

# City of Puyallup Traffic Scoping Worksheet

## PROJECT INFORMATION

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

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

Project Description: 47 Multi-Family Units & 1100 sf Commercial Year of Occupancy: 2023

Project Location: PN: 0419106026; 0419102107 Parcel Size: 2.30-acres

Proposed Number of Access Point(s): 3 Existing Number of Access Point(s): 3

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	47 dwelling units	221	255.7	16.9	20.7
LUC 712 Small Office	1,100 sf	712	17.8	2.1	2.7
<b>Net New Trips</b>			<b>273.5</b>	<b>19.0</b>	<b>23.4</b>
<b>Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500 = \$105,300</b>					

- \* 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

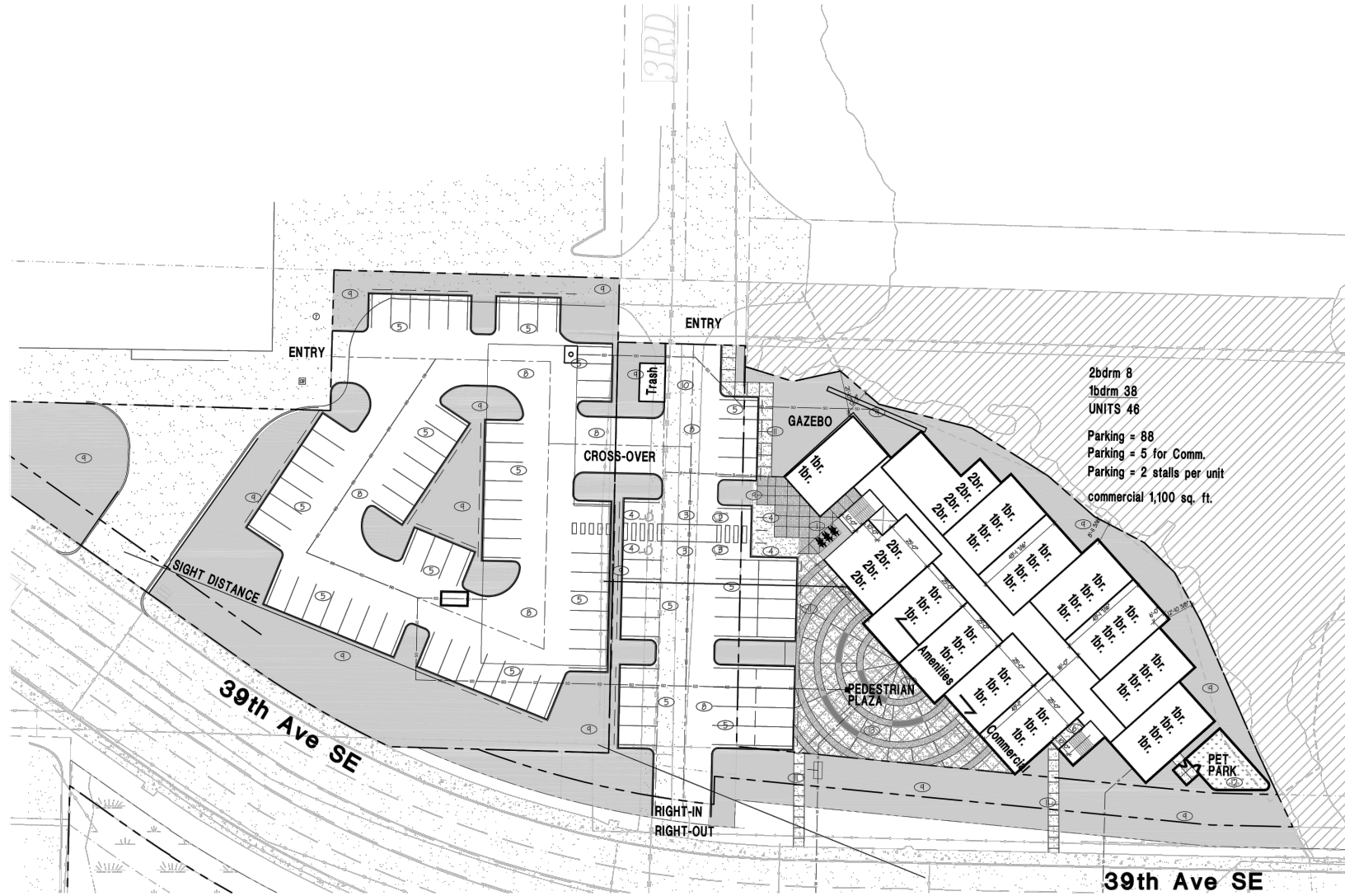
Address: 2214 Tacoma Rd, Puyallup, WA 98371 gheath@heathtraffic.com

