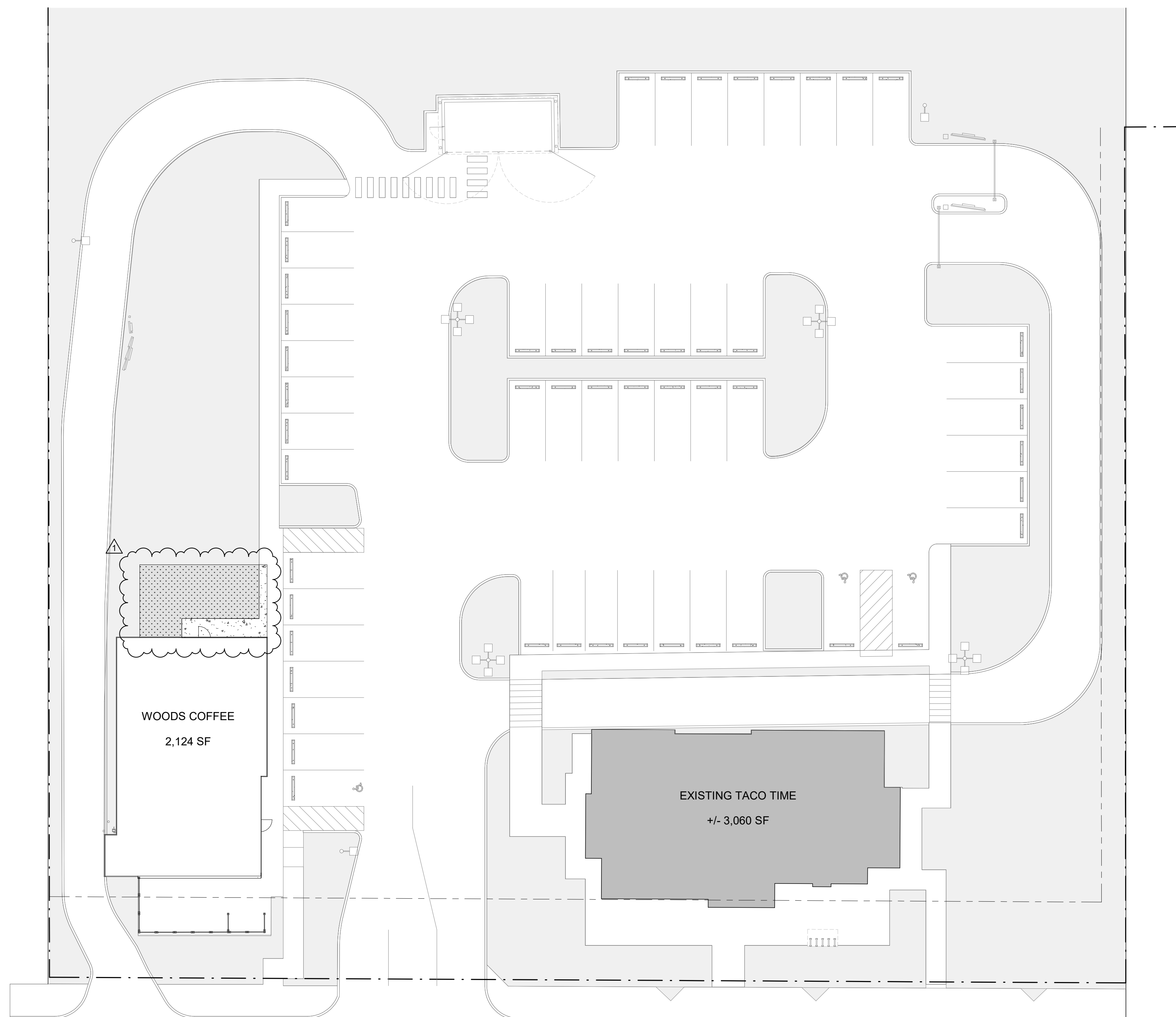
— • — PROPERTY LINE

----- OUTLINE OF STRUCTURE / CANOPY ABOVE

(EXISTING) LANDSCAPE AREA

 EXISTING SITE LIGHTING

NEW LANDSCAPE AREA TO MATCH EXISTING

 NEW CONCRETE WALKWAY TO MATCH EXISTING

TRUE
NORTH

0 8 16 3

SCALE: 1/16" = 1'-0"

1 SITE PLAN
1/16" = 1'-0"

IF SHEET MEASURES LESS THAN 24"X36" IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.