

# City of Puyallup Traffic Scoping Worksheet

## PROJECT INFORMATION

Project Title: Dos Lagos Apartments – Parcel “E” Date: 9/29/2021

Applicant Name: Alex Kang Telephone Number: 714-337-2073

Project Description: 45 Multi-Family Apartment Units Year of Occupancy: 2023

Project Location: PN: 0419106028 Parcel Size: 1.89-acres

Proposed Number of Access Point(s): 2 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 221 Multifamily Housing Mid-Rise	45	221	244.8	16.2	19.8
<b>Net New Trips</b>			244.8	16.2	19.8
<b>Traffic Impact Fees:</b> Net New PM Peak Hour Trips x \$4,500 = \$89,100					

- \* The project trips shall be rounded to the nearest tenth.
- \* The project trips shall be estimated using the ITE’s *Trip Generation*, 10<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*, 10<sup>th</sup> Edition, average rate.

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

1. None 4. \_\_\_\_\_
2. \_\_\_\_\_ 5. \_\_\_\_\_
3. \_\_\_\_\_ 6. \_\_\_\_\_
4. \_\_\_\_\_ 8. \_\_\_\_\_

Prepared by: Traffic Engineer: Gregary B. Heath Telephone Number: 253-770-1401

Address: 2214 Tacoma Rd, Puyallup, WA 98371 gheath@heathtraffic.com

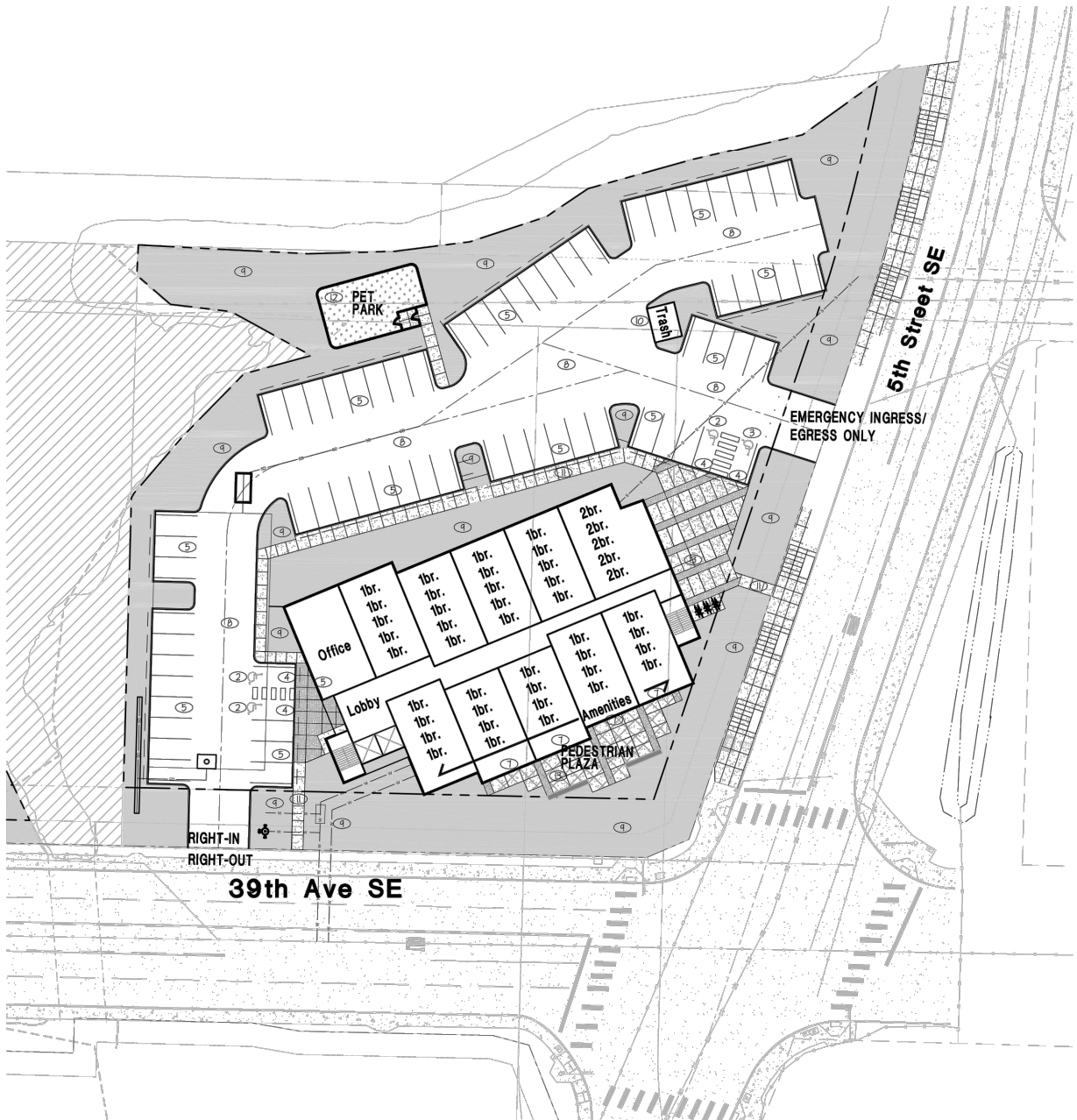
**Office Use Only**

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

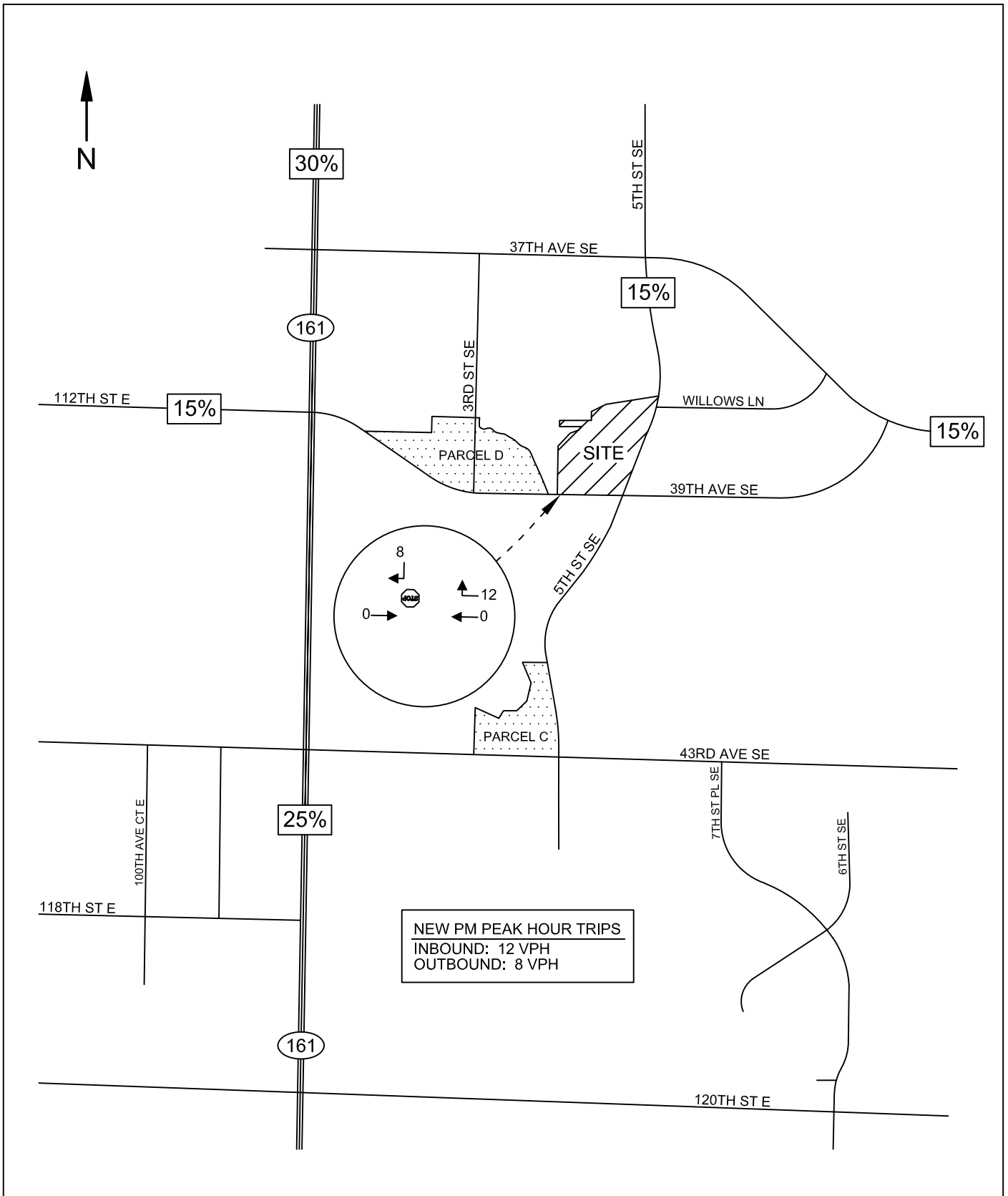
Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us