**Office Use Only**

TIS  TAS  TAIS  No Further Work Required

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

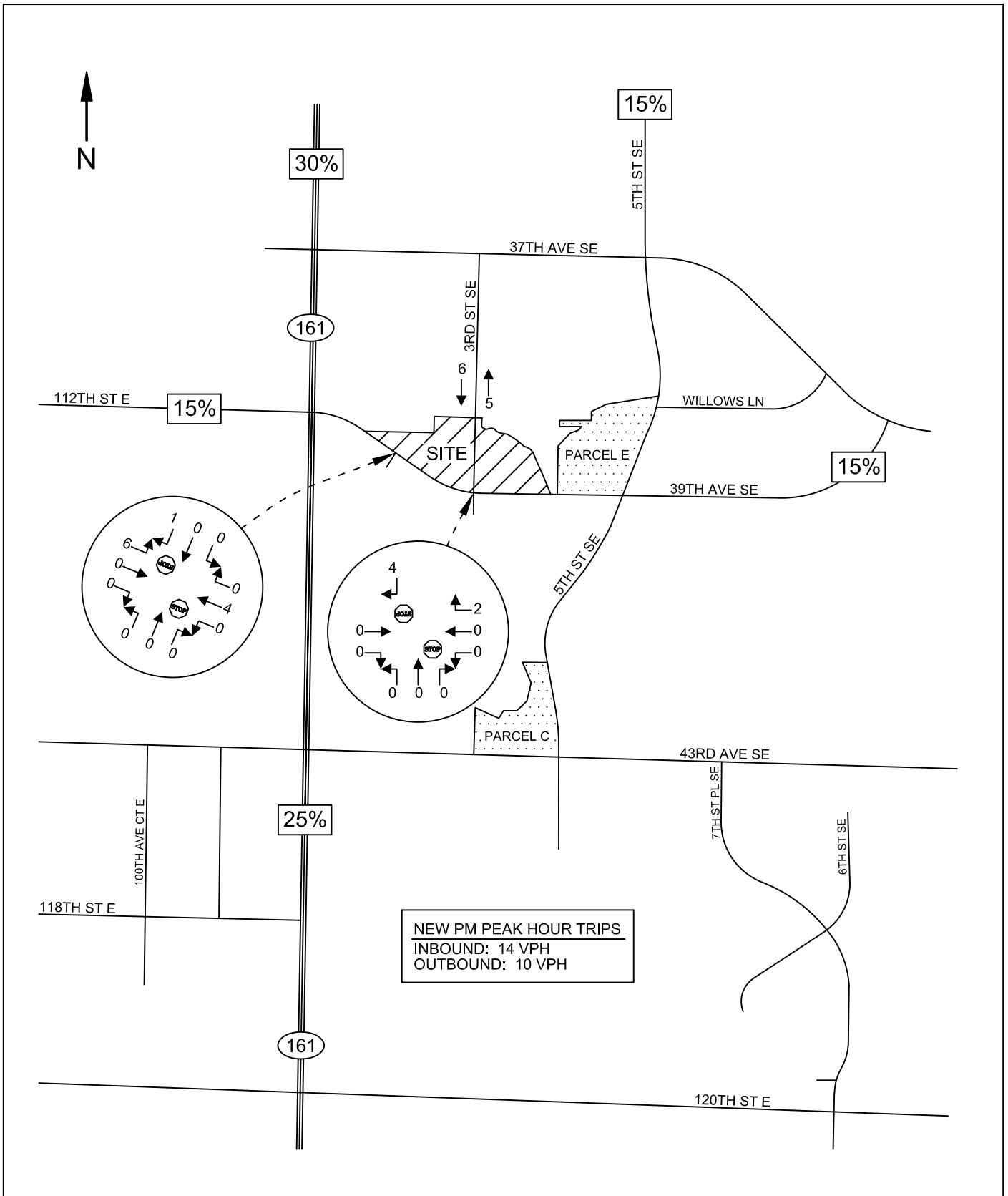
- Completed Worksheet
- Attach Site Plan
- Attach Trip Assignment
- Attach Trip Distribution
- Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us



**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

**DOS LAGOS APARTMENTS - PARCEL D**

SITE PLAN  
FIGURE 1



**HEATH & ASSOCIATES**  
 TRAFFIC AND CIVIL ENGINEERING

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

# Multifamily Housing (Mid-Rise) (221)

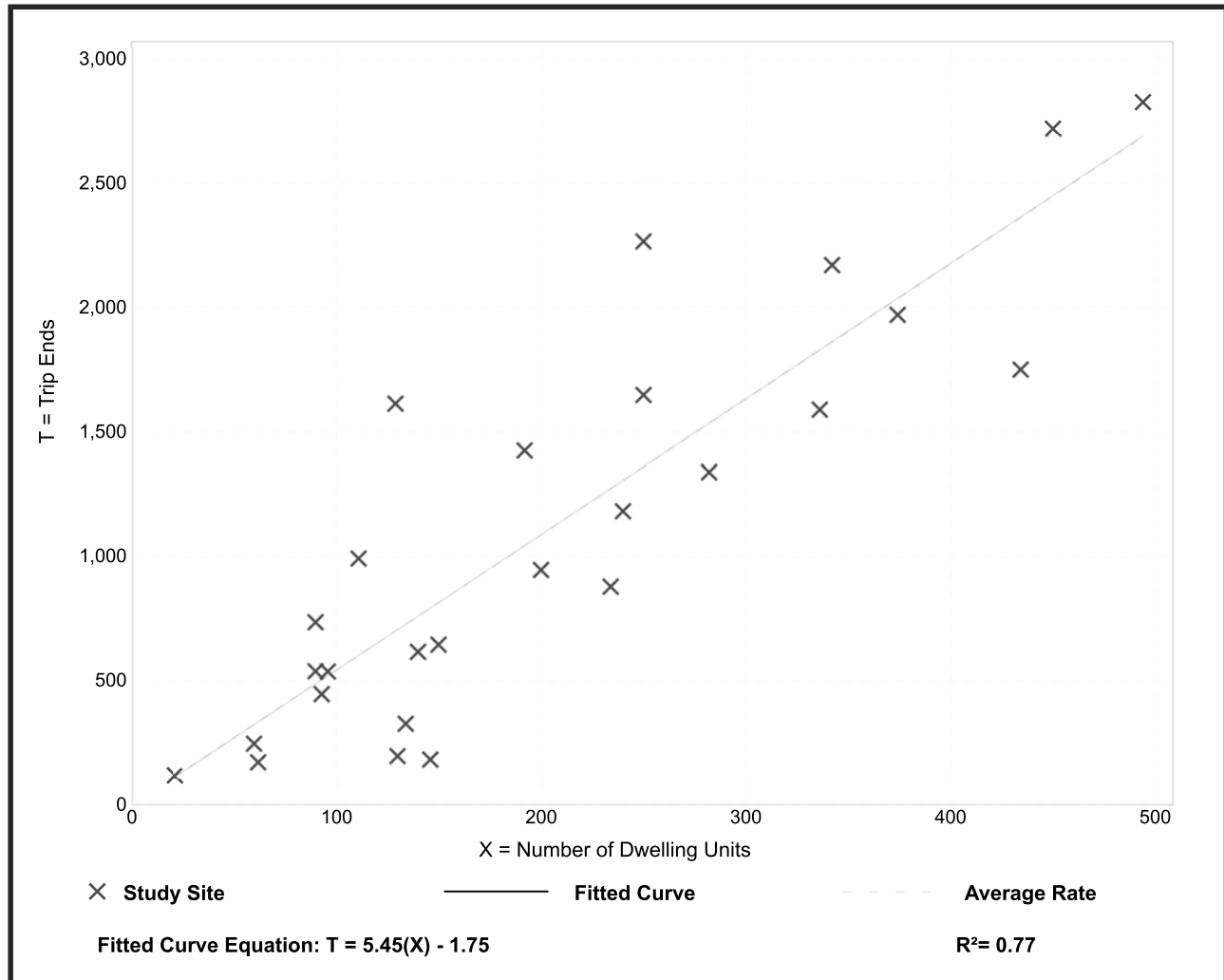
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

