

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

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

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

Project Description: 50 Multi-Family Units Year of Occupancy: 2023

Project Location: PN: 0419106030 Parcel Size: 1.34-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 221 Multifamily Housing Mid-Rise	50	221	272.0	18.0	22.0
Net New Trips			272.0	18.0	22.0
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500 = \$99,000					

- * The project trips shall be rounded to the nearest tenth.
- * The project trips shall be estimated using the ITE's *Trip Generation*, 10th 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*, 10th 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

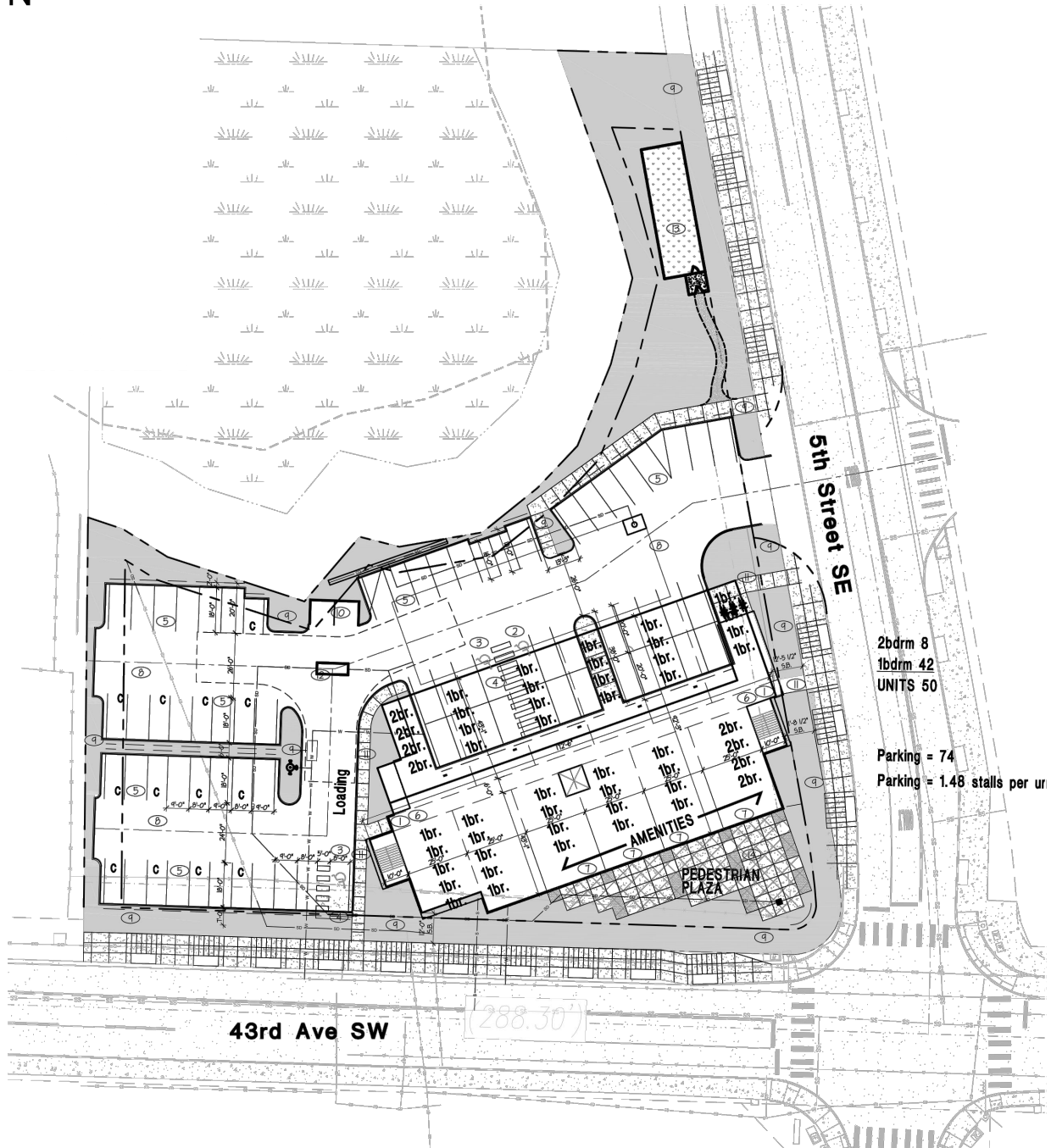
Address: 2214 Tacoma Rd, Puyallup, WA 98371 gheath@heathtraffic.com