**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

**DOS LAGOS APARTMENTS - PARCEL E**

SITE PLAN  
FIGURE 1



**HEATH & ASSOCIATES**  
 TRAFFIC AND CIVIL ENGINEERING

**DOS LAGOS APARTMENTS - PARCEL E**  
 PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT  
 FIGURE 2

# Multifamily Housing (Mid-Rise) (221)

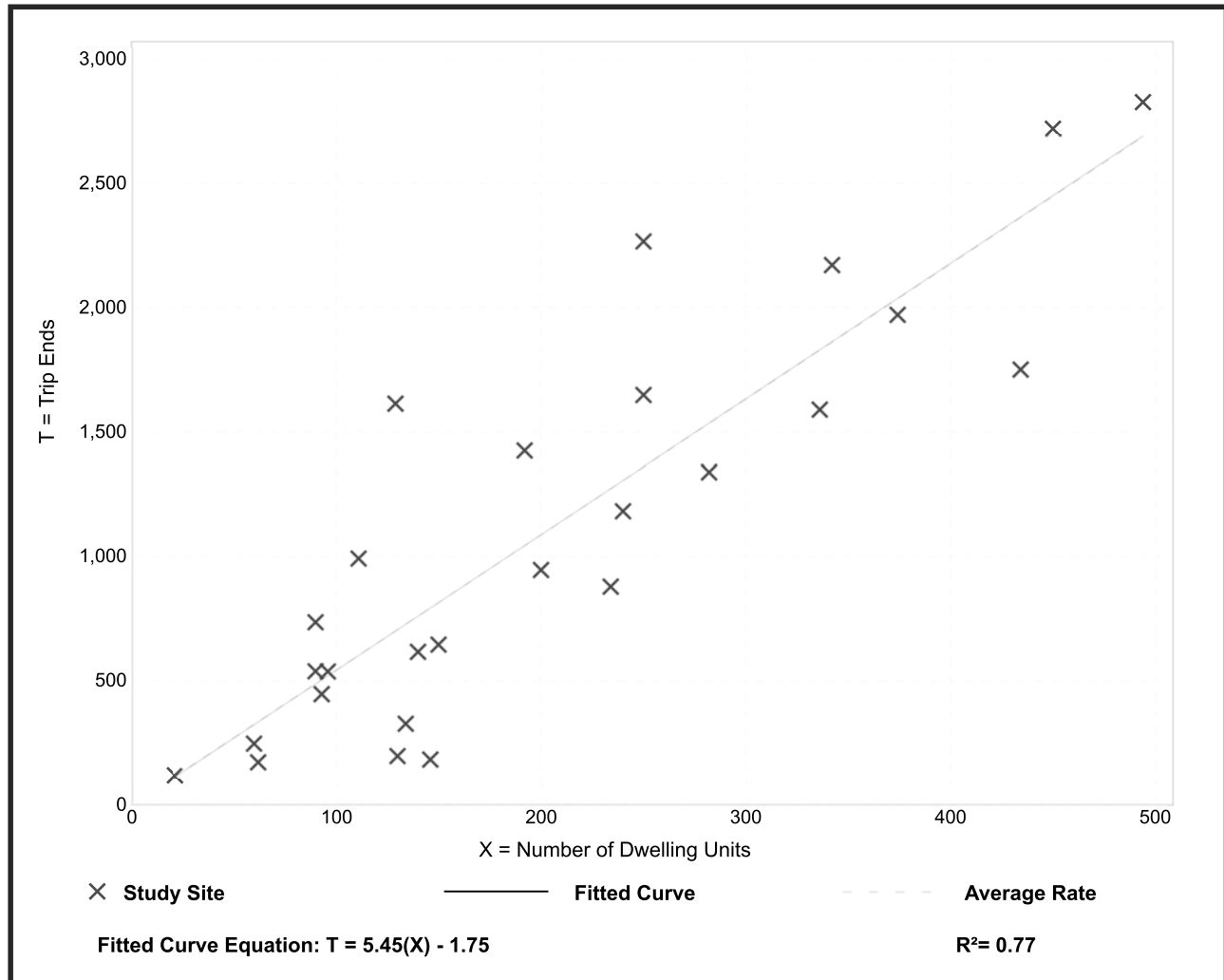
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 27  
Avg. Num. of Dwelling Units: 205  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

## Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

# Multifamily Housing (Mid-Rise) (221)

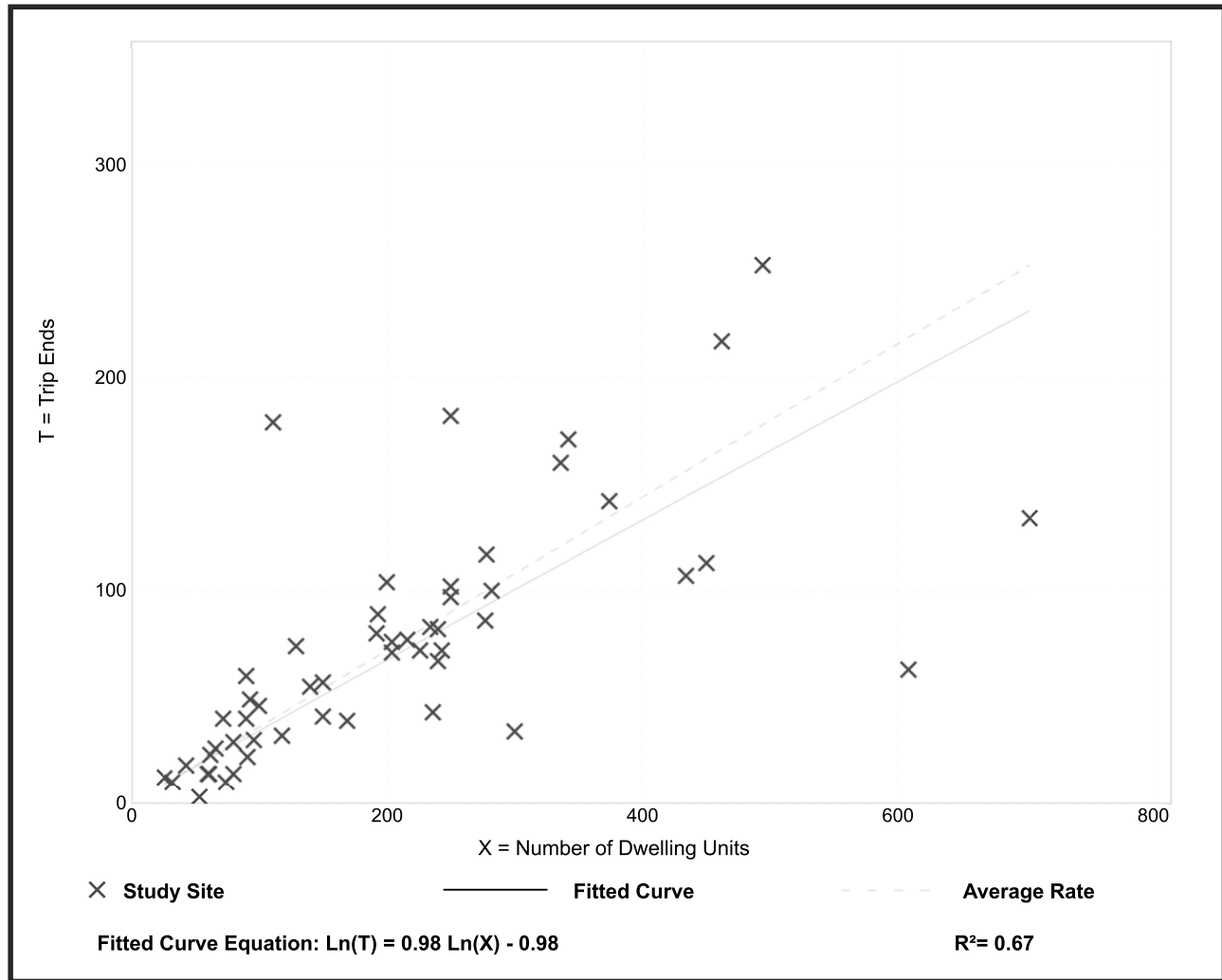
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 53  
 Avg. Num. of Dwelling Units: 207  
 Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