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

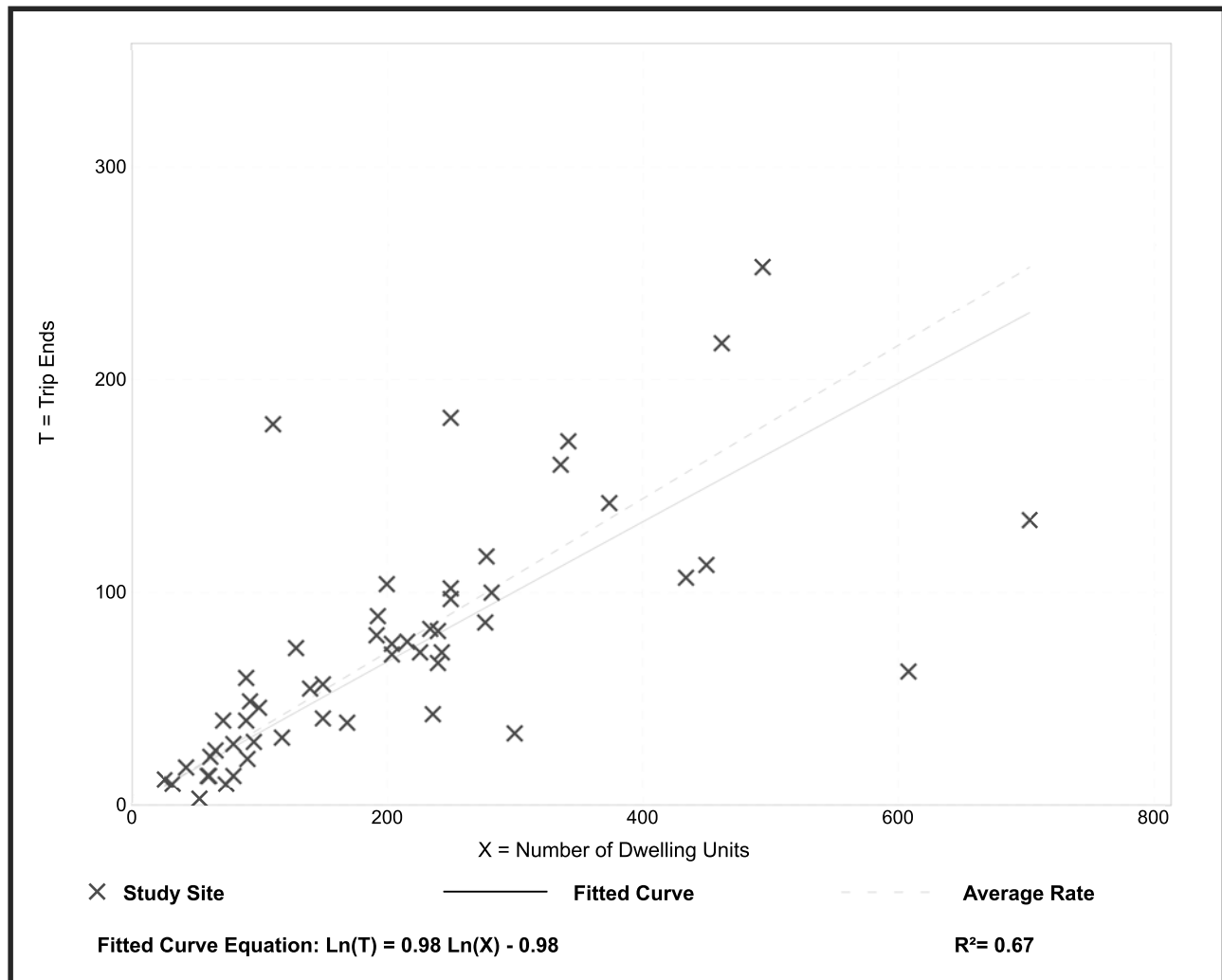
# Multifamily Housing (Mid-Rise) (221)

