

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
Net New Trips			244.8	16.2	19.8
Traffic Impact Fees: 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*, 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

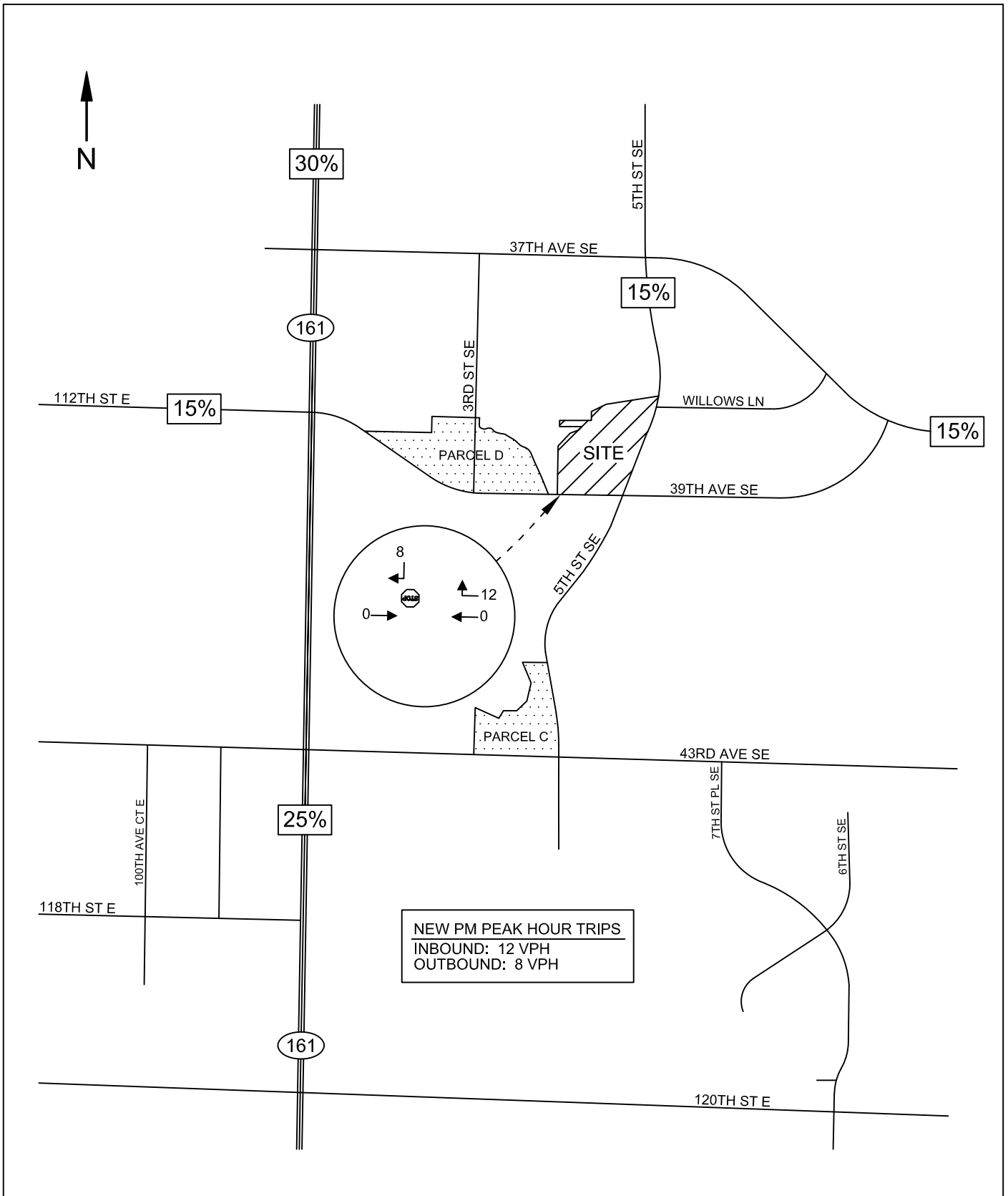
Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us



HEATH & ASSOCIATES
TRAFFIC AND CIVIL ENGINEERING

DOS LAGOS APARTMENTS - PARCEL 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)

