

# City of Puyallup Traffic Scoping Worksheet

**PROJECT INFORMATION**

Project Title: 43<sup>rd</sup> Avenue Multi-family Date: 9/9/24

Applicant Name: David Litowitz Telephone Number: N/A

Project Description: 40-unit multi-family apartment complex Year of Occupancy: 2025

Project Location: PN: 4320000160; (701 43RD AVE SW) Parcel Size: 1.67-acres

Proposed Number of Access Point(s): 1 Existing Number of Access Point(s): 0

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Existing Use(s):					
Undeveloped	-	-	-	-	-
Proposed Use(s)					
LUC 220 - Multifamily Housing (Low Rise)	40	220	269.6	16.0	20.4
<b>Net New Trips</b>			269.6	16.0	20.4
<b>Traffic Impact Fees:</b> Net New PM Peak Hour Trips x \$4,500 = \$91,800					

- \* The project trips shall be rounded to the nearest tenth.
- \* The project trips shall be estimated using the ITE's *Trip Generation*, 11<sup>th</sup> Edition.
- \* Trip generation regression equations shall be used when the R<sup>2</sup> 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. N/A 3. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_

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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 [standle@ci.puyallup.wa.us](mailto:standle@ci.puyallup.wa.us)

September 9, 2024

City of Puyallup

Traffic Impact Analysis Scoping Memo

The intent of this assessment is to provide Puyallup with a trip generation summary and site characteristics for the proposed project herein referred to as 43<sup>rd</sup> Avenue Multi-family. A project description is provided below.

## PROJECT DESCRIPTION

- **Proposal**
  - 43<sup>rd</sup> Avenue Multi-family is a proposed 40-unit multi-family apartment complex
- **Location**
  - The subject site is bordered to the south via 43<sup>rd</sup> Ave SW situated on 1.67-acres of undeveloped land within tax parcel number 4320000160.
- **Site Access**
  - Site ingress/egress is proposed via one new access point which is to extend north from 43<sup>rd</sup> Ave SW.