## Data Plot and Equation



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# Multifamily Housing (Mid-Rise) (221)

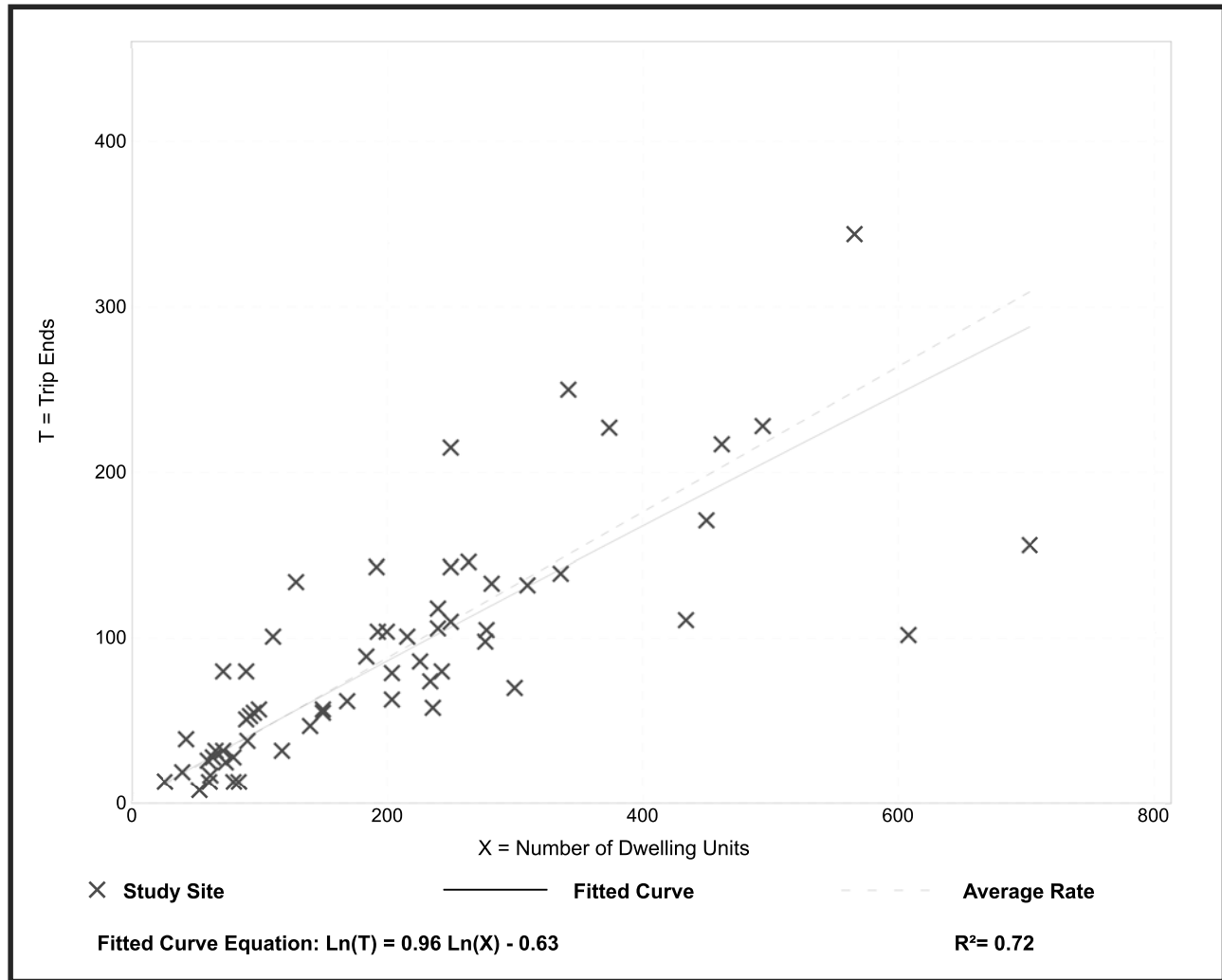
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 60  
 Avg. Num. of Dwelling Units: 208  
 Directional Distribution: 61% entering, 39% exiting