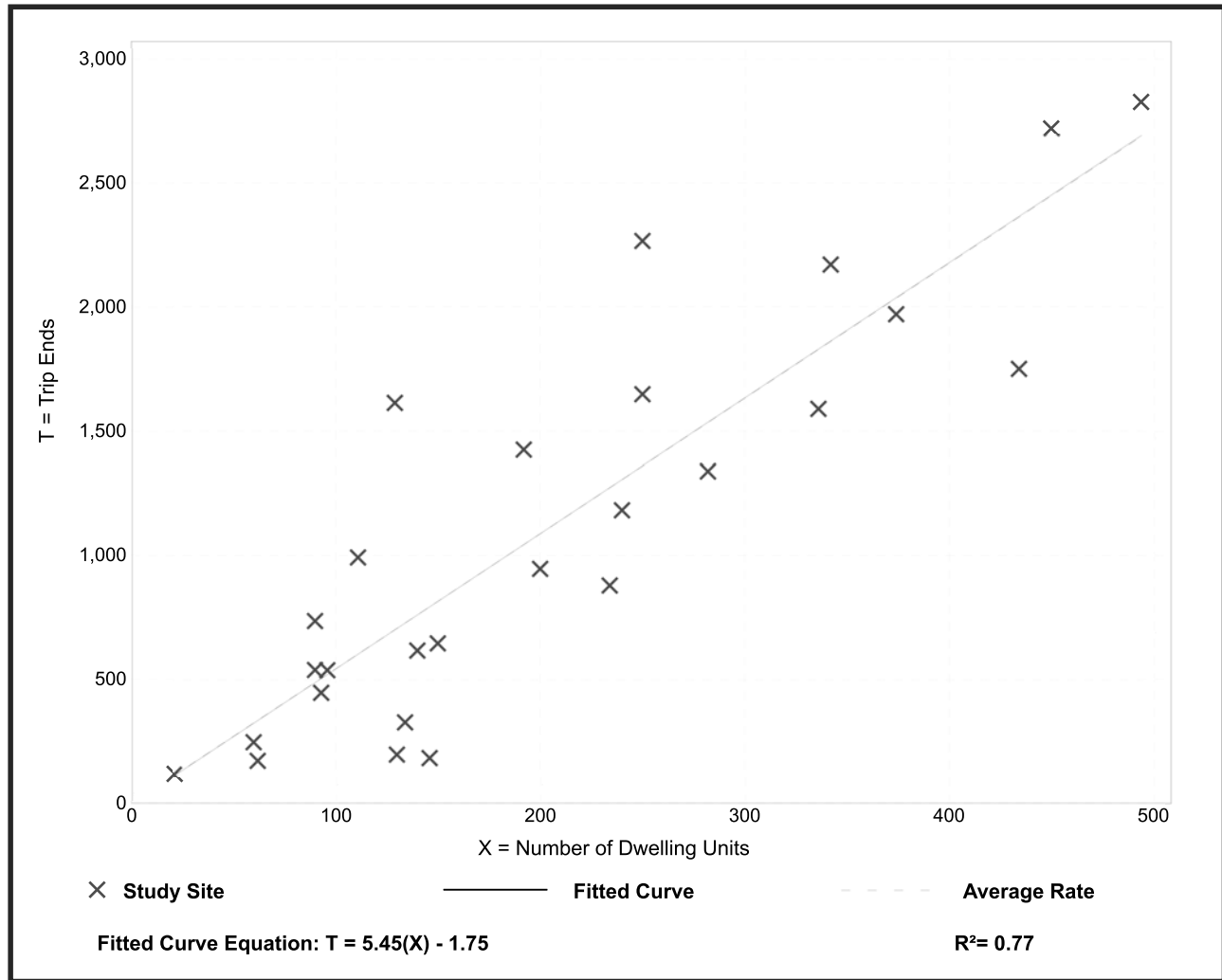
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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)