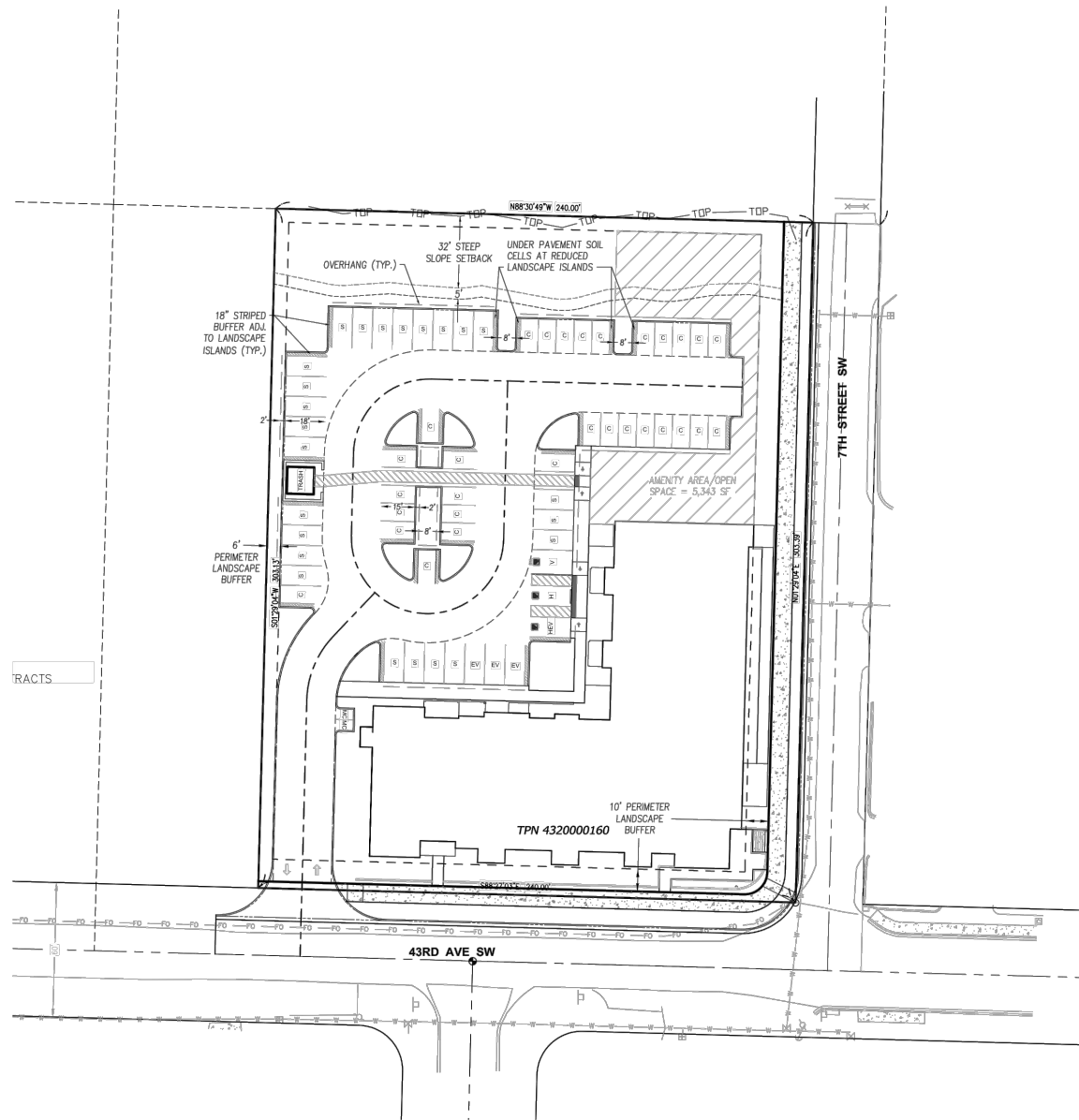
A vicinity map of the surrounding roadway network is provided on the following page in **Figure 1** with the subject site highlighted in blue. A conceptual site plan is presented in **Figure 2**.





**Figure 1: Vicinity Map**





TRACTS

# PROJECT TRIP GENERATION

Trip generation estimates were derived from the Institute of Transportation Engineers (ITE) publication, *Trip Generation*, 11th Edition. In review of ITE’s Land Use Codes (LUC), LUC 220 - Multifamily Housing (Low-Rise) was selected. Dwelling units was used as the input variable with ITE’s average rates to determine trip ends.

**Table 1** below highlights the estimated number of trips to/from the proposed development. Refer to the appendix for ITE trip generation sheets.

**Table 1: Project Trip Generation**

Land Use	Units	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Multifamily LUC - 220	40	270	4	12	16	12	8	20

