

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: APL Townhomes Date: 2/23/2024

Applicant Name: Sikander Sekhon Telephone Number: 425-392-0250

Project Description: 17 Apartment Units Year of Occupancy: 2026

Project Location: PN: 0420222008 (212 Todd Rd NE) Parcel Size: 0.98-acres

Proposed Number of Access Point(s): 1 Existing Number of Access Point(s): 1

Land Use	Quantity (dwelling units)	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Existing Use(s): LUC 210 – Single-Family Detached Housing					
Single-Family Housing	1	210	-9.4	-0.7	-0.9
Proposed Use(s) LUC 221 – Multifamily Housing (Mid-Rise) (close to rail transit)					
Multifamily Housing (Low-rise)	17	220	114.6	6.8	8.7
Net New Trips			105.2	6.1	7.8
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500 = \$35,100					

- * 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. Project Access & Todd Rd NE 4. _____
2. _____ 5. _____

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

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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 broberts@puyallupWA.gov

HEATH&ASSOCIATES

Transportation Planning & Engineering

Date: February 23, 2024

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

From: Aaron Van Aken, PE, PTOE

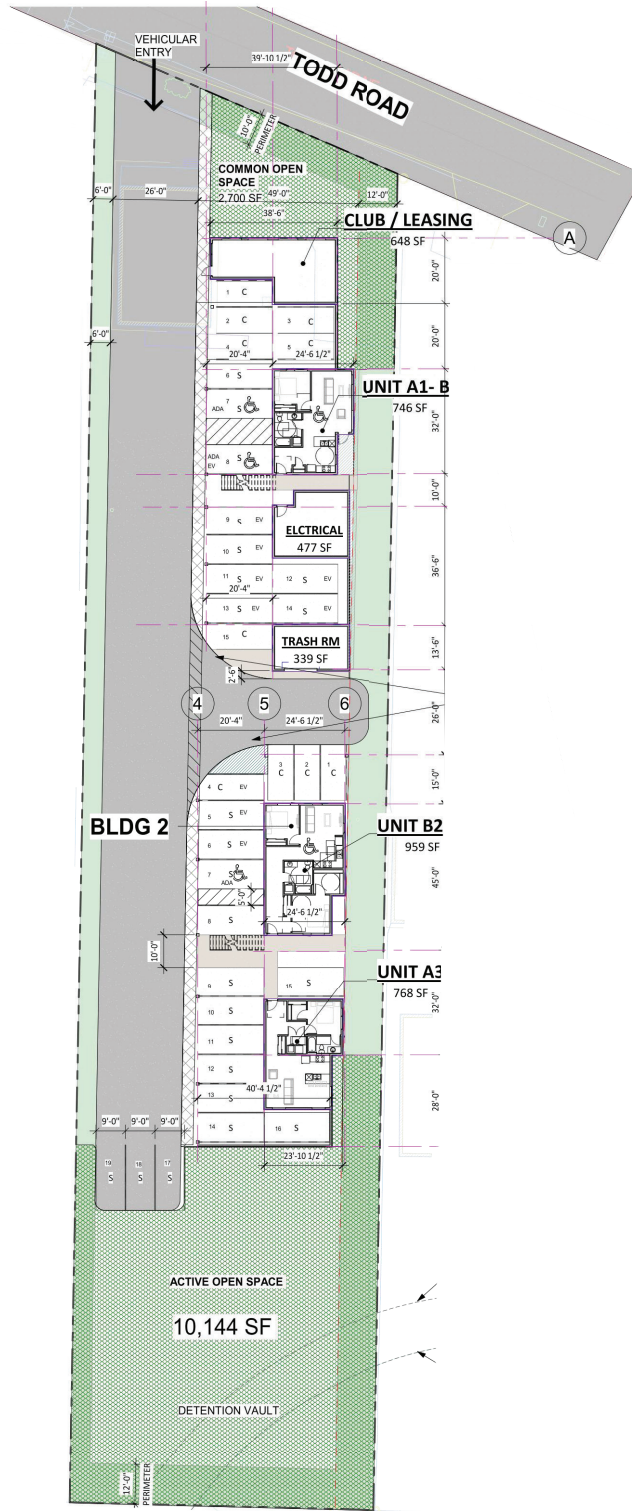
Subject: APL Townhomes - Trip Generation Memo