Office Use Only

TIS ☐ TAS ☐ TAIS ☐ No Further Work Required ☐

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

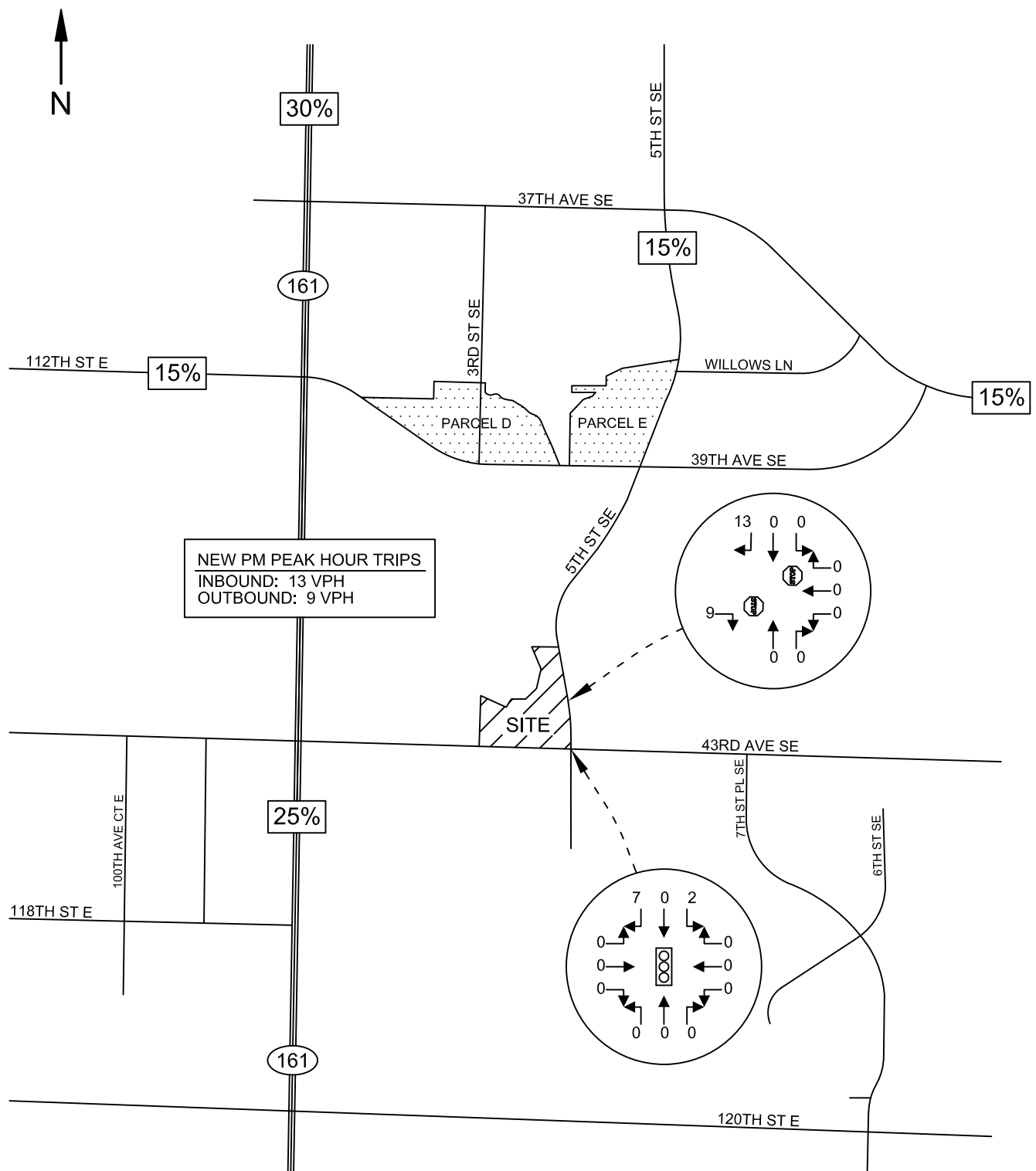
- ☒ Completed Worksheet ☒ Attach Site Plan ☒ Attach Trip Assignment ☒ Attach Trip Distribution
- ☒ Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us