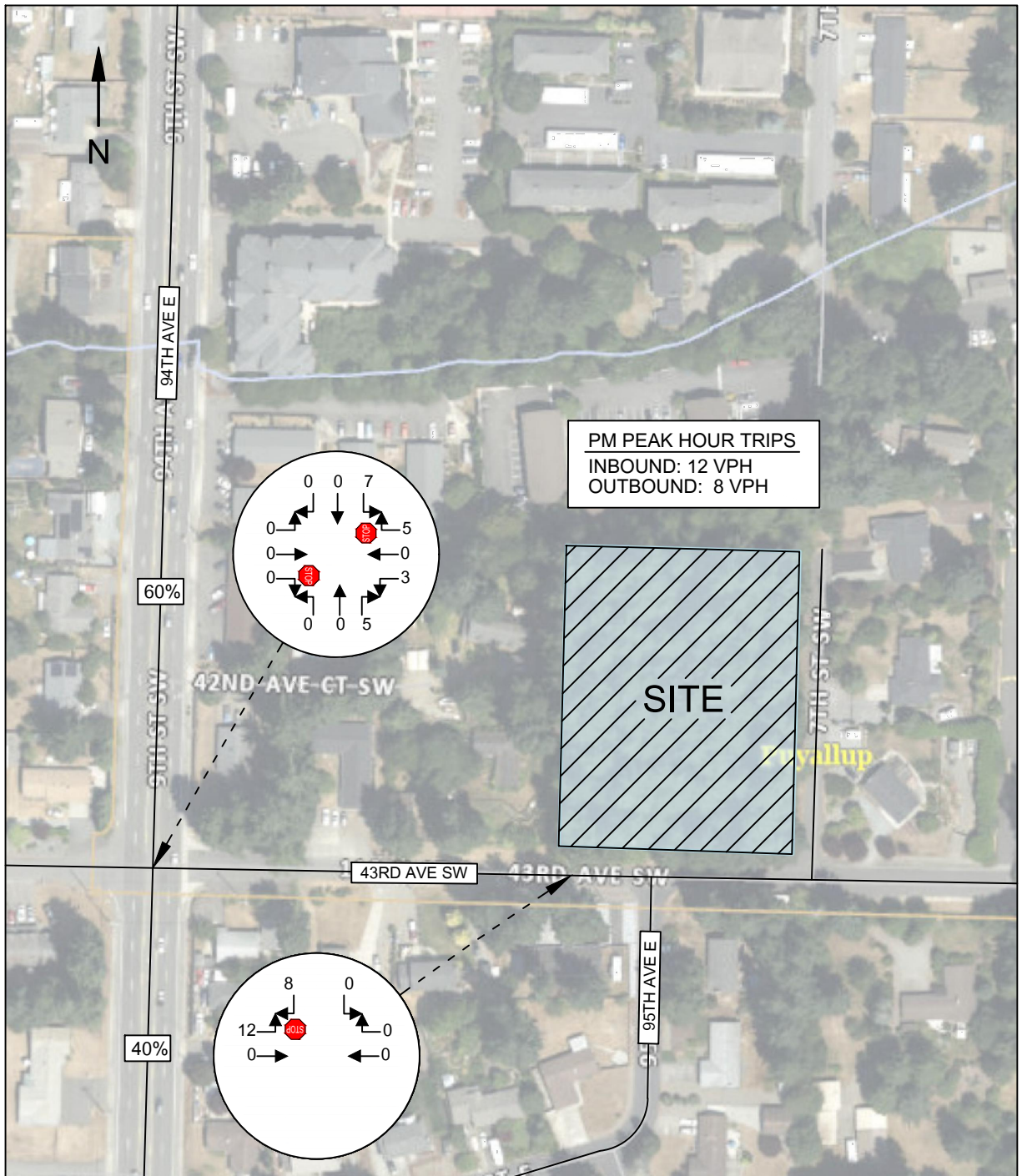
The project is estimated to generate 270 total average weekday daily trips with 16 total AM peak hour trips (4 inbound/12 outbound) and 20 total PM peak hour trips (12 inbound /8 outbound).

# TRIP DISTRIBUTION & ASSIGNMENT

The access roadway 43<sup>rd</sup> Ave SW dead ends east of the project site; therefore, all traffic has been allocated to the west via 43<sup>rd</sup> Ave SW. Trip distribution has been assigned with a 60%-40% north/south split along 94<sup>th</sup> Ave E which is based on previous projects in the area (94<sup>th</sup> Avenue Multifamily).







## CONCLUSION

43rd Avenue Multi-family is a proposed 40-unit multi-family apartment building comprised of three-stories. The project is estimated to generate 270 total average weekday daily trips with 16 total AM peak hour trips (4 inbound/12 outbound) and 20 total PM peak hour trips (12 inbound /8 outbound).

No additional analysis is identified at this time. The development would be subject to Traffic Impact Fees (TIF) which are estimated at \$91,800 for the 20.4 PM peak hour trips.