**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)

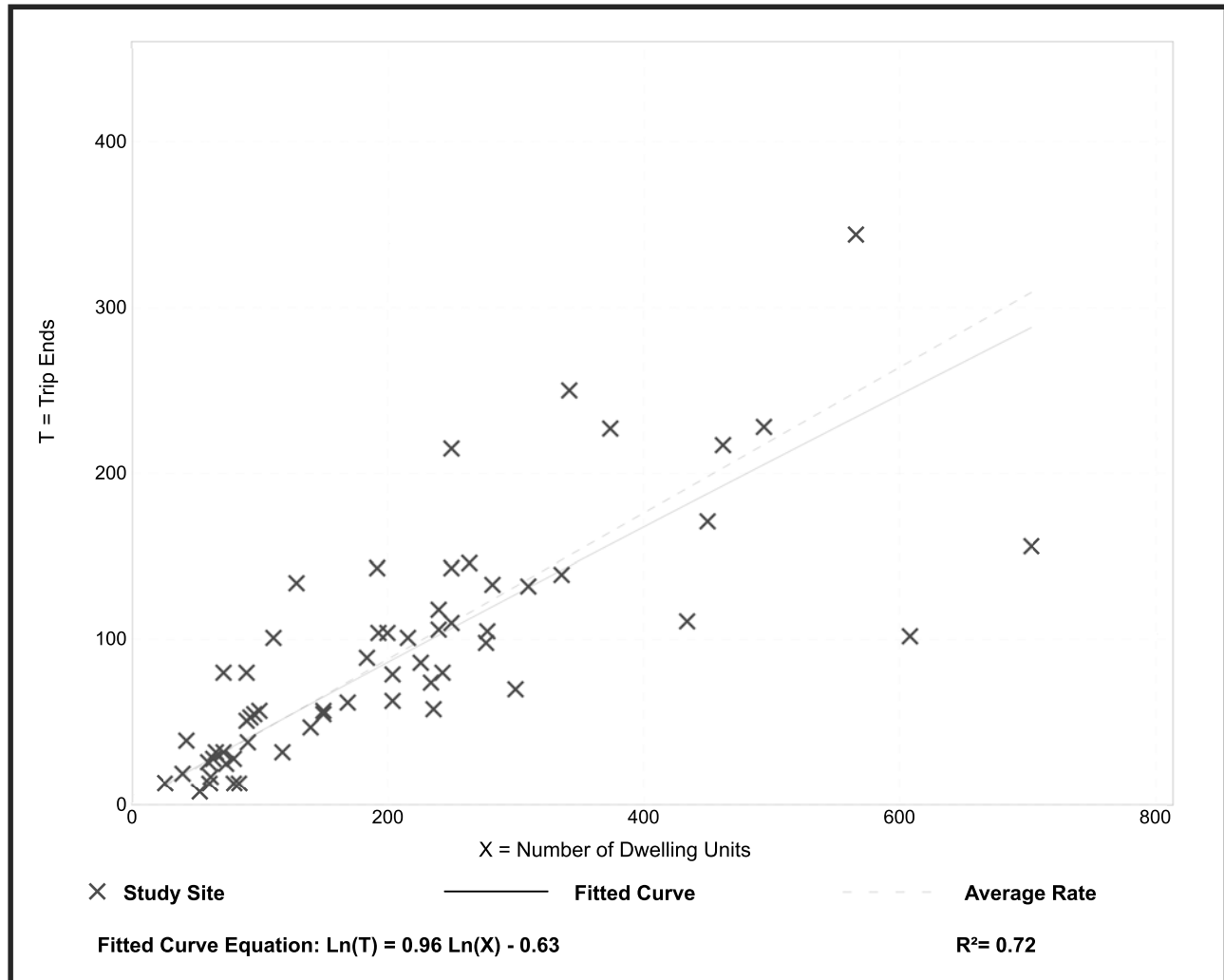
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**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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# Small Office Building (712)

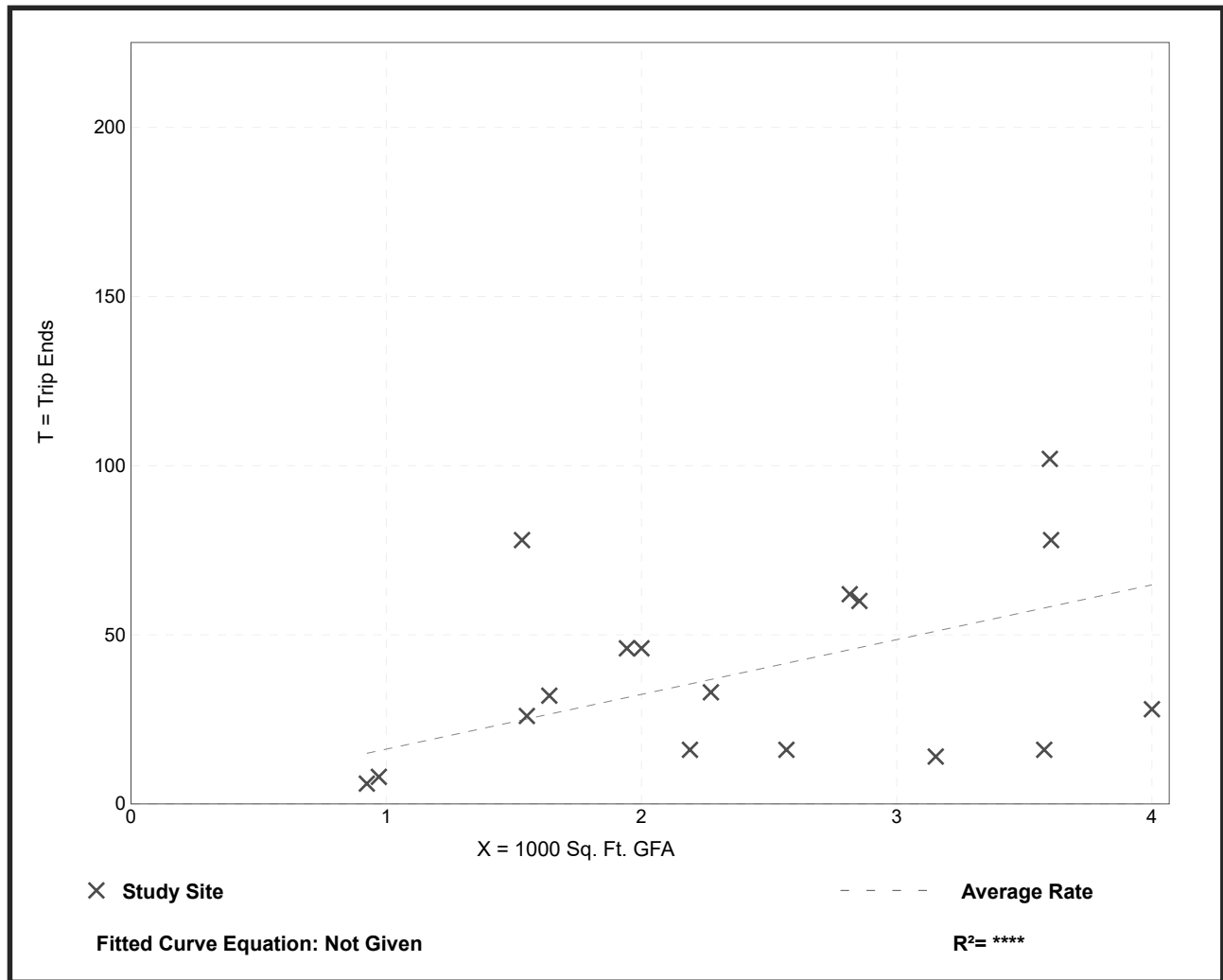
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 17  
Avg. 1000 Sq. Ft. GFA: 2  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.19	4.44 - 50.91	11.03