Project Summary

APL Townhomes proposes for the construction of 17 multifamily apartment units located within the city of Puyallup. The subject site comprises 0.98-acres within tax parcel #: 0420222008. The proposed development, with a site address of 212 Todd Road NE, is bordered to the north by Todd Road NE. One single-family dwelling unit exists on-site, which is to be demolished prior to new construction. Access to the site is proposed via one new access point extending south from Todd Road NE. Figure 1 below provides an aerial vicinity of the subject site. Figure 2 depicts a conceptual site plan which shows approximately 34 parking stalls.

Figure 1: Aerial Vicinity





Trip Generation

Trip generation is defined as the number of vehicle movements that enter or exit the respective project site during a designated time period such as the PM peak hour or an entire day. The magnitude of the anticipated vehicle trip generation for the proposed project was derived from the Institute of Transportation Engineers (ITE) publication, *Trip Generation*, 11th Edition. The proposed land use code utilized for analysis is defined under ITE’s Land Use Code (LUC) 220 Multifamily Housing (Low-Rise). Dwelling units were used as the input variable with ITE average rates to determine trip ends.

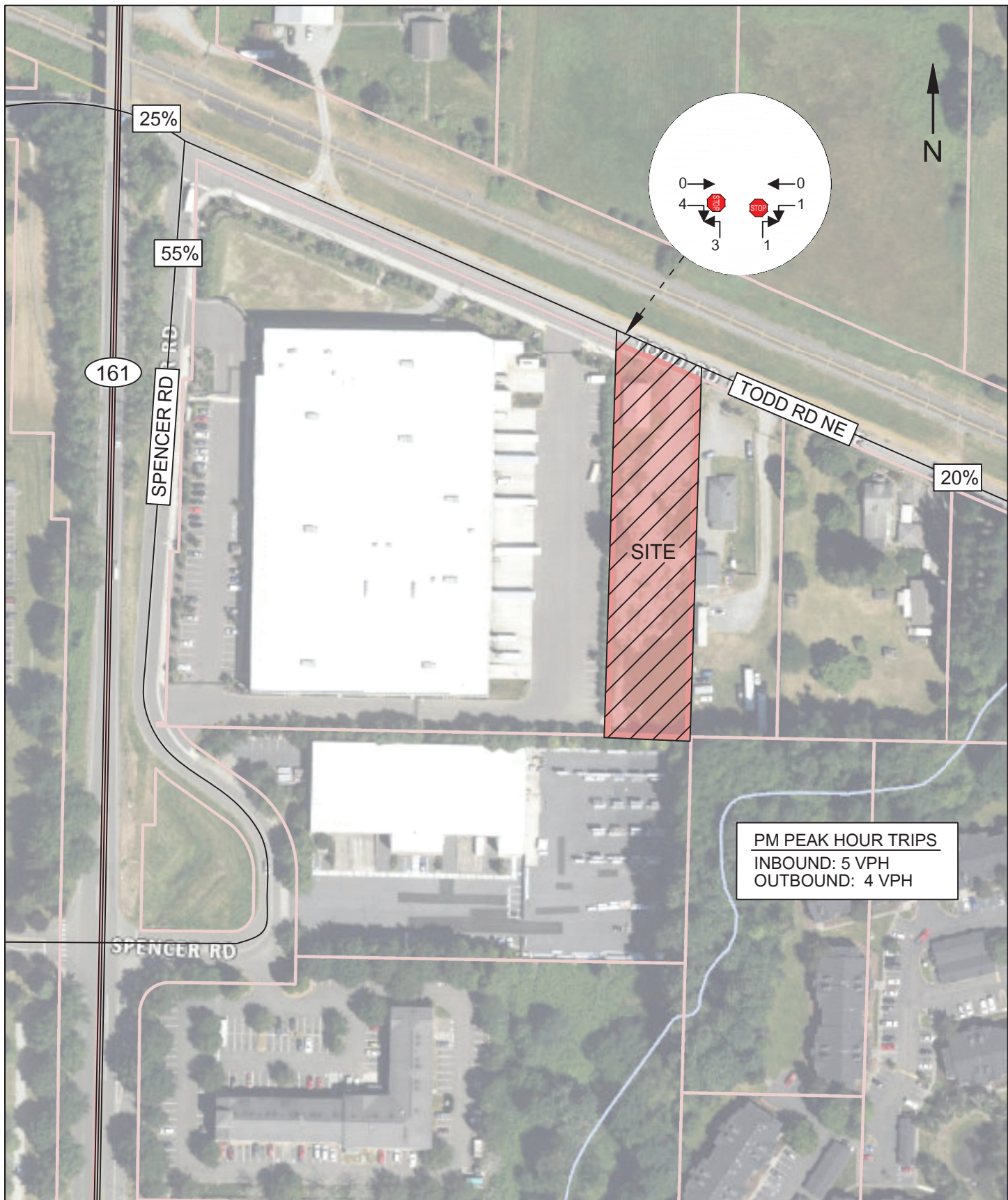
The existing structure on-site is defined as LUC 210 – Single-Family Detached Housing. Dwelling units were used as the input variable and ITE average rates were used to determine trip ends. Table 1 below summarizes anticipated vehicular movements for the average weekday daily trips (AWDT) and the AM and PM peak hours.