# 43<sup>rd</sup> AVENUE MULTI-FAMILY SCOPING MEMO

## *APPENDIX*





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

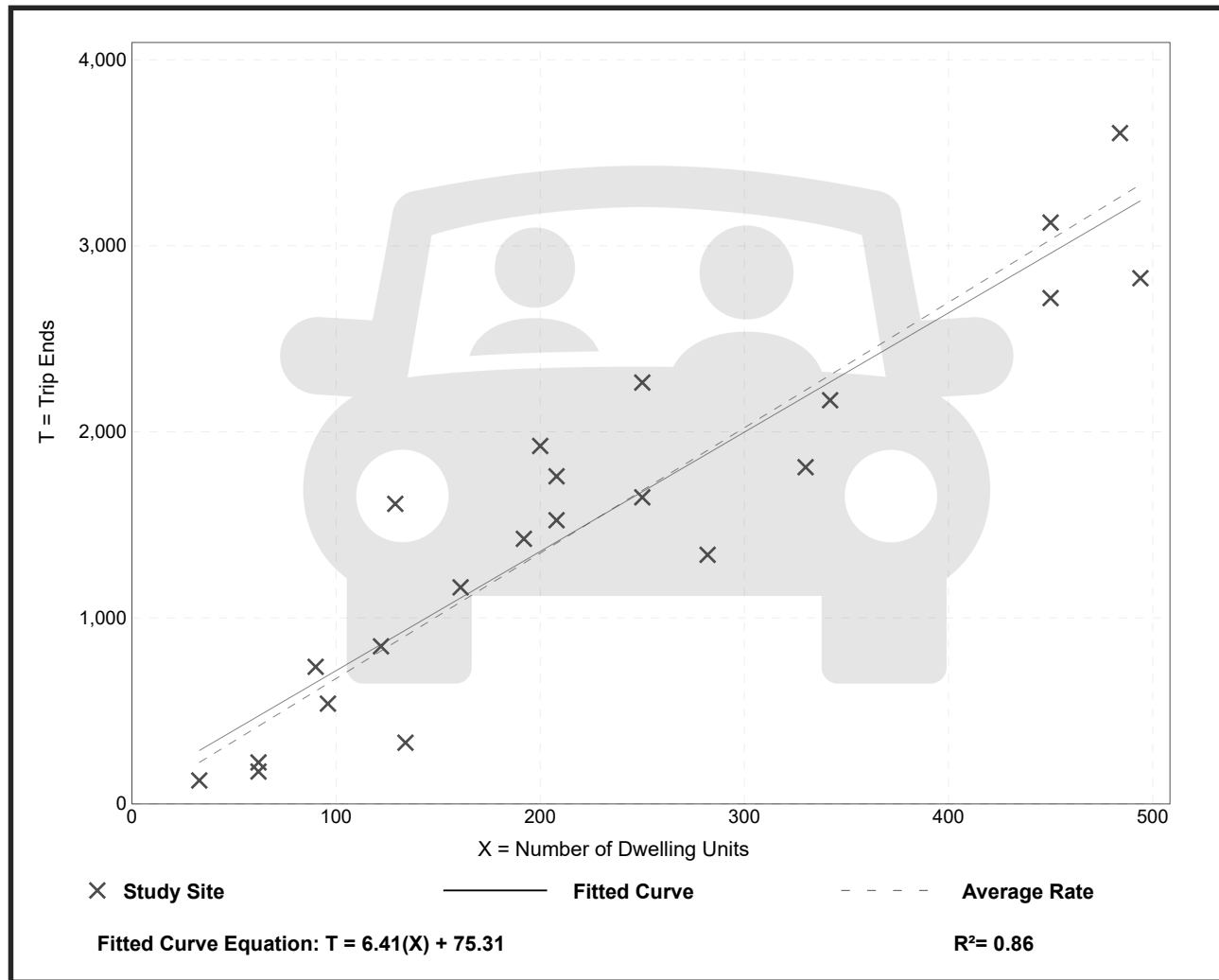
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