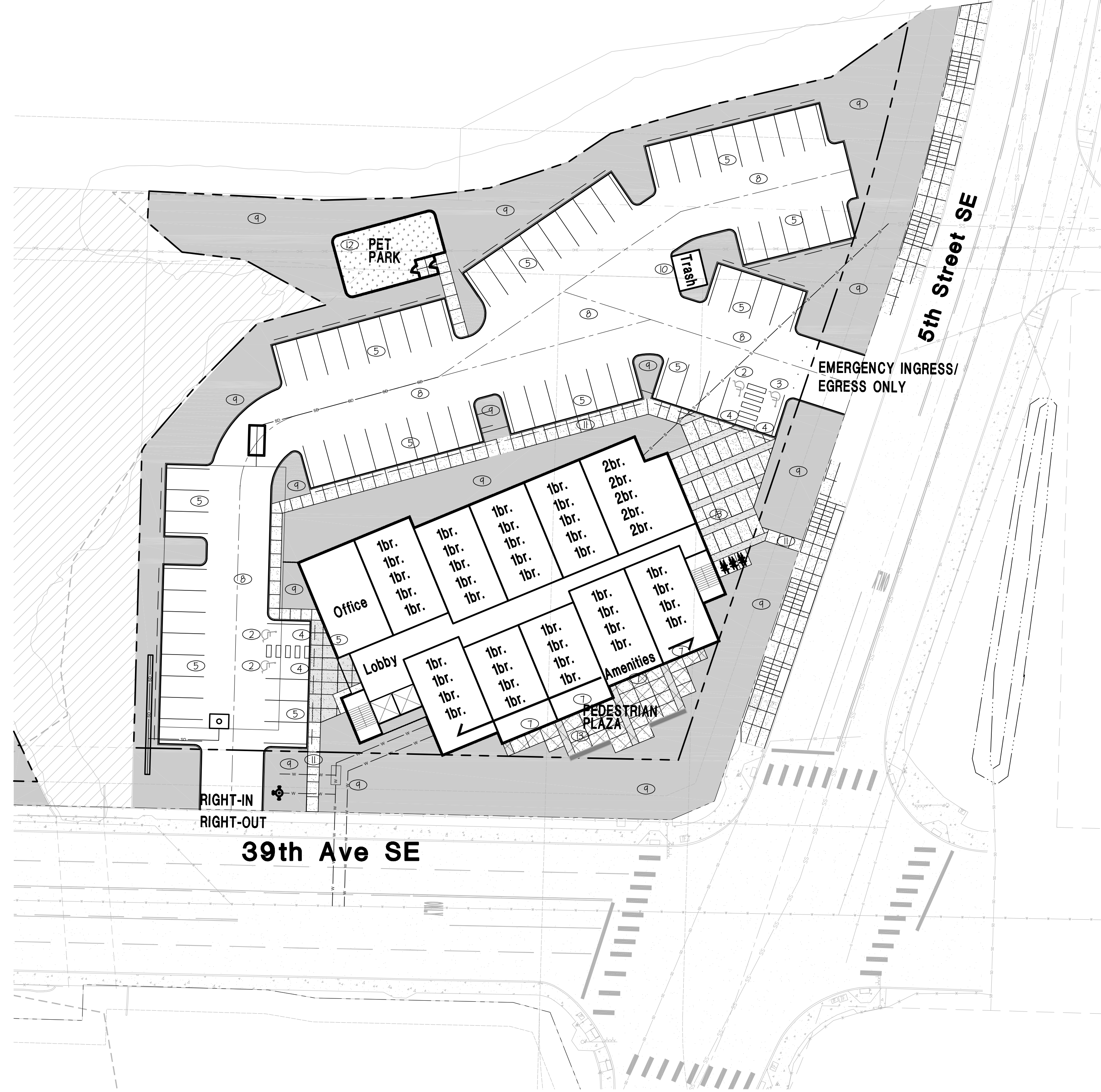
## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