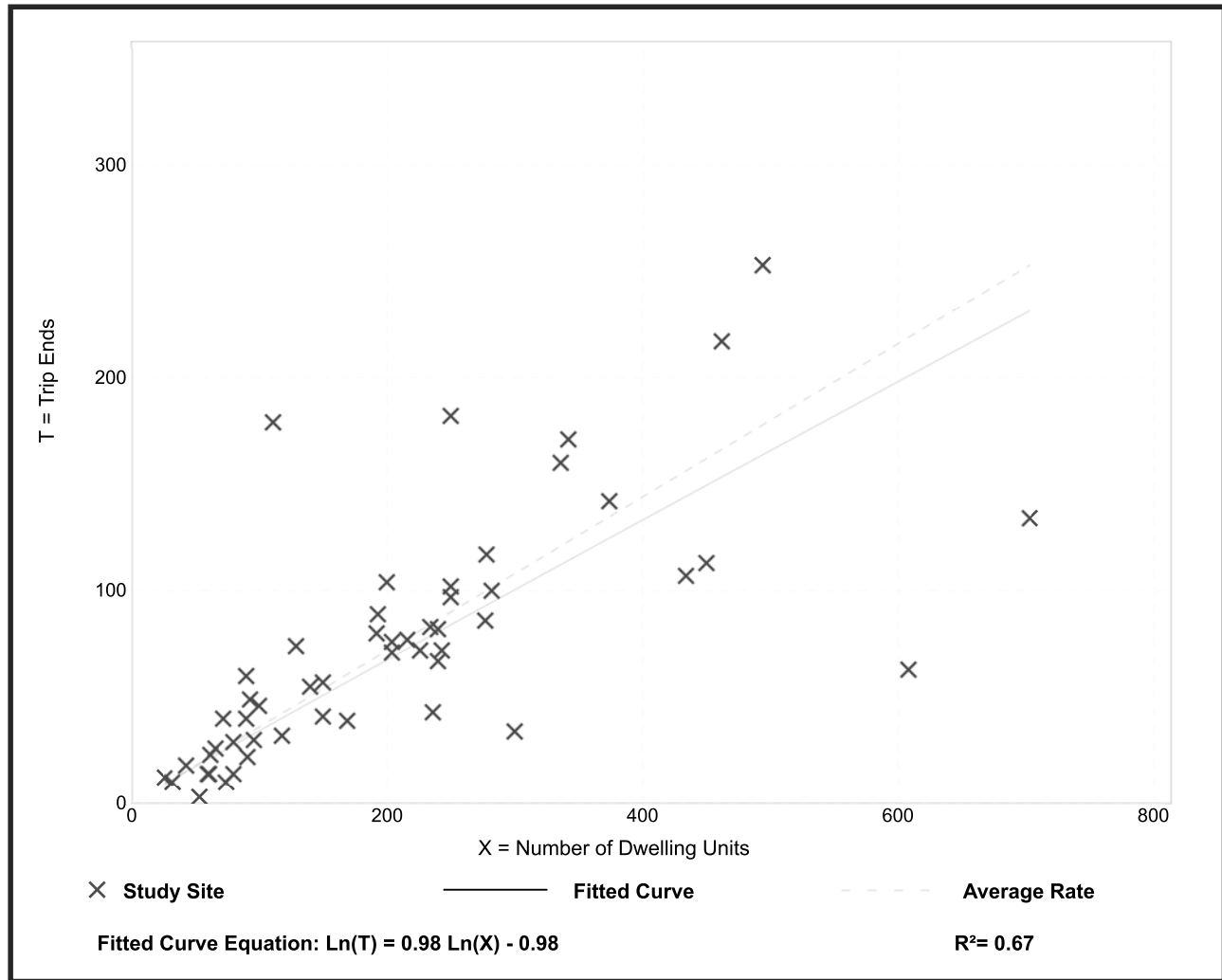
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

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)