## Data Plot and Equation



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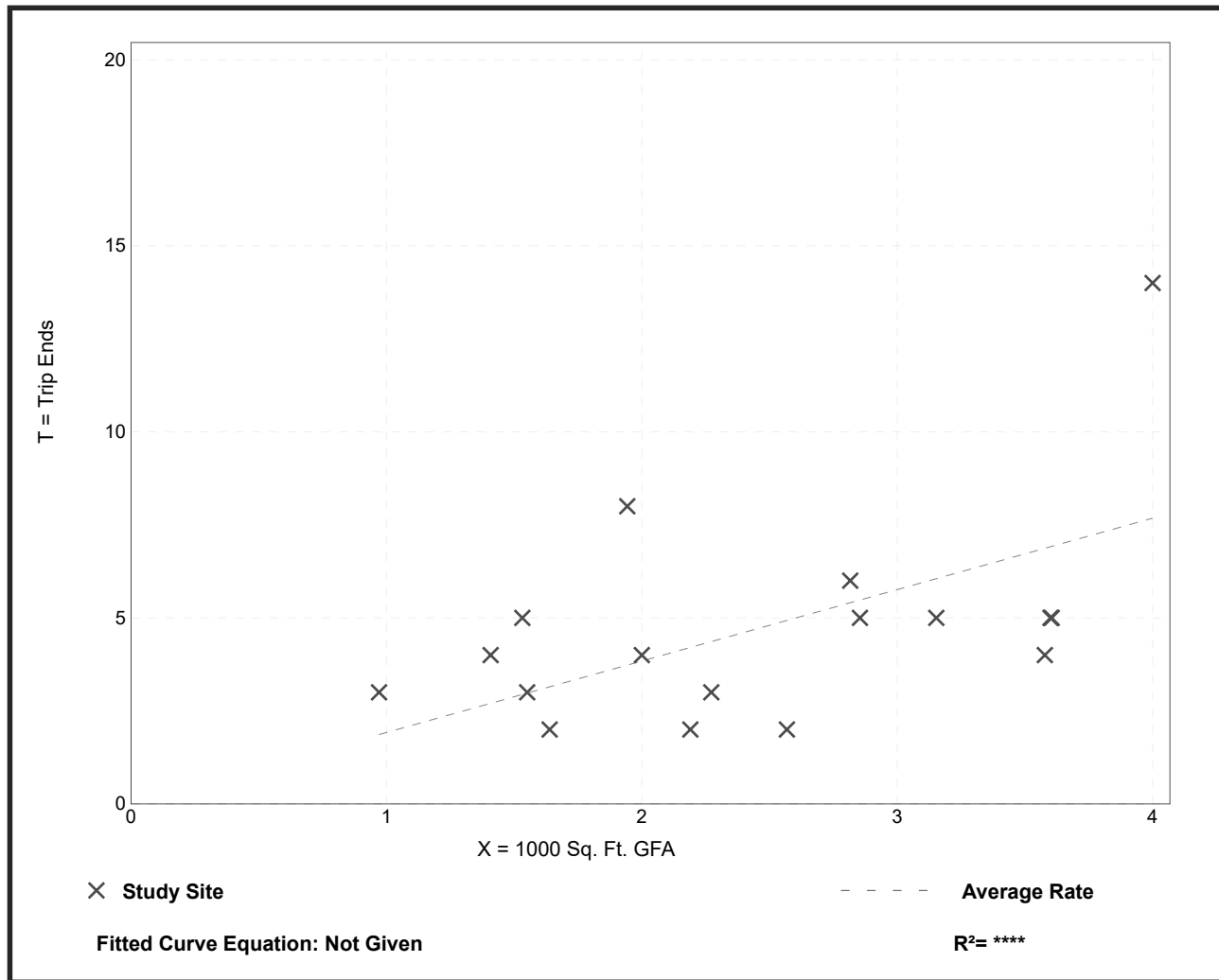
# Small Office Building (712)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**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: 17  
 Avg. 1000 Sq. Ft. GFA: 2  
 Directional Distribution: 83% entering, 17% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.92	0.78 - 4.12	0.97