## Data Plot and Equation



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**SITE PLAN - PARCEL E**  
SCALE: 1"=30'-0"

**45 UNITS PROVIDED (THIS SITE)**

**PROJECT NOTES**

ZONING:	UCX
PARCEL NO.:	0419106028 & 0419106029
SITE AREA:	1.96 ACRES (85,483 SQ. FT.) *FOR THIS PORTION OF DEVELOPMENT*
PROPOSED DENSITY:	(x8) = 15 UNITS MIN. (x22) = 41 UNITS MAX
BUILDING FOOTPRINT AREA:	14,291 SQ. FT. (TOTAL) (16.73%) (APPROX)
LANDSCAPE AREA/STORM POND:	11,061.00 SQ. FT. (19.97%)
WALKS AND DRIVES:	54,194.00 SQ. FT. (63.83%)
TOTAL IMPERVIOUS AREA:	68,416.00 SQ. FT. (80.04%)
TYPE OF CONSTRUCTION:	V-A SPRINKLED
PARKING REQUIRED:	1 STALL PER UNIT (RESIDENTIAL) +
PARKING PROVIDED:	68 (3-ADA INCLUSIVE)
F.A.R.:	NO LIMIT FOR RESIDENTIAL
HEIGHT:	NO LIMIT *PER IBC* (PROPOSED +/-45FT)
LOT COVERAGE:	80%
FLOOR AREAS:	
1st FLOOR:	14,291 SQ. FT.
2nd FLOOR:	14,291 SQ. FT.
3rd FLOOR:	14,291 SQ. FT.
4th FLOOR:	14,291 SQ. FT.
5th FLOOR:	14,291 SQ. FT.
TOTAL FLOOR AREA:	71,485 SQ. FT.
UNIT COUNT:	
1 BEDRM./1 BA.	1075 SQ. FT. 40
2 BEDRM./2 BA.	1500 SQ. FT. 5
TOTAL:	50500 SQ. FT. 45

