

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: 27th Ave SE Townhomes Date: 6/6/25

Applicant Name: Craig Deaver Telephone Number: N/A

Project Description: 12-unit townhome development Year of Occupancy: ~2027

Project Location: PN: 0419032099; (113 27th Ave SE) Parcel Size: 0.73 -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 215 – Single-Family Attached	12	215	86.4	5.8	6.8
Net New Trips					
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500 = \$30,600.00					

- * The 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 single-family units and offices and specialty retail 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. N/A 3. _____
2. _____ 4. _____

Prepared by: Traffic Engineer: Aaron Van Aken Telephone Number: 253-770-1401

Address: 1011 E Main Suite 453, Puyallup, WA 98371 avanaken@heathtraffic.com

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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

June 6, 2025

City of Puyallup

Traffic Impact Analysis Scoping Memo

The intent of this assessment is to provide Puyallup with a trip generation summary and site characteristics for the proposed project herein referred to as 27th Ave SE Townhomes. A project description is provided below.

PROJECT DESCRIPTION

- **Proposal**
 - 27th Ave SE Townhomes is a proposed residential development comprised of 12 townhomes located within the City of Puyallup.
- **Location**
 - The subject site is bordered to the south via 27th Ave SE situated on 0.73-acres of undeveloped land within tax parcel number 0419032099.
- **Site Access**
 - Site ingress/egress is proposed via one new access point which is to extend north from 27th Ave SE.

A vicinity map of the surrounding roadway network is provided on the following page in **Figure 1** with the subject site highlighted in blue. A conceptual site plan is presented in **Figure 2**.



Figure 1: Vicinity Map