## Data Plot and Equation



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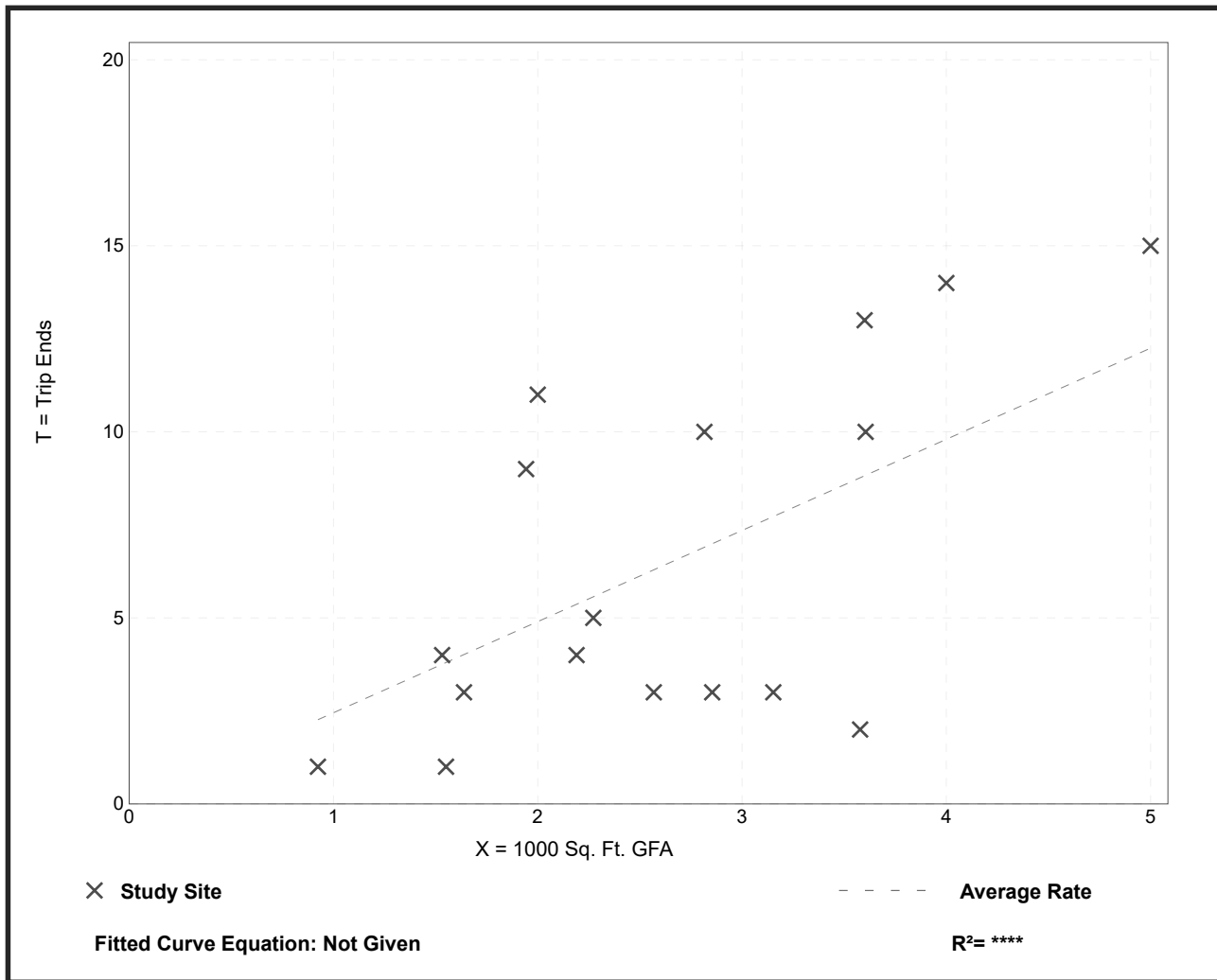
# Small Office Building (712)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**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: 17  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 32% entering, 68% exiting

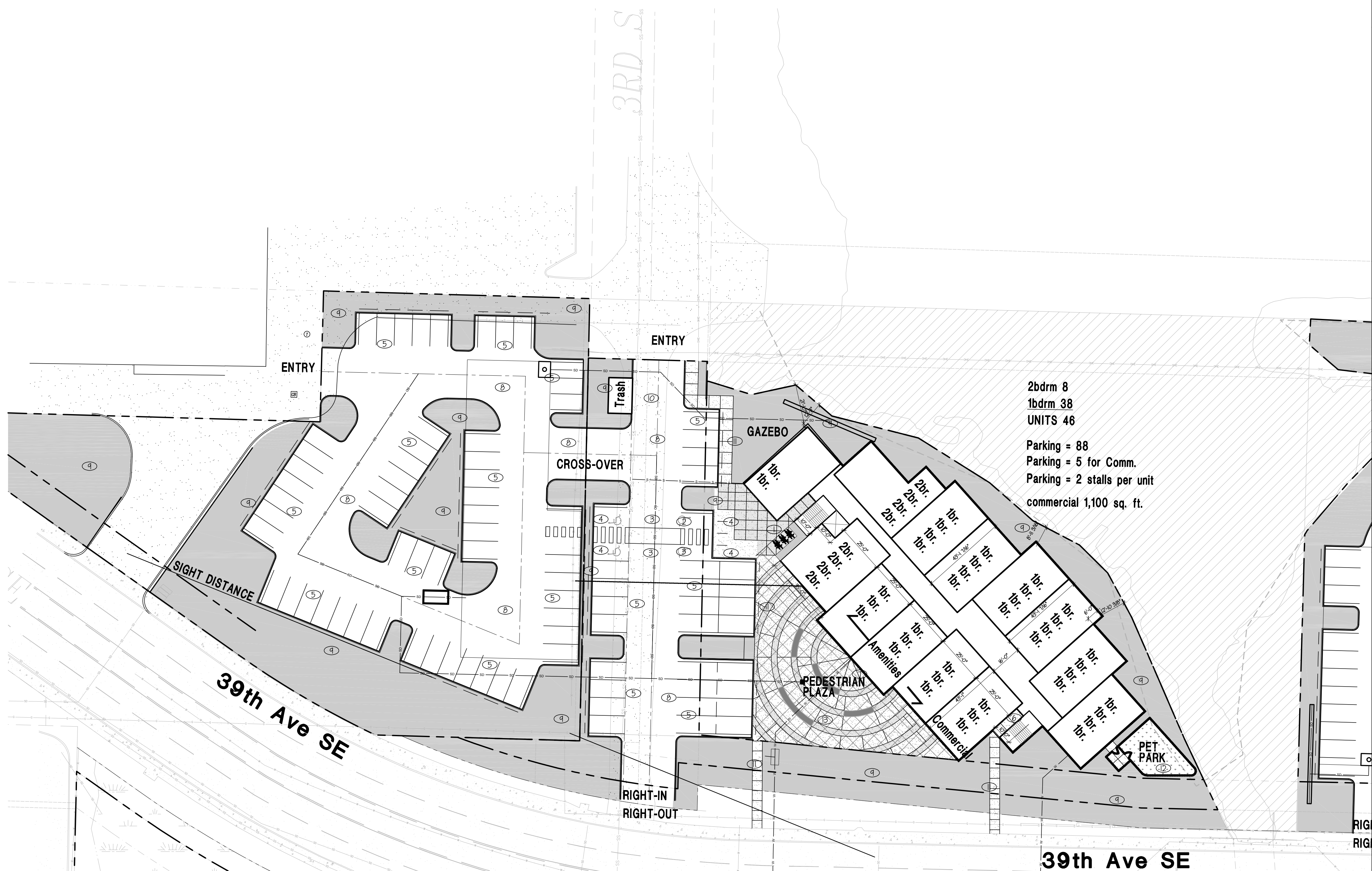
## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.45	0.56 - 5.50	1.38