Table 1: Project Trip Generation

Land Use	Dwelling Units	AWDT	AM Peak-Hour Trips			Peak-Hour Trips		
			In	Out	Total	In	Out	Total
<u>Proposed</u> Multifamily Housing (Low-Rise) (LUC 220)	17	115	2	5	7	5	4	9
<u>Existing</u> Single-Family Detached (LUC 210)	1	-9	0	-1	-1	-1	0	-1
Net New Trips		106	2	4	6	4	4	8

Based on ITE data, the proposed multifamily development is estimated to generate approximately 106 net new daily weekday trips with 6 net new trips (2 inbound /4 outbound) occurring in the AM peak and 8 net new trips (4 inbound /4 outbound) in the PM peak hour.

Figure 3 on the following page depicts estimated PM peak hour trip distribution and assignment to and from the site.



PM PEAK HOUR TRIPS
 INBOUND: 5 VPH
 OUTBOUND: 4 VPH

Conclusion

The APL Townhomes project proposes for the construction of a multifamily development comprised of 17 multifamily apartment units in the city of Puyallup. The 0.98-acre property (tax parcel #: 0420222008) has a site address of 204 4th Street SW and is bordered to the north by Todd Road NE. One single-family dwelling unit exists on-site, which is to be demolished prior to new construction. Access is proposed via one new driveway extending south from Todd Road NE. Based on ITE data, the proposed project is estimated to generate 106 net new average weekday daily trips with 6 net new AM peak hour trips and 8 net new PM peak hour trips.

Please call if you require additional information.