**KEYNOTES**

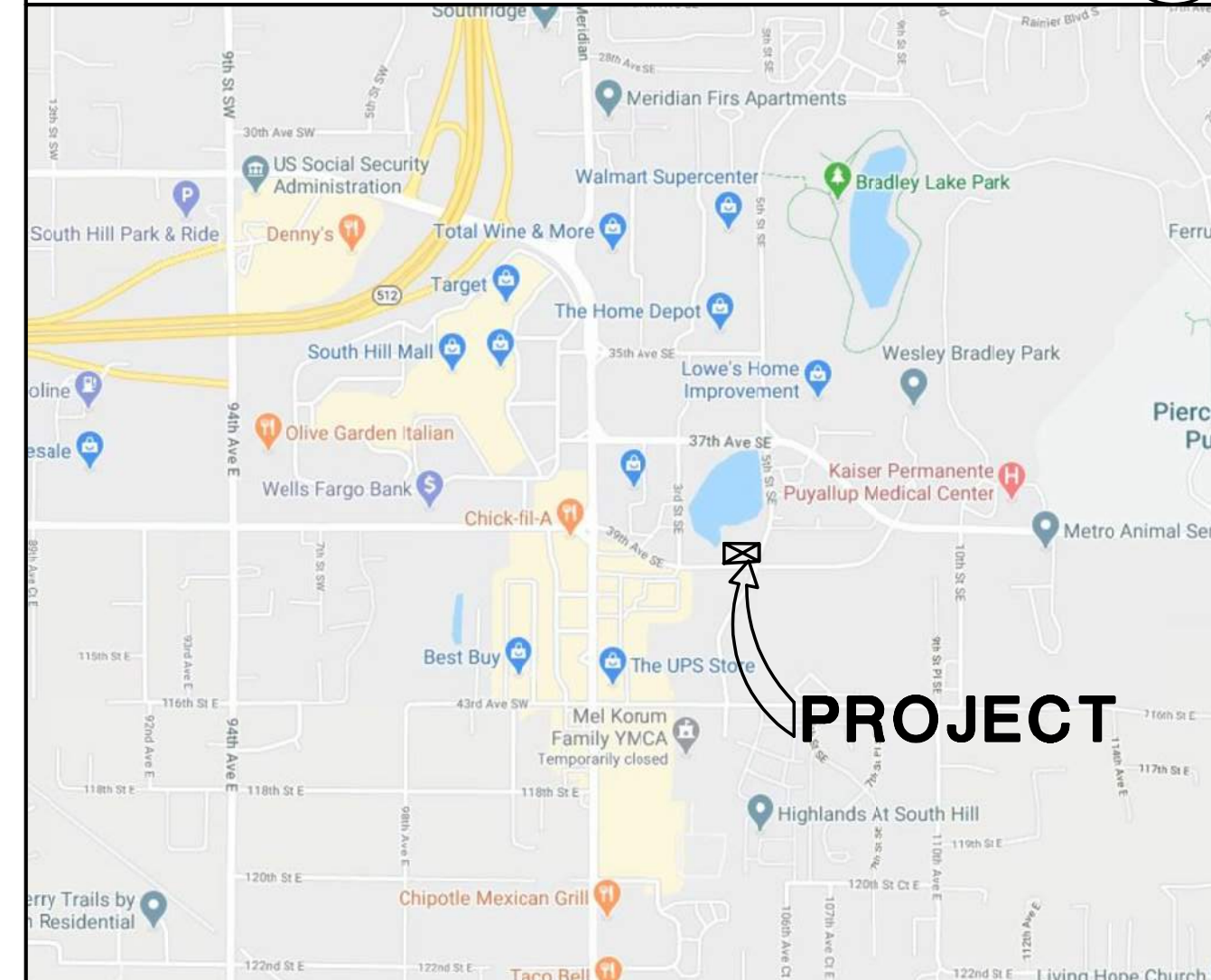
- ① MAIN ENTRANCE
- ② ADA VAN-STALL
- ③ ADA STALL
- ④ ADA STALL SIGN
- ⑤ PARKING LOT STRIPING
- ⑥ APARTMENT CORRIDOR ENTRY
- ⑦ AMENITIES TO PATIO PLAZA ENTRY
- ⑧ ASPHALT DRIVE TYPICAL
- ⑨ LANDSCAPE (SHOWN SHADED)
- ⑩ DUMPSTER ENCLOSURE
- ⑪ CONCRETE SIDEWALK
- ⑫ DOG PARK
- ⑬ PEDESTRIAN - PLAZA
- ⑭ -
- ⑮ -
- ⑯ -
- ⑰ -
- ⑱ -

**LEGAL DESCRIPTION**

Parcel: 0419106028  
Section 10 Township 19 Range 04 Quarter 22 L 1 OF 5P 2019-12-30-5004 EASE OF REG. OUT OF 04-19-10-2-117 566 2020-0310\_IP 02/12/20\_IP

Parcel: 0419106029  
Section 10 Township 19 Range 04 Quarter 22 TR A - (STORMWATER POND) OF 5P 2019-12-30-5004 EASE OF REG. OUT OF 04-19-10-2-117 566 2020-0310\_IP 02/12/20\_IP

**VICINITY MAP**



PROJECT:

10		
4		
8		
7		
6		
5		
4		
3		
2		
1	7-2-2021	DESIGN REVIEW-SEPA-SITE PLAN REVIEW
NO.	DATE	DESCRIPTION

**REVISIONS**

SHEET CONTENTS:  
**SITE PLAN**

**PARCEL 'E'**

JOB NO.:	2020.25	SHEET NO.
DRAWN BY:	LH5	<b>A0.1</b>
CHECKED BY:	TJR	
DATE:	01-02-21	

**THE RONHOVDE ARCHITECTS LLC**  
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TUKWILA, WASHINGTON 98168  
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ronhovdearchitects.com

4344 REGISTERED ARCHITECT  
*[Signature]*  
THE STATE OF WASHINGTON

**DOS LAGOS APARTMENTS**  
**MIXED USE DEVELOPMENT**  
**APARTMENT & COMMERCIAL**  
PUYALLUP, WA 98374