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



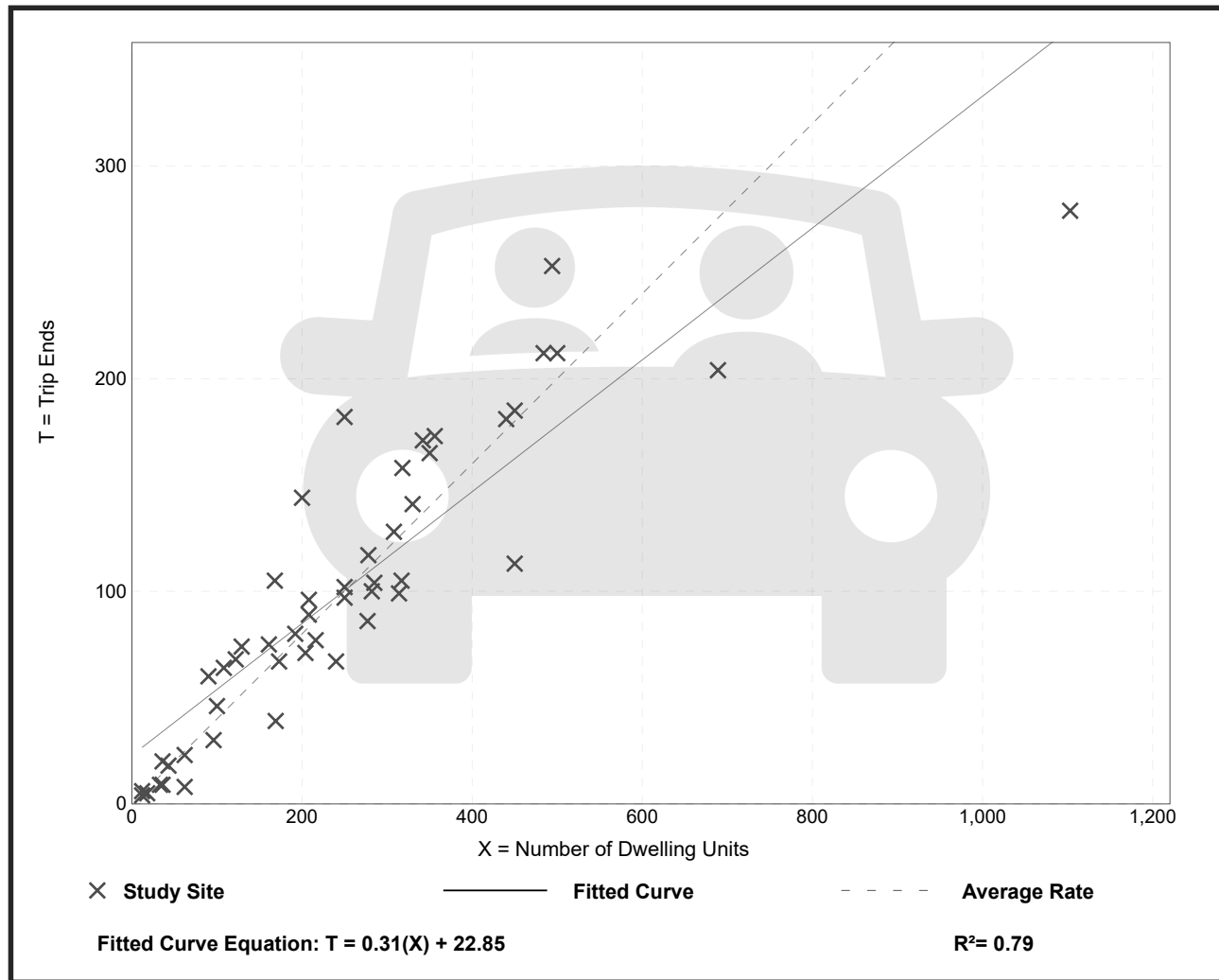
## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