## Data Plot and Equation



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2bdrm 8  
 1bdrm 38  
**UNITS 46**

Parking = 88  
 Parking = 5 for Comm.  
 Parking = 2 stalls per unit  
 commercial 1,100 sq. ft.

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

**47 UNITS PROVIDED (THIS SITE)**

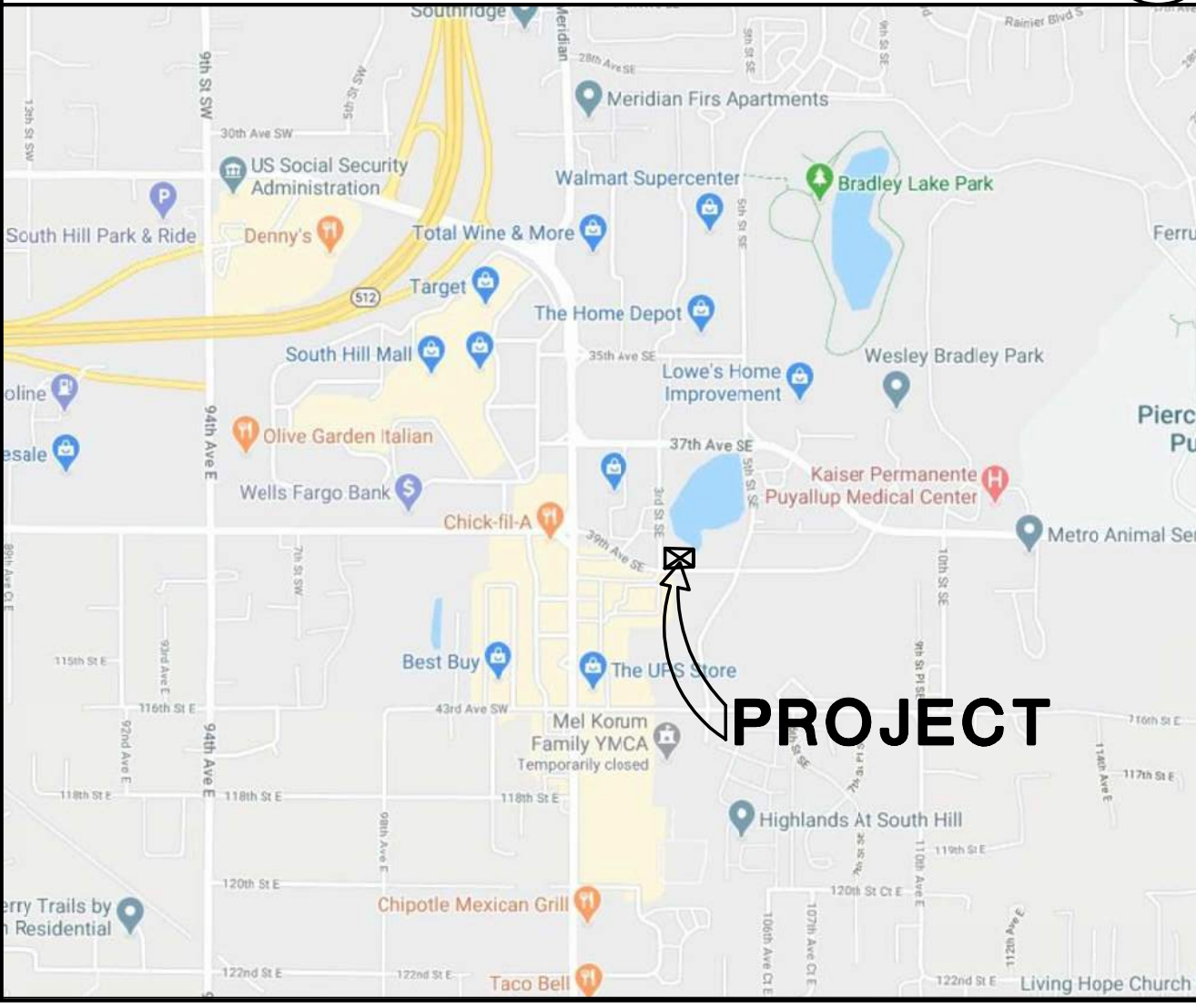
**PROJECT NOTES**

ZONING:	UCX
PARCEL NO.:	0419102101, 0419106026 & 0419106021
SITE AREA:	3.1231 ACRES (136,030 SQ. FT.)
PROPOSED DENSITY:	(x8) = 24 UNITS MIN. (x22) = 60 UNITS MAX.
BUILDING FOOTPRINT AREA:	17,086 SQ. FT. (TOTAL) (12,566) (APPROX.)
LANDSCAPE/STORM POND AREA:	10,043 SQ. FT. (3,538)
WALKS AND DRIVES:	48,850.43 SQ. FT. (35,419)
TOTAL IMPERVIOUS AREA:	65,437.0 SQ. FT. (48.47)
TYPE OF CONSTRUCTION:	V-A SPRINKLED
PARKING REQUIRED:	1 STALL PER UNIT (RESIDENTIAL) + (4 GUEST)
PARKING PROVIDED:	88 (4-ADA INCLUSIVE)
F.A.R.:	NO LIMIT FOR RESIDENTIAL
HEIGHT:	NO LIMIT PER IBC* (PROPOSED +/-45FT)
LOT COVERAGE:	12.56%
FLOOR AREAS:	
1st FLOOR:	17,086 SQ. FT.
2nd FLOOR:	17,086 SQ. FT.
3rd FLOOR:	17,086 SQ. FT.
4th FLOOR:	17,086 SQ. FT.
TOTAL FLOOR AREA:	68,344 SQ. FT.
UNIT COUNT:	
1 BEDRM./1 BA.	1,075 SQ. FT. 34
2 BEDRM./2 BA.	1,500 SQ. FT. 8
TOTAL:	53,925 SQ. FT. 47

**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 -

**VICINITY MAP**



**LEGAL DESCRIPTION**

Parcel: 0419102101  
 Tax Description  
 Section 10 Township 19 Range 04 Quarter 22 PARCEL A OF BLA 2016-12-21-5001 DESC AS THAT POR OF N 223 FT OF NW 1/4 E 2010 FT THEREOF EXC N 66 FT OF W 445 FT THEREOF & EXC FROM REMAINDER W 30 FT FOR MERIDIAN ST & N 30 FT FOR 112TH ST & EXC POR C/D TO STATE OF WASH BY APN 052180303 APPROV BY CY OF PUYALLUP BY SUP CT 05-2-0542-1 DESC AS FOLL BEG AT NE COR OF SD PROP TH S 01 DEG 18 MIN 42 SEC N 193 FT TH N 88 DEG 21 MIN 48 SEC W 264.04 FT TH N 00 DEG 13 MIN 12 SEC E 14.30 FT TH N 54 DEG 31 MIN 35 SEC N 170.46 FT TO BEG OF 5D CURVE 104.40 FT THRU C/A