

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: Puyallup Mixed-Use Date: 9/3/25

Applicant Name: Urban Puyallup Mixed Use LLC Telephone Number: 360-705-2303

Project Description: Apartments and Mixed Use Year of Occupancy: 2026

Project Location: 330 3rd St & 204 4th St Parcel Size: 1.85 acres (both sites)

Proposed Number of Access Point(s): 2 Existing Number of Access Point(s): 4

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Existing Use(s)					
Single Family Home	1	210	9	1	1
Proposed Use(s) See attached trip generation calculations					
			607	53	64
Net New Trips			598	52	63
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500.00 = \$ <u>283,500</u>					

- * The peak hour 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 all single-family units and offices and specialty retail centers 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. 3rd St SW at W Pioneer Ave
2. S Meridian at W Pioneer Ave/Pioneer Way
3. _____
4. _____
4. _____
5. _____
6. _____
8. _____

Prepared by: Traffic Engineer: Ryan Shea, PTP Telephone Number: 360-701-9269

Address: 16404 Old Hwy 99 SE Suite 102, Tenino, WA 98589

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

GVC Transportation Solutions Puyallup Apartments
Trip Generation

Proposed Use

PM Peak Hour Trip Generation													
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips			Total Trips		
						In	Out	In	Out	Total	In	Out	Total
Multifamily with Retail	231	Mid-Rise Residential with Ground Floor Commercial	Dwelling Units	140.0	0.28	44%	56%	17	22	39	17	22	39
Multifamily Units	221	Multifamily Housing (Mid-Rise) Close to Rail Transit	Dwelling Units	100.0	0.25	74%	26%	18	7	25	19	6	25
Total								35	29	64	36	28	64

AM Peak Hour Trip Generation													
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips			Total Trips		
						In	Out	In	Out	Total	In	Out	Total
Multifamily with Retail	231	Mid-Rise Residential with Ground Floor Commercial	Dwelling Units	140.0	0.20	39%	61%	11	17	28	11	17	28
Multifamily Units	221	Multifamily Housing (Mid-Rise) Close to Rail Transit	Dwelling Units	100.0	0.25	15%	85%	4	21	25	4	21	25
Total								15	38	53	15	38	53

Daily Trip Generation													
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips			Total Trips		
						In	Out	In	Out	Total	In	Out	Total
Retail	822	Strip Retail Plaza (<40k)	1,000 sqft	2.30	54.45	50%	50%	62	63	125	63	62	125
Multifamily with Retail	221	Multifamily Housing (Mid-Rise) Close to Rail Transit	Dwelling Units	140.0	2.01	50%	50%	140	141	281	141	140	281
Multifamily Units	221	Multifamily Housing (Mid-Rise) Close to Rail Transit	Dwelling Units	100.0	2.01	50%	50%	100	101	201	101	100	201
Total								302	305	607	305	302	607

NOTE: Land use code 231 does not provide a daily rate for vehicles, so the commercial was calculated separately. To be conservative we do not include Pass-By or Internal Capture calculations

Existing Use

PM Peak Hour Trip Generation													
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips			Total Trips		
						In	Out	In	Out	Total	In	Out	Total
Single Family Home	210	Single-Family Detached Housing	Dwelling Units	1.0	0.93	62%	38%	1	0	1	1	0	1
Total								1	0	1	1	0	1

AM Peak Hour Trip Generation													
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips			Total Trips		
						In	Out	In	Out	Total	In	Out	Total
Single Family Home	210	Single-Family Detached Housing	Dwelling Units	1.0	0.70	27%	73%	0	1	1	0	1	1
Total								0	1	1	0	1	1

Daily Trip Generation													
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips			Total Trips		
						In	Out	In	Out	Total	In	Out	Total
Single Family Home	210	Single-Family Detached Housing	Dwelling Units	1.00	9.09	50%	50%	4	5	9	5	4	9
Total								4	5	9	5	4	9