Aaron Van Aken, PE, PTOE



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

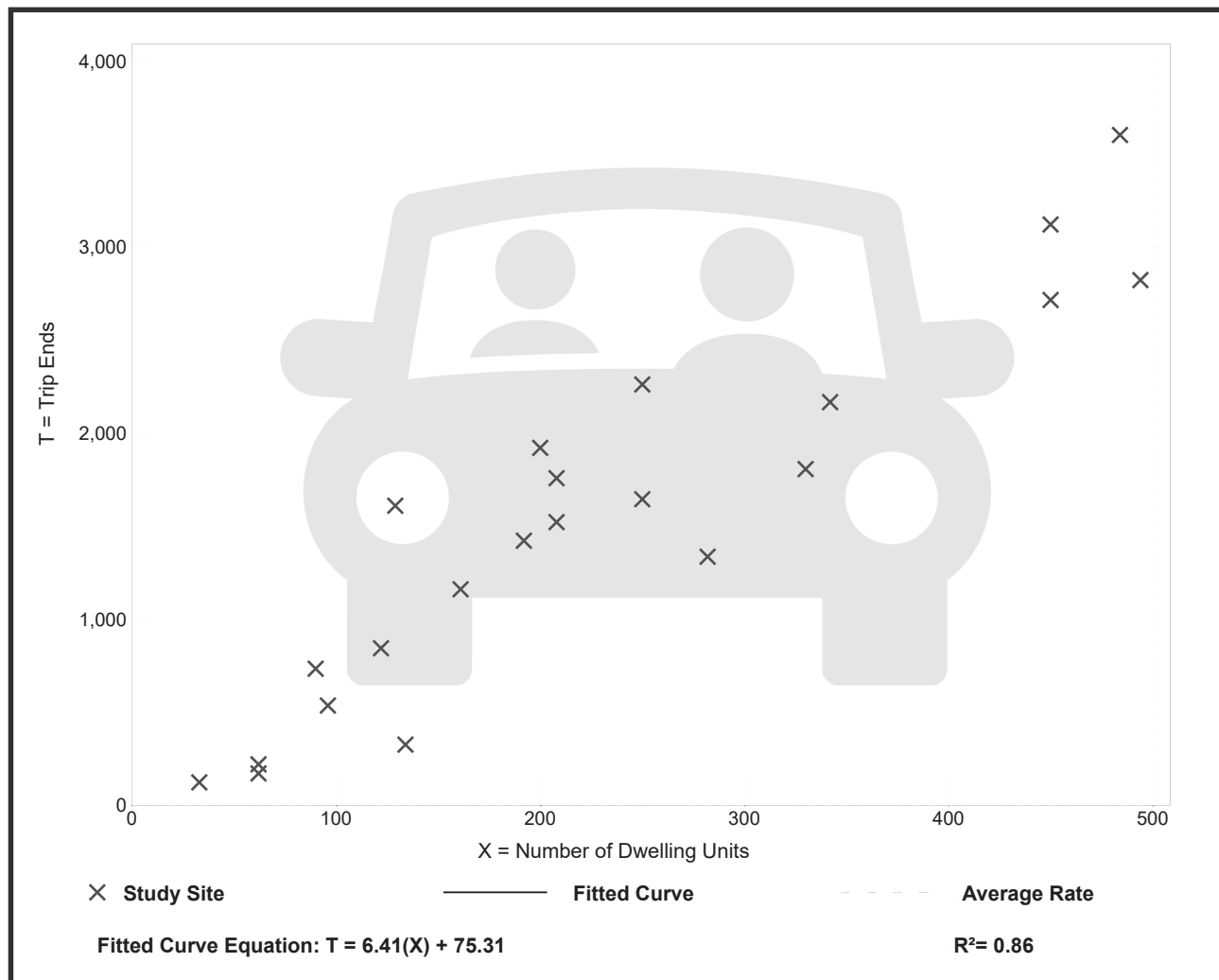
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