**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)

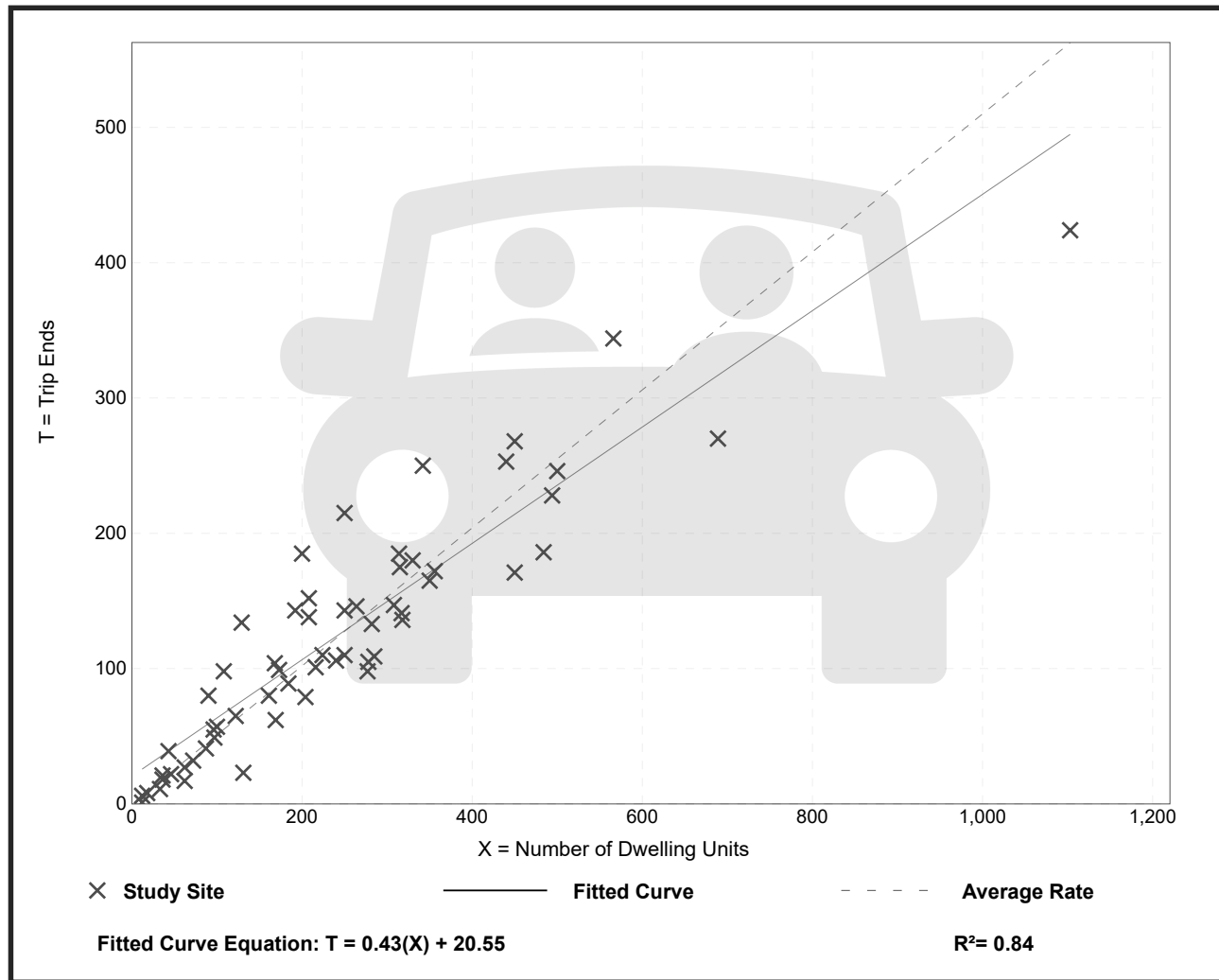
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**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