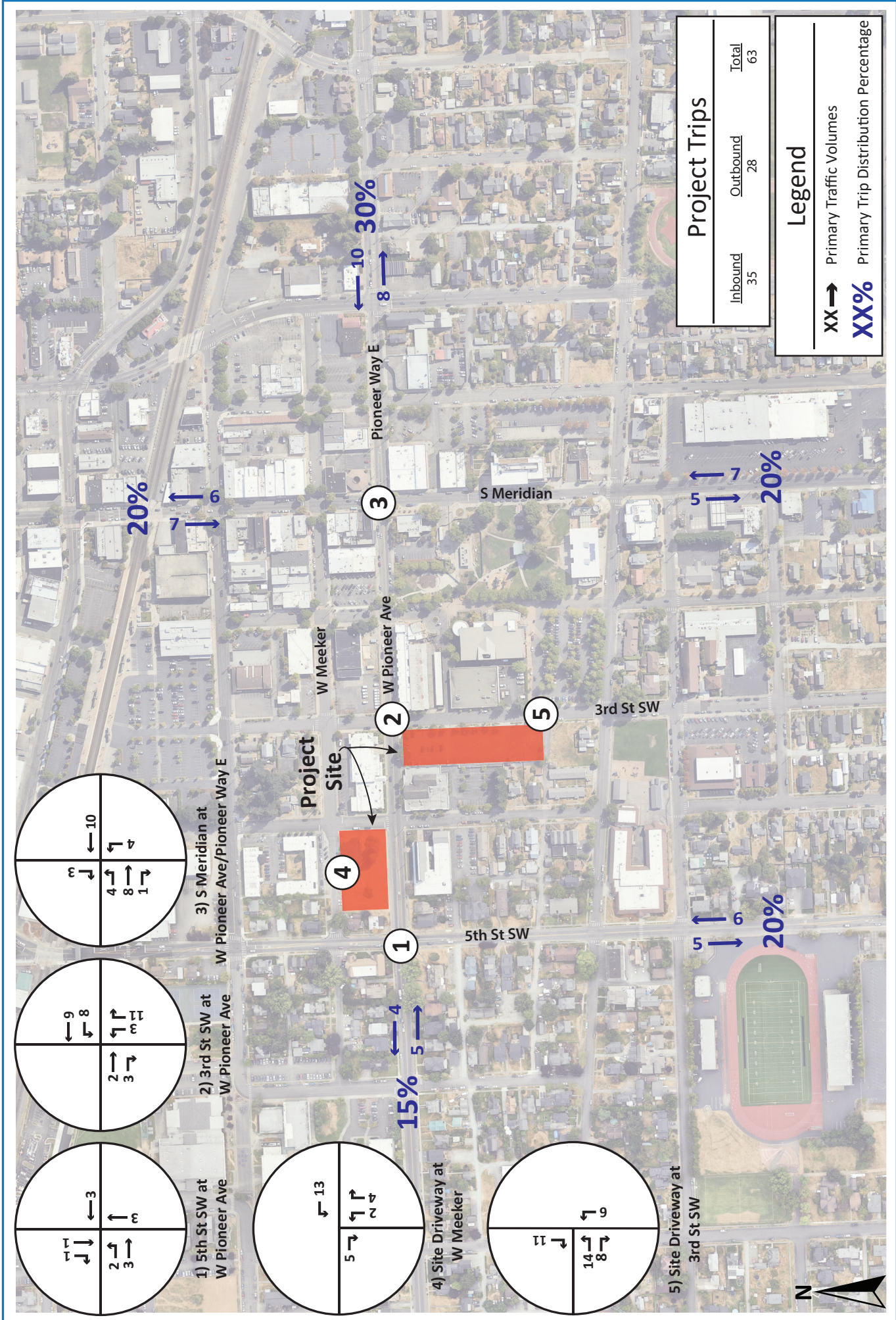


Figure 1
PM Peak Hour Site Generated
Traffic Volumes

PUYALLUP
BELL PLACE

OWNER:
URBAN PUYALLUP MIXED
USE LLC

ADDRESS:
204 4TH ST SW
PUYALLUP, WA 98371

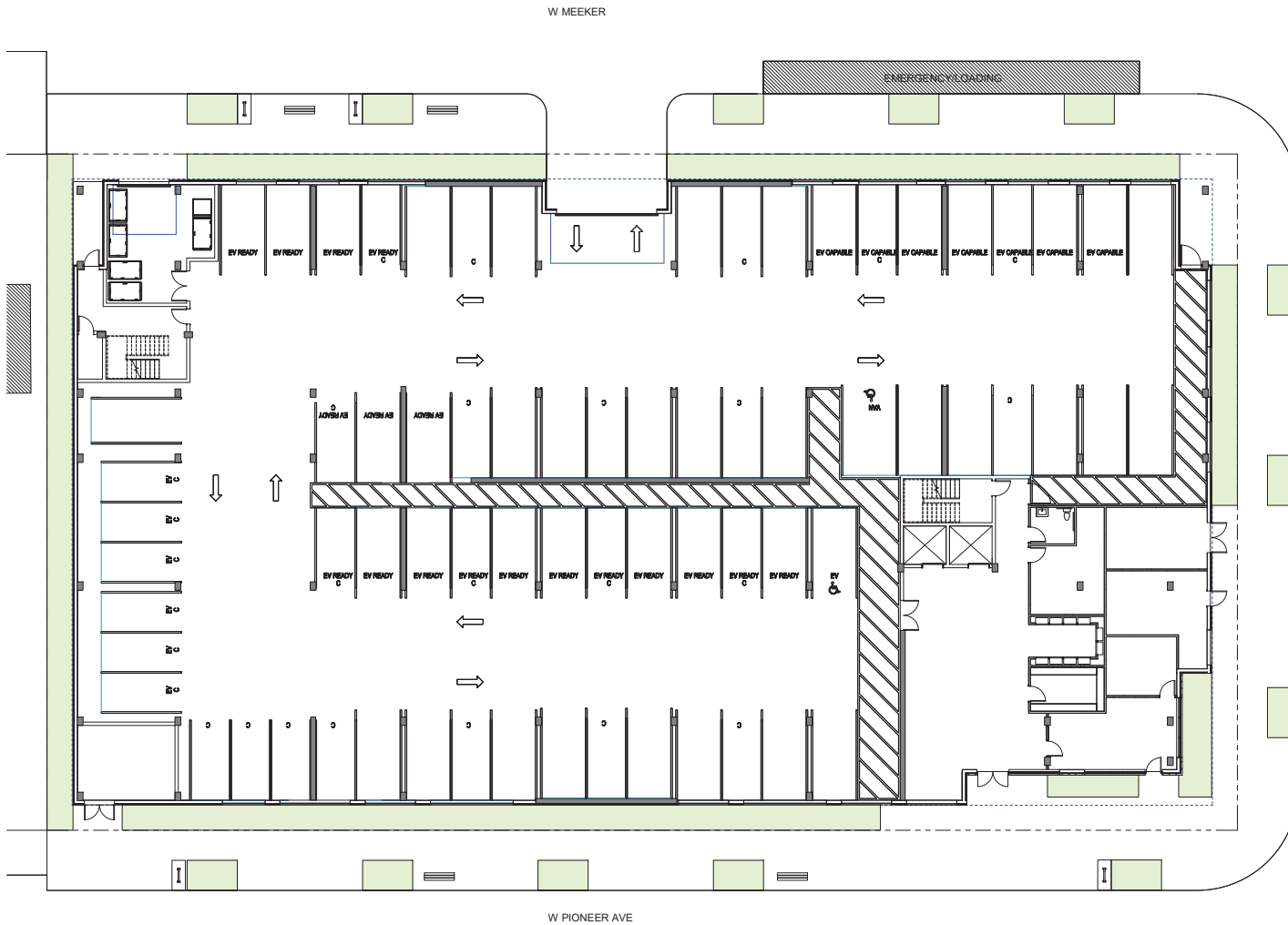
PROJECT NO.: 2019P
DRAWN: AUR
DATE: 27 AUGUST 2020
REVISION: SCHEMATIC DESIGN

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SCHEMATIC DESIGN

SHEET TITLE:
SITE PLAN

SHEET NO.:
A100



1 SITE PLAN
1/8" = 1'-0"

KEYNOTES - SITE PLAN

GENERAL NOTES - SITE PLAN

- SEE SURVEY FOR PROPERTY LINE INFORMATION.
- SEE CIVIL SITE DOCUMENT FOR DRIVE AISLE, PARKING STALL, AND SIGNAGE DOCUMENTATION.
- SEE LANDSCAPE FOR COURTYARD LAYOUT, MATERIALS, SITE TREES, AND LANDSCIPPING DOCUMENTATION.
- SEE 0105 FOR FIRE SEPARATION DISTANCE INFORMATION.
- EXTERIOR DOOR LANDINGS SHALL BE 2% MAX SLOPE.