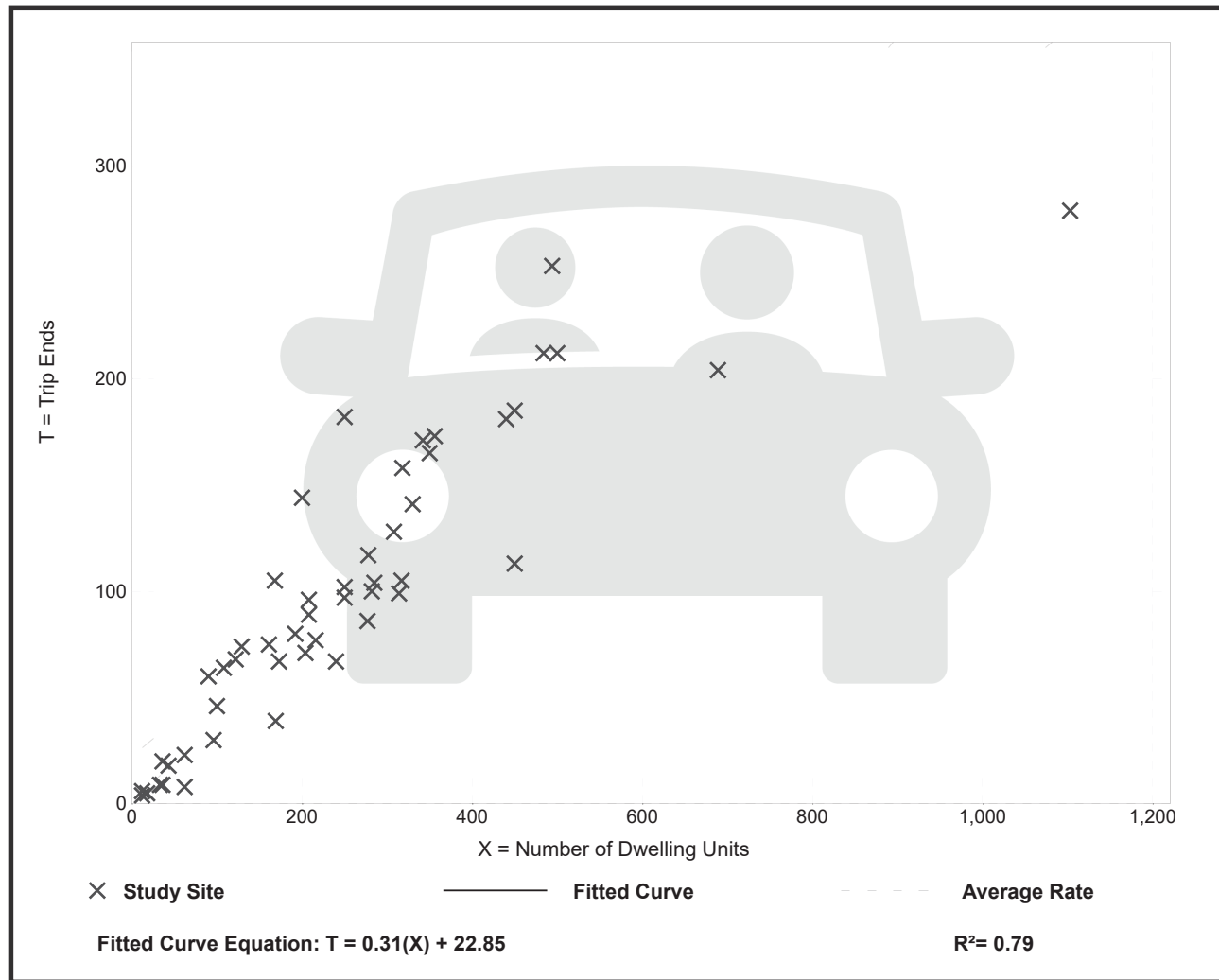
Setting/Location: General Urban/Suburban

Number of Studies: 49
 Avg. Num. of Dwelling Units: 249
 Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