HEATH & ASSOCIATES
TRAFFIC AND CIVIL ENGINEERING

DOS LAGOS APARTMENTS - PARCEL C

SITE PLAN
FIGURE 1



HEATH & ASSOCIATES
 TRAFFIC AND CIVIL ENGINEERING

DOS LAGOS APARTMENTS - PARCEL C
 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

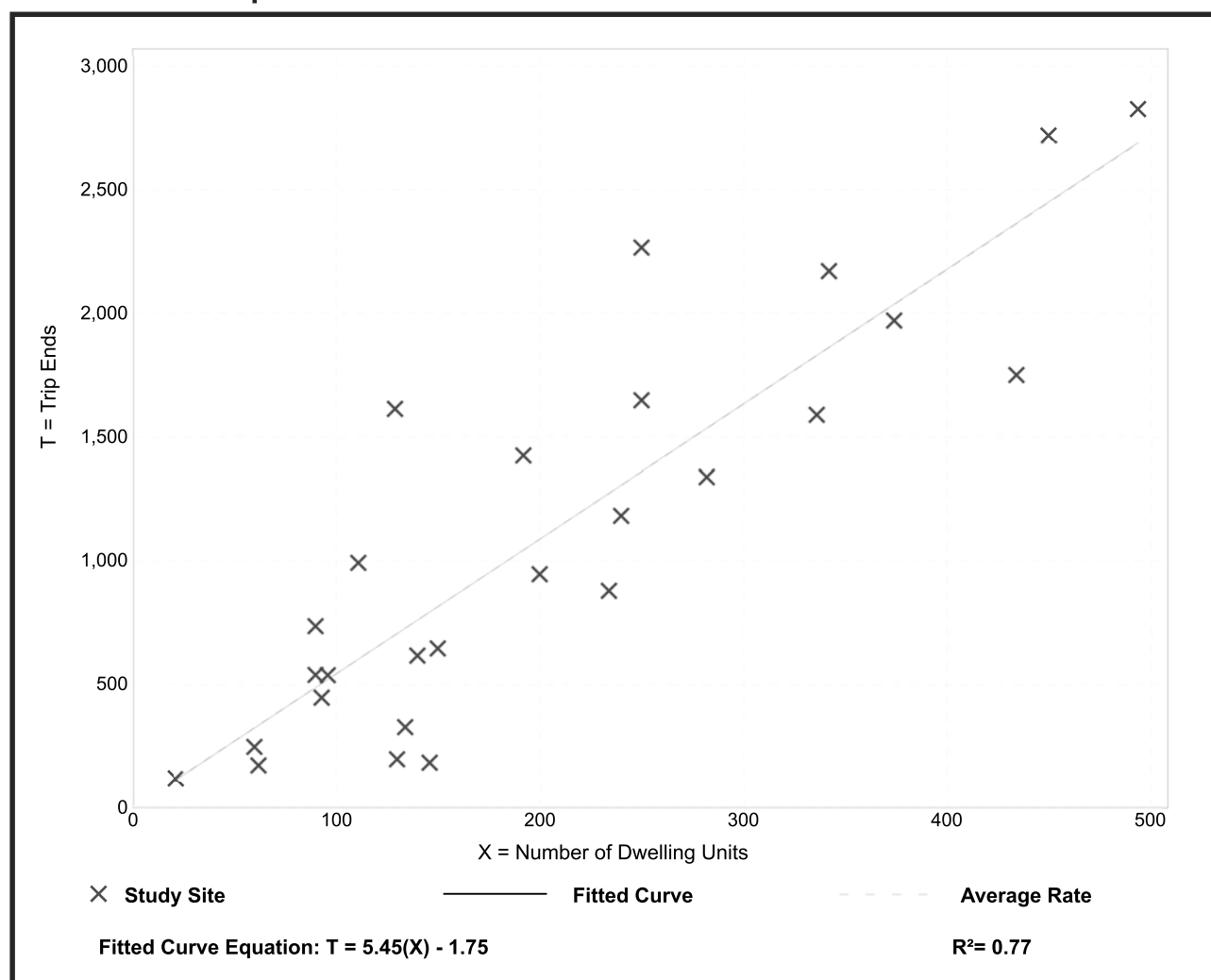
Avg. Num. of Dwelling Units: 205