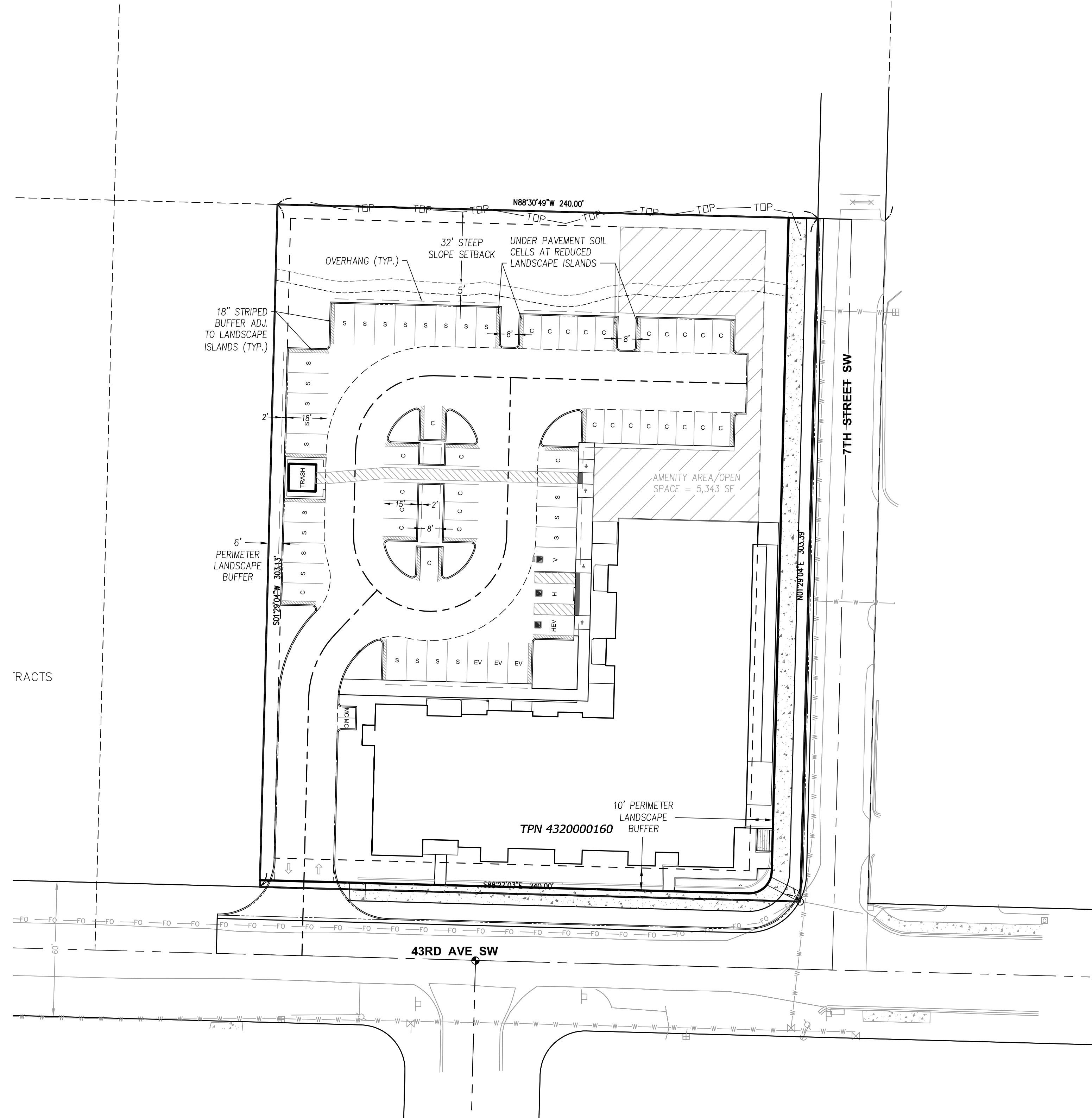
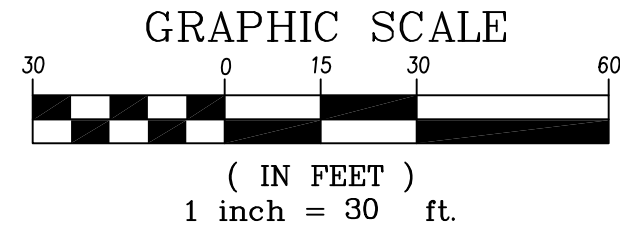
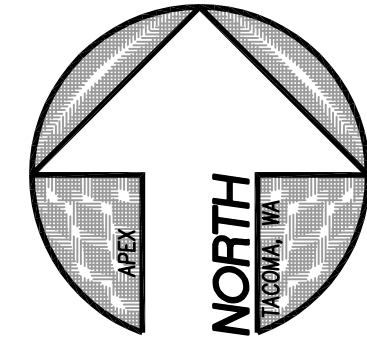
Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