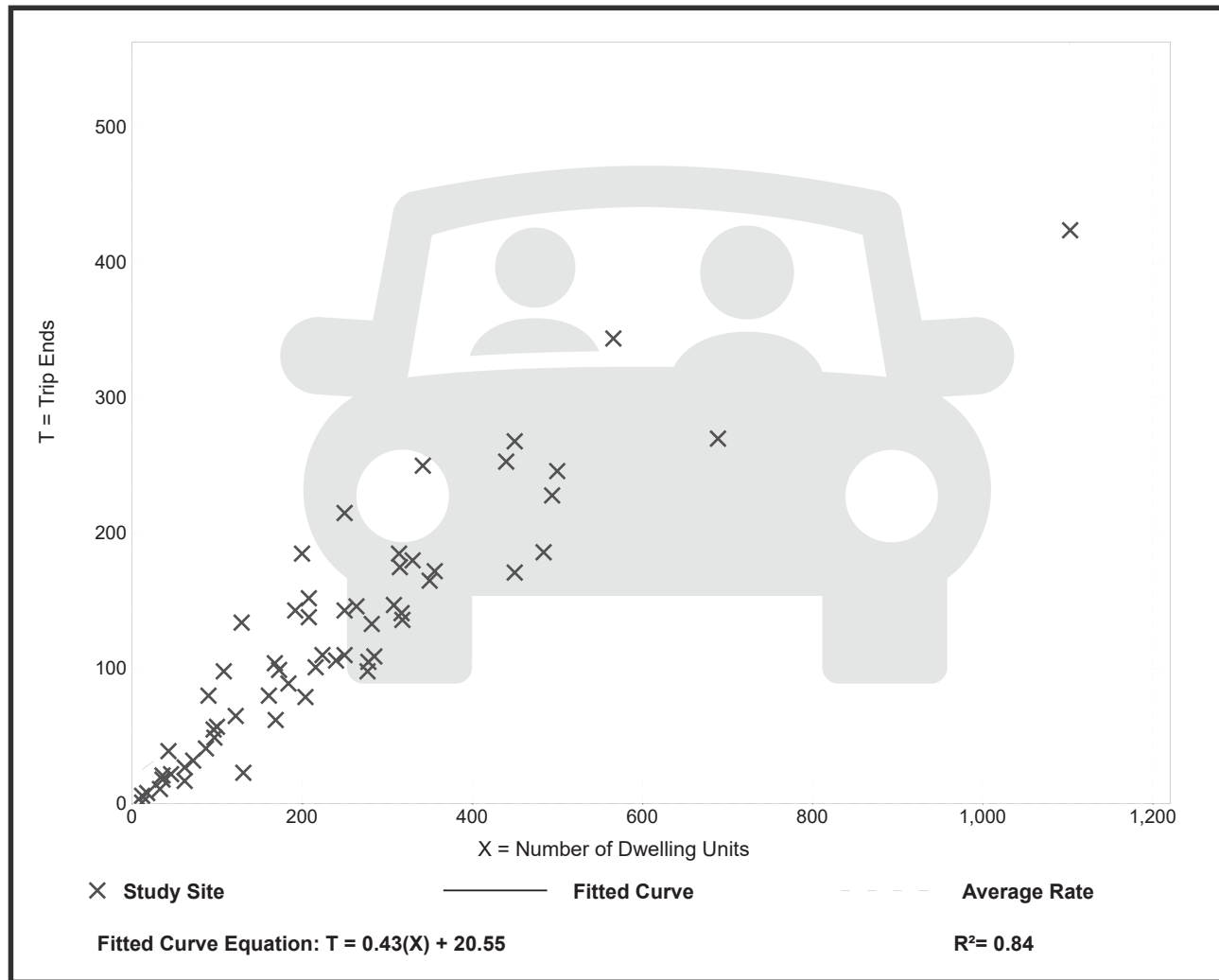
Setting/Location: General Urban/Suburban