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

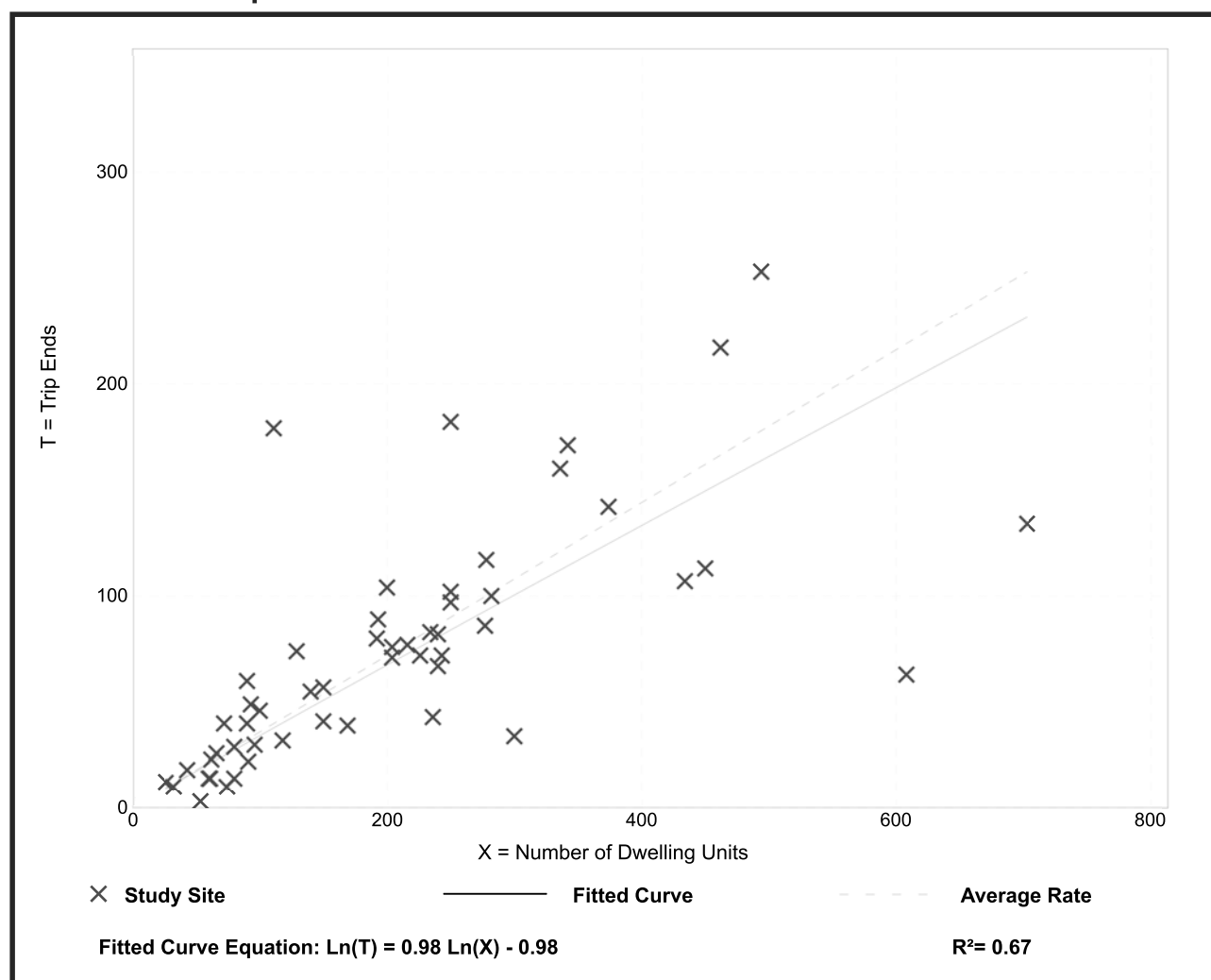
Avg. Num. of Dwelling Units: 207

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



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 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