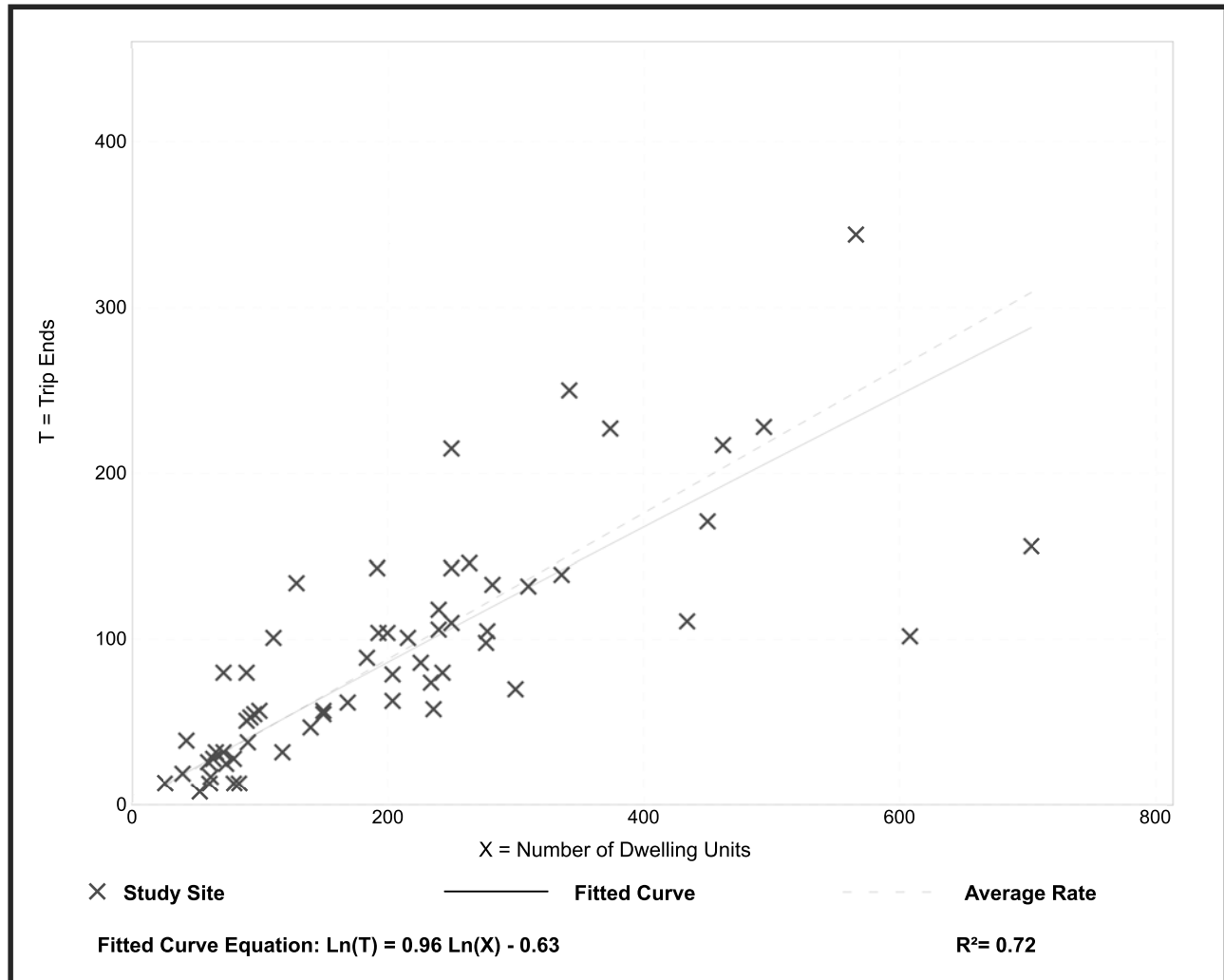
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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



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



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.	1,075 SQ. FT. 40
2 BEDRM./2 BA.	1,500 SQ. FT. 5
TOTAL:	50,500 SQ. FT. 45