**PUYALLUP
AOB**

OWNER:
**URBAN PUYALLUP MIXED
USE LLC**

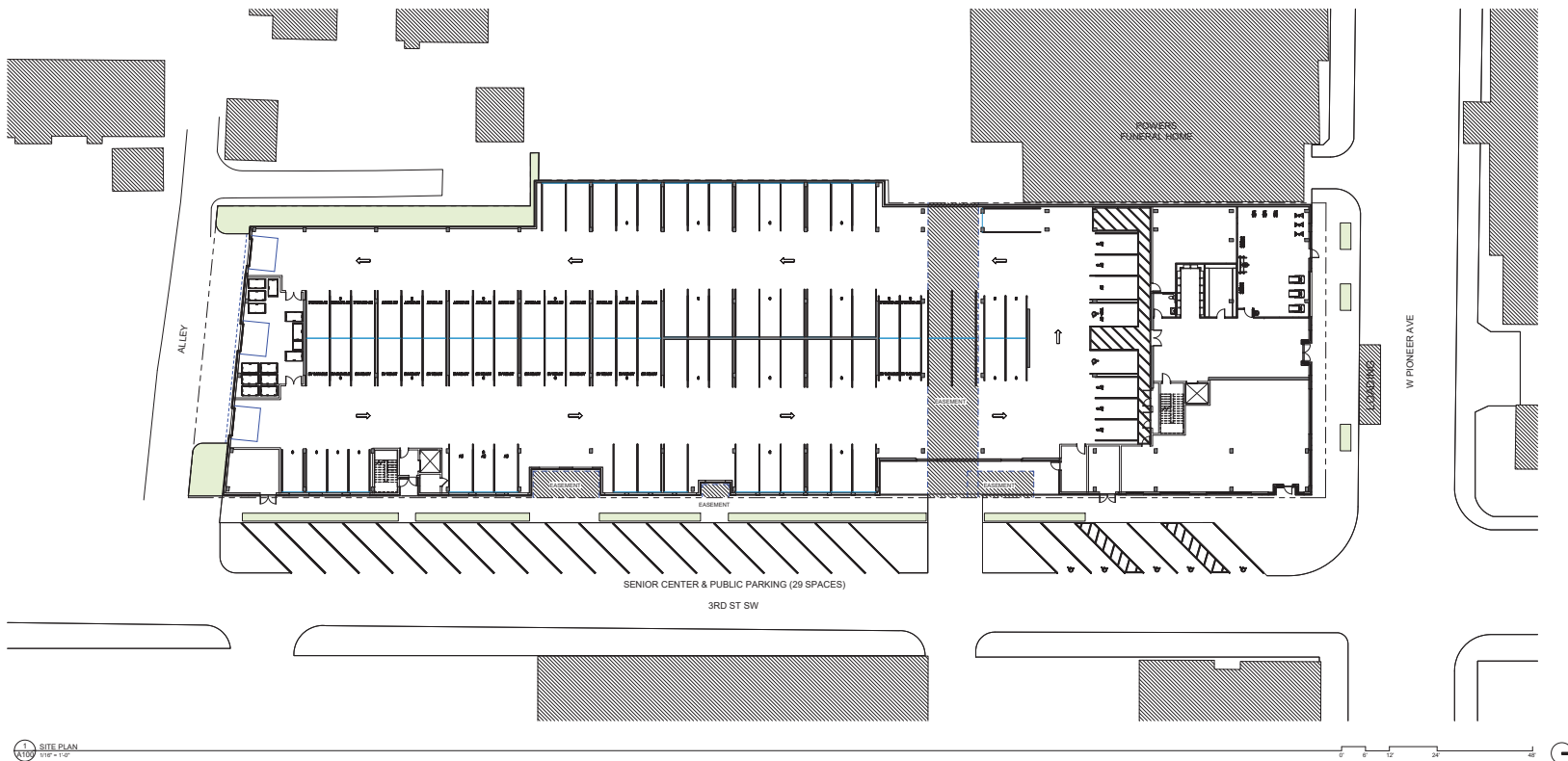
ADDRESS:
330 3RD ST SW
PUYALLUP, WA 98371

PROJECT NO.:	25130
DRAWN:	Author
DATE:	27 AUGUST 2025
	SCHEMATIC DESIGN
REVISION:	DESCRIPTION:

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SHEET TITLE:
SITE PLAN

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KEYNOTES - SITE PLAN

GENERAL NOTES - SITE PLAN

1. SEE SURVEY FOR PROPERTY LINE INFORMATION.
2. SEE CIVIL SPR DOCUMENT FOR DRIVE AISLE, PARKING STALL, AND SIDEWALK DOCUMENTATION.
3. SEE LANDSCAPE FOR COURTYARD LAYOUT/MATERIALS, SITE TREES, AND LANDSCAPING DOCUMENTATION.
4. SEE G100 FOR FIRE SEPARATION DISTANCE INFORMATION.
5. EXTERIOR DOOR LANDINGS SHALL BE 2% MAX SLOPE.