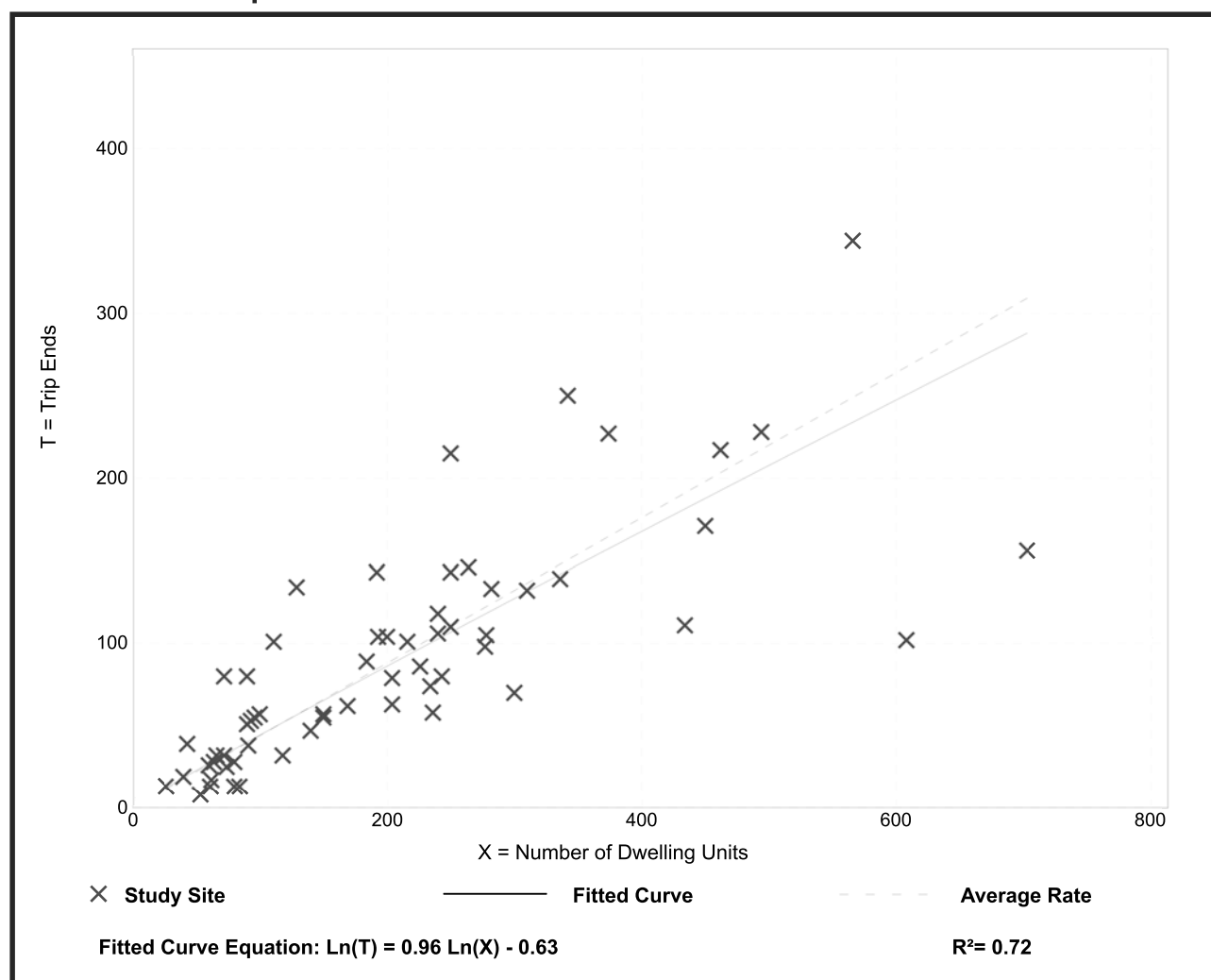
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