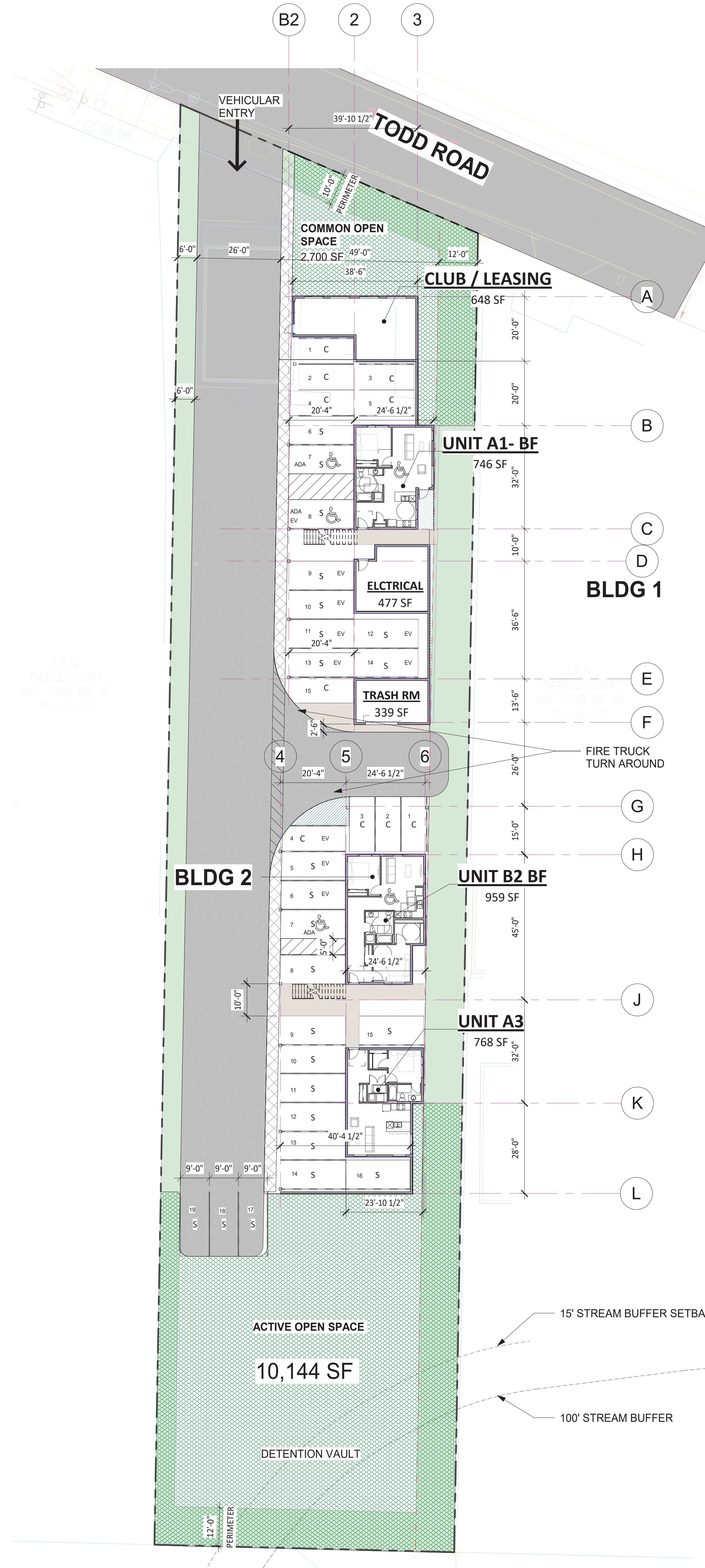
Number of Studies: 59
 Avg. Num. of Dwelling Units: 241
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation





TOTAL RESIDENTIAL UNITS = 17 APARTMENTS - 3 STORY
TOTAL PARKING STALLS AT GRADE = 34 STALLS
 10 COMPACT STALLS 8'X17'
 24 STANDARD 9'X20'

BLDG 1 - 3 STORIES 7 UNITS
 LEVEL 1 - 1 UNITS - 1 - 1 BED BF
 LEVEL 2 - 3 UNITS - 1 - 2 BEDROOM + 2 - 1 BEDROOM
 LEVEL 3 - 3 UNITS - 1 - 2 BEDROOM + 2 - 1 BEDROOM
PARKING - 14 STALLS

BLDG 2 - 3 STORIES 10 UNITS
 LEVEL 1 - 2 UNITS - 1 - 2 BEDROOM BF + 1 - 1 BEDROOM
 LEVEL 2 - 4 UNITS - 1 - 2 BEDROOM + 3 - 1 BEDROOM
 LEVEL 3 - 4 UNITS - 1 - 2 BEDROOM + 3 - 1 BEDROOM
PARKING - 19 STALLS