OF 25 DEG 21 MIN 08 SEC TO N LI OF ABOVE DESC PARCEL TH S 88 DEG 21 MIN 48 SEC E 368.94 FT TH N 1 DEG 35 MIN 24 SEC E 36 FT TO SLY LI OF 34TH AVE SE TH S 88 DEG 21 MIN 48 SEC E 134.16 FT TO POB TOG/N THAT POR OF 34TH AVE SE LY 30 FT S OF N LI OF NN BEING MORE PARTICULARLY DESC AS FOLL BEG AT A PT ON N LI OF SD SEC 60.84 FT IN OF ELY MAR OF 3RD AV SE TH N 88 DEG 21 MIN 48 SEC N 134.16 FT SD PT BEING 495 FT E OF NW COR OF SD SEC TH S 01 DEG 35 MIN 26 SEC N 30 FT TH S 88 DEG 21 MIN 48 SEC E 134.31 FT TH N 01 DEG 18 MIN 42 SEC E 30 FT TO POB EXC THAT POR OF NW OF NN DESC AS FOLL COM AT A PT WHICH LIES 2010 FT W OF E LI OF NW 1/4 223 FT S OF N LI OF SD SEC TH N 88 DEG 21 MIN 48 SEC N 102.84 FT TO POB & BEG OF A NON TANG CURVE CONCAVE TO NE HAVING A RAD OF 462 FT FROM WHICH RAD PT BEARS N 25 DEG 14 MIN 51 SEC E TH N 88 DEG 21 MIN 48 SEC W 193.57 FT TO BEG OF A NON TANG CURVE CONCAVE TO SW HAVING A RAD OF 464.5 FT FROM WHICH RAD PT BEARS S 22 DEG 26 MIN 02 SEC W TH SELLY 104.4 FT ALG SD CURVE THRU A C/A OF 12 DEG 56 MIN 21 SEC TH S 54 DEG 31 MIN 35 SEC E 170.46 FT TH S 00 DEG 13 MIN 12 SEC N 14.30 FT TH S 88 DEG 21 MIN 48 SEC E 166.25 FT TO POB EASE OF REC OUT OF 2-040 566 2008-0555 JJ 1/4/08 JJ DC00500580 02/10/11 JP

Parcel: 0419106026  
 Section 10 Township 19 Range 04 Quarter 22 L 1 OF SP 2014-12-30-5003 EASE OF REC OUT OF 04-14-10-2-116 566 2020-0304 JP 02/12/20 JP

Parcel: 0419106021  
 Section 10 Township 19 Range 04 Quarter 22 TRACT A OF SP 2014-12-30-5003 (STORMWATER POND) EASE OF REC OUT OF 04-14-10-2-116 566 2020-0304 JP 02/12/20 JP

**THE RONHOVDE ARCHITECTS LLC**

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 ronhovdearchitects.com

4344 REGISTERED ARCHITECT  
 THE RONHOVDE ARCHITECTS  
 STATE OF WASHINGTON

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

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 'D'**

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