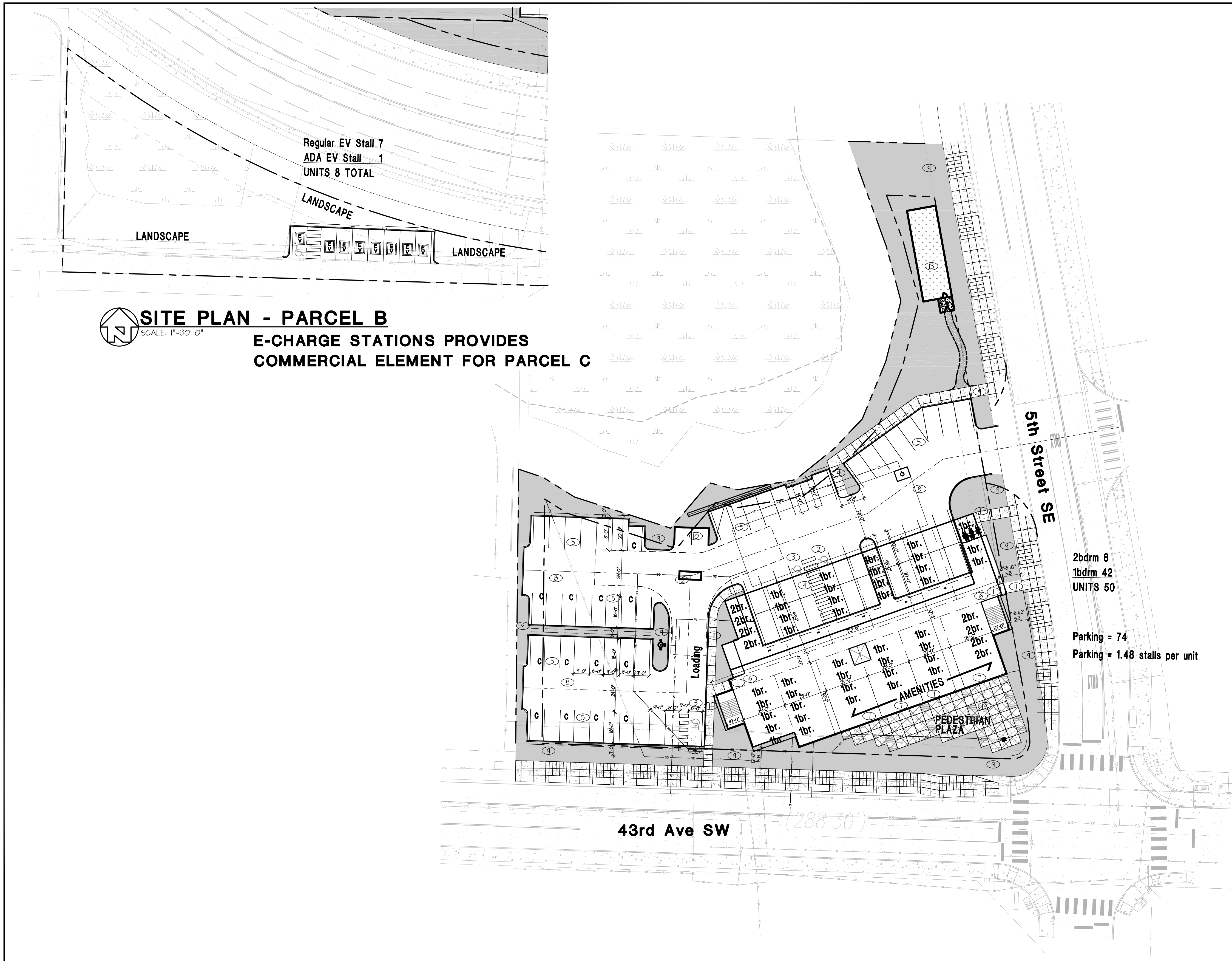
Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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



SITE PLAN - PARCEL B
SCALE: 1"=30'-0"
**E-CHARGE STATIONS PROVIDES
COMMERCIAL ELEMENT FOR PARCEL C**

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

PARCELS & DENSITY

PARCEL LABEL	PARCEL NUMBER	ACRES PER PARCEL	X(8) LOW DENSITY	X(22) MAX DENSITY
PARCEL A	0419102118	4.76 ACRES	38.08	104.12
PARCEL B	0419106025	0.20 ACRES	1.6	4.4
PARCEL C	0419106030	1.33 ACRES	10.64	24.26 > 50
PARCEL D	0419102107	0.934 ACRES	1.51	20.66
PARCEL E	0419106028	1.84 ACRES	15.12	41.58 > 43
PARCEL F	0419106024	0.73 ACRES	0.584	1.606
PARCEL G	0419103111	1.82 ACRES	14.56	40.04
TOTAL		12.36 ACRES		