1 SITE PLAN - GRADE
 SCALE: 1" = 20'-0"

BUILDING DATA

SITE AREA =	39,779 SF (0.91 ACRE)
TAX PARCEL :	42022-2008
R.O.W DEDICATION :	1056 SF
NET SITE AREA =	38,723 SF
ZONING :	RM - 20 HIGH DENSITY MF RESIDENTIAL
BASE DENSITY :	16 DU PER ACRE = MAX UNITS ALLOWED = 14
PROPOSED DENSITY	17 DU PROVIDED PER BONUS PROVISIONS
PER 20.25.0235 Take total acreage of property: 0.91	

Multiply gross acres (including critical areas) by max allowed density: **0.91 X 16 units/acre = 15**
 Determine 25% of total land area to determine maximum allowed to transfer:
0.91 X .25 = 0.22a <-- this is the maximum land area from critical areas that can be transferred. If the critical area land exceeds this amount, the cap would be 25% of the gross land area X max density. In this example, its .22a X 15 = 3.41 units/acre (3 allowed)
 Determine actual allowed transfer:
 0.034 acres x 15 = 0.51 = 1 additional unit
 critical areas (in acres) X Max density in zone = Allowed transfer
 *Note: Allowed critical area density transfer is this number, or the 25% transfer calculation, **which ever is less**
 Therefore, the total allowed units with density bonus option 1 is:
15 units (base max. allowed) + 1 unit (max. units allowed for transfer) = 16units

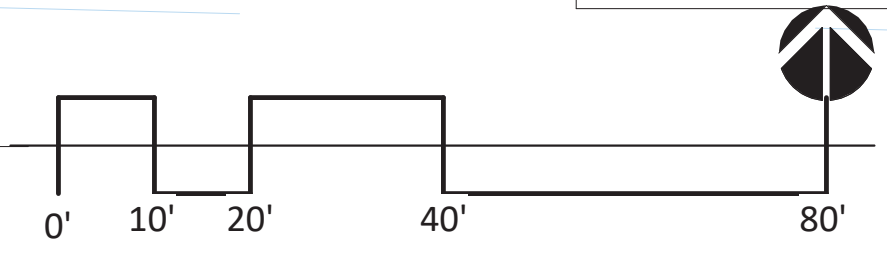
BASE + 10 % FOR ADDITIONAL ADA STALL & UNIT:	1 UNIT
MAX LOT COVERAGE ALLOWED =	55 % NET AREA
ALLOWED COVERAGE =	21,297 SF
PROPOSED COVERAGE AT GRADE =	BLDG 1 + BLDG 2 = 10,800 SF

LANDSCAPING

LANDSCAPING REQUIRED = 20 % OF NET LOT AREA = 0.2 X 38,723 SF =	7,745 SF
PERIMETER LANDSCAPING = 10' FRONT 6' SIDES 12' REAR	6,980 SF
ADDITIONAL LANDSCAPING	400 SF

OPEN SPACE COMMON - PRIVATE & AMENITY

COMMON OPEN SPACE REQUIRED - 30 % NET SITE AREA =	11,616 SF
COMMON OPEN SPACE PROVIDED = INCLUDES PERIMETER LANDSCAPING AREA	12,844 SF
COMMON OPEN SPACE PROVIDED AT GRADE OUTSIDE CLUBROOM =	2,700 SF
COMMON OPEN SPACE - CRITICAL BUFFER	= 10,144 SF
REQUIRED PRIVATE OPEN SPACE FOR GROUND UNITS = 100 SF PER UNIT .	PROVIDED AREA : 130 SF REFER SITE PLAN
REQUIRED 10X6 PRIVATE SPACE FOR UPPER UNITS	MIN. 60 SF PRIVATE DECKS WITH EACH UNIT AT UPPER LEVEL
REQUIRED 5 % OF NET SITE AREA FOR ACTIVE AMENITY SPACE FOR ACTIVE USE = 1936	PROVIDED AMENITY SPACE FOR ACTIVE USE OUTSIDE CLUBROOM & BUFFER AREA



NOT FOR CONSTRUCTION

No.	Date	By	Comments

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Project Status
SITE PLAN

Scale: 1" = 20'-0"

A101
 Project Number