KEYNOTES

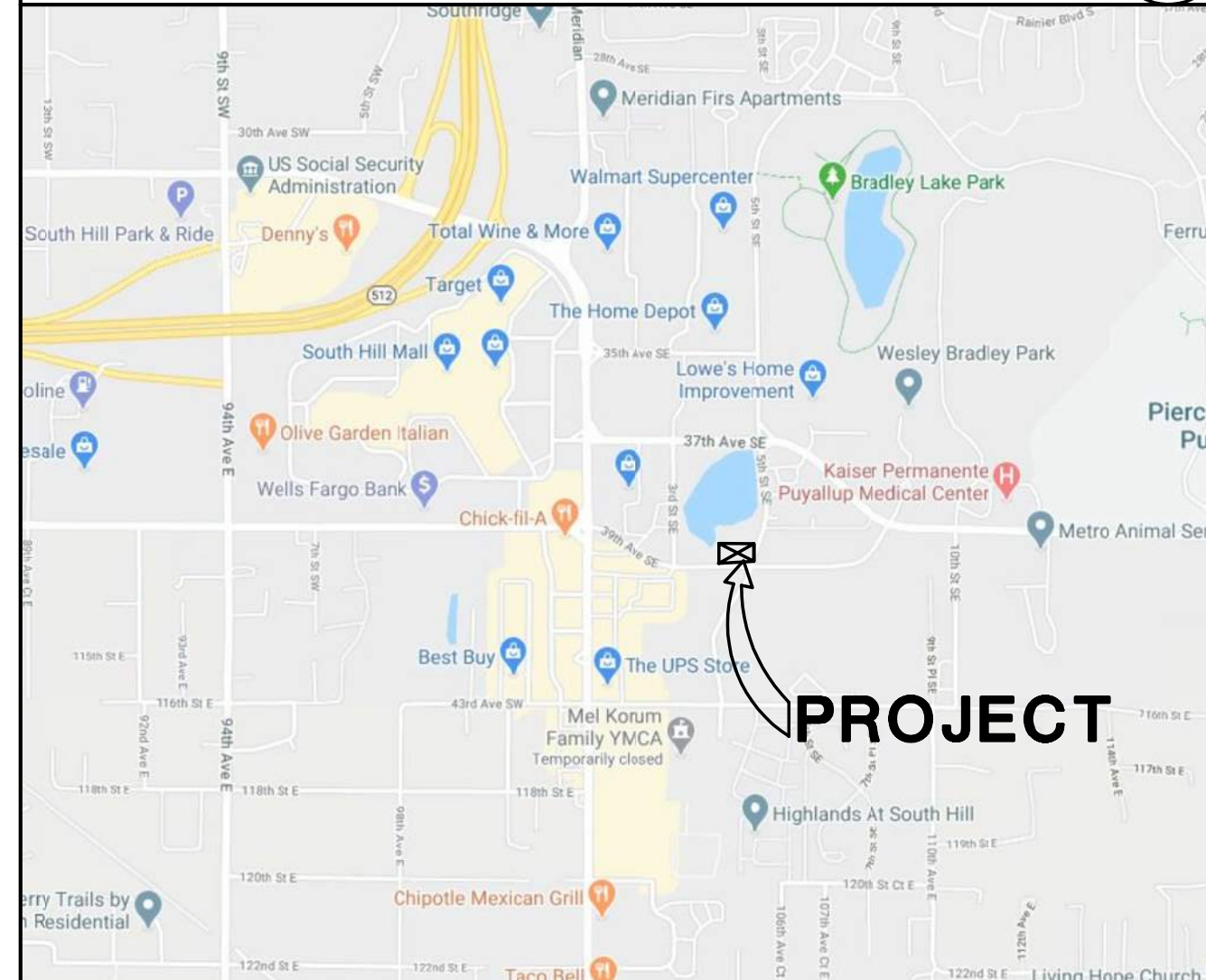
- ① MAIN ENTRANCE
- ② ADA VAN-STALL
- ③ ADA STALL
- ④ ADA STALL SIGN
- ⑤ PARKING LOT STRIPING
- ⑥ APARTMENT CORRIDOR ENTRY
- ⑦ AMENITIES TO PATIO PLAZA ENTRY
- ⑧ ASPHALT DRIVE TYPICAL
- ⑨ LANDSCAPE (SHOWN SHADED)
- ⑩ DUMPSTER ENCLOSURE
- ⑪ CONCRETE SIDEWALK
- ⑫ DOG PARK
- ⑬ PEDESTRIAN - PLAZA
- ⑭ -
-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



THE RONHOVDE ARCHITECTS LLC

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ronhovdearchitects.com

4344 REGISTERED ARCHITECT
J. Ronhovde
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 'E'

JOB NO.:	2020.25	SHEET NO.
DRAWN BY:	LH5	A0.1
CHECKED BY:	TJR	
DATE:	07-02-21	