50 UNITS PROVIDED (THIS SITE)

CONTIGUOUS PARCELS	LOT A	104.12 (x.25 = 26.18)	
	LOT B	4.4 (x.25 = 1.10)	
	LOT C	50.00	
	C TOTAL	=	71.28
CONTIGUOUS PARCELS	LOT D	68.71	= 50.42
	LOT E	41.58	= 41.58
	D/E TOTAL	=	42

PROJECT NOTES

ZONING:	UCX
PARCEL NO.:	0419102118, 0419106031, 0419106024 & 0419106030
SITE AREA:	315,283 SQ. FT. (7.24 ACRES)
PROPOSED DENSITY:	(x8) = 58 UNITS MIN. (X22) = 71 UNITS MAX (CONTIGUOUS DENSITY WITH PARCEL AB & C)
BUILDING FOOTPRINT AREA:	14,247 SQ. FT. (TOTAL) (24.00%) (APPROX)
LANDSCAPE/METLAND AREA:	281,914 SQ. FT. (88.64%)
WALKS AND DRIVES:	21,785.4 SQ. FT. (6.89%)
TOTAL IMPERVIOUS AREA:	35,910 SQ. FT. (11.24%)
TYPE OF CONSTRUCTION:	V-A SPRINKLED
PARKING REQUIRED:	1 STALL PER UNIT (RESIDENTIAL) = 50
PARKING PROVIDED:	74 (3-ADA INCLUSIVE) + BEV STALLS AT PARCEL B
F.A.R.:	NO LIMIT FOR RESIDENTIAL
HEIGHT:	NO LIMIT "PER IBC" (PROPOSED +/-45FT)
LOT COVERAGE:	65%
approx. FLOOR AREAS:	
1st FLOOR:	4140 SQ. FT.
2nd FLOOR:	14,185 SQ. FT.
3rd FLOOR:	14,185 SQ. FT.
4th FLOOR:	14,185 SQ. FT.
5th FLOOR:	14,185 SQ. FT.
TOTAL FLOOR AREA:	65,880 SQ. FT.
UNIT COUNT:	
1 BEDRM/1 BA.	1,075 SQ. FT. 42
2 BEDRM/2 BA.	1,500 SQ. FT. 8
TOTAL	57,150 SQ. FT. 50