## Data Plot and Equation



# 43RD AVENUE MULTI-FAMILY SITE PLAN

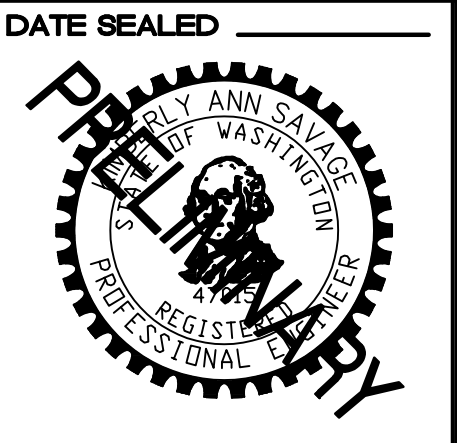
A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 04 EAST, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



## SITE DATA

SITE AREA : 72,782+/- SF. (1.67+/- ACRES)  
 PARCEL NUMBERS : 432000-016-0  
 EXISTING ZONING : RM-CORE  
 PROPOSED USE : MULTI-FAMILY APARTMENTS  
 NUMBER OF BUILDINGS : 1  
 NUMBER OF UNITS : 40  
     1 BEDROOM = 8  
     2 BEDROOM = 26  
     3 BEDROOM = 6  
 NUMBER OF PARKING REQUIRED : 60 ( 1.5 SPACES PER UNIT )  
 NUMBER OF PARKING PROVIDED : 62  
     30 COMPACT SPACE  
     30 TOTAL STANDARD SPACE  
     24 STANDARD SPACE  
     1 STANDARD HANDICAP  
     1 STANDARD HANDICAP VAN ACCESSIBLE  
     1 STANDARD HANDICAP ELECTRIC VEHICLE  
     3 STANDARD ELECTRIC VEHICLE  
     2 MOTORCYCLE SPACES  
 BOUNDARY & TOPOGRAPHY : PIERCE COUNTY GIS  
 R/W DEDICATION : 4,647+/- SF.  
 26' FIRE LANE : 533+/- LF. 16,709+/- SF.  
 NET ACREAGE : 51,426+/- SF. (1.18+/- ACRES)  
 OPEN SPACE CALC. : 51,426 SF. X 10% = 5,143+/- SF.  
 OPEN SPACE/AMENITY AREA SHOWN : 5,343+/- SF. (10.4%)  
 MAX. BUILDING HEIGHT : 50 FEET

DESIGN	KRS
DRAWN	KRS
CHECKED	T
SEC	09
DISC-NO	19 N R 04 E
DATE	06-16-23
SCALE	1" = 30'



TITLE: 43RD AVENUE MULTI-FAMILY  
 SITE PLAN  
 CLIENT/OWNER



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