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 FIRE TRUCK TURN-A-ROUND
- 13 DOG PARK
- 14 PEDESTRIAN PLAZA
- 15 -

LEGAL DESCRIPTION

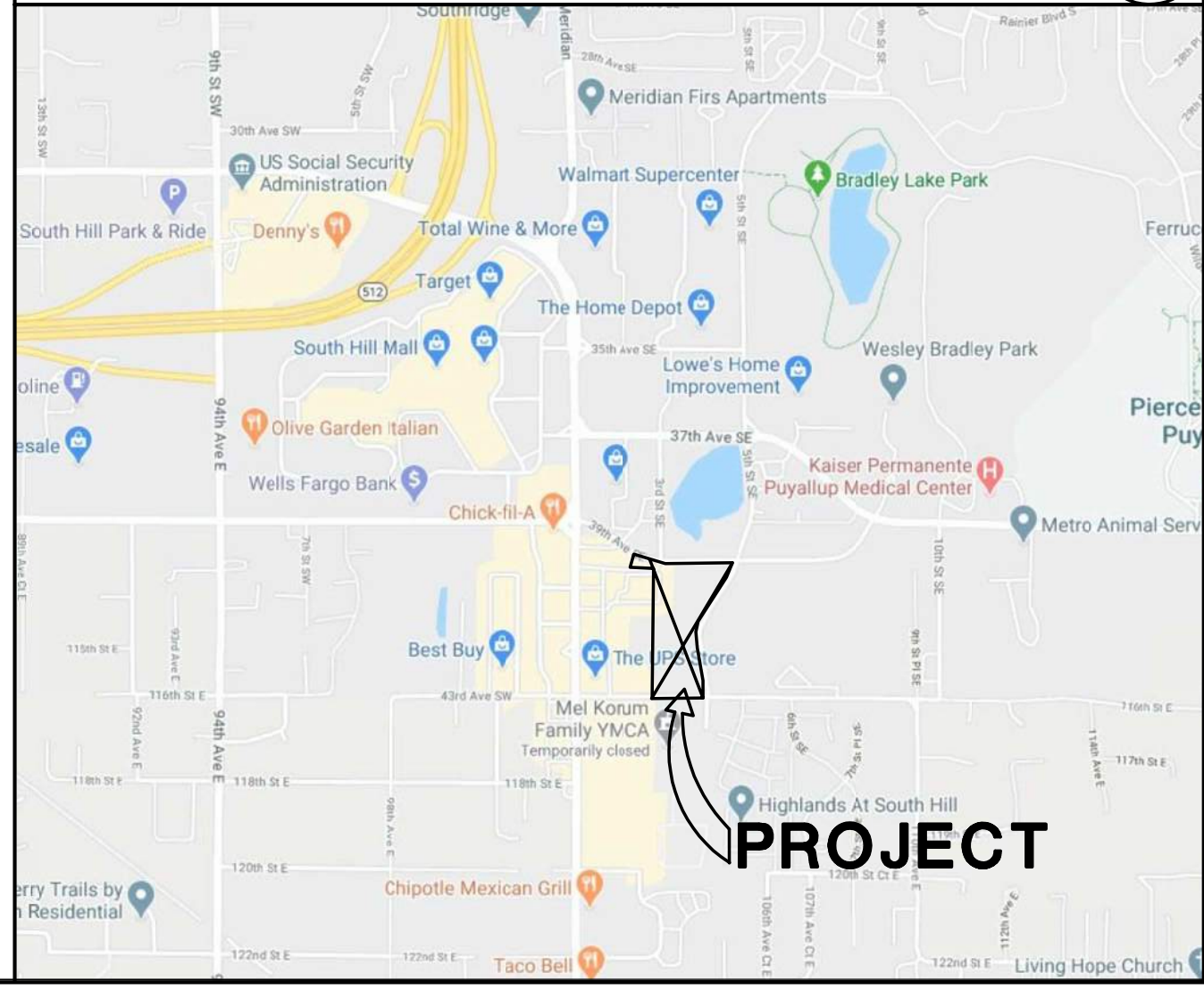
Parcel: 0419102118
Section 10 Township 19 Range 04 Quarter 22 Lot 4 of B.L.A. 2019-01-31-5004 DESC AS THAT POR OF L 2 OF L L 81-11-20-0245 A RE-RECORD OF L L 81-03-25-0125 LY 1/4 OF 5TH ST SE AS CYD TO CY OF RLY PER ETN 1123858 & 4031671 EXC 5 358.1 FT THEREOF ALSO EXC THAT POR APPROP PER P CO SUP CT 05-2-051141-3 EASE OF REC OUT OF 2-100 & 2-071 SE6 2014-0144 DX10/10/19DX

Parcel: 0419106031
Section 10 Township 19 Range 04 Quarter 22 TR A - (PROTECTED WETLAND) OF SP 2019-12-30-5005 EASE OF REC OUT OF 04-14-10-2-114 SE6 2020-0311 JP 02/12/20 JP

Parcel: 0419106024
Section 10 Township 19 Range 04 Quarter 22 L 1 OF SP 2019-12-30-5002 EASE OF REC OUT OF 04-14-10-2-115 SE6 2020-0308 JP 02/12/20 JP

Parcel: 0419106030
Section 10 Township 19 Range 04 Quarter 22 L 1 OF SP 2019-12-30-5005 EASE OF REC OUT OF 04-14-10-2-114 SE6 2020-0311 JP 02/12/20 JP

VICINITY MAP



T H E

RONHOVDE

ARCHITECTS

L L C

14900 INTERURBAN AVE SOUTH
SUITE 138
TUKWILA, WASHINGTON 98168
(206) 854-5500 ■ FAX (206) 854-5501
ronhovdearchitects.com

4344 REGISTERED ARCHITECT
STATE OF WASHINGTON

PROJECT:

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

10		
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1	7-2-2021	DESIGN REVIEW-SEPA-SITE PLAN REVIEW
NO.	DATE	DESCRIPTION
REVISIONS		
SHEET CONTENTS: SITE PLAN		
PARCEL 'C'		
JOB NO.:	2020.25	SHEET NO.
DRAWN BY:	LKS	A0.1
CHECKED BY:	TJR	
DATE:	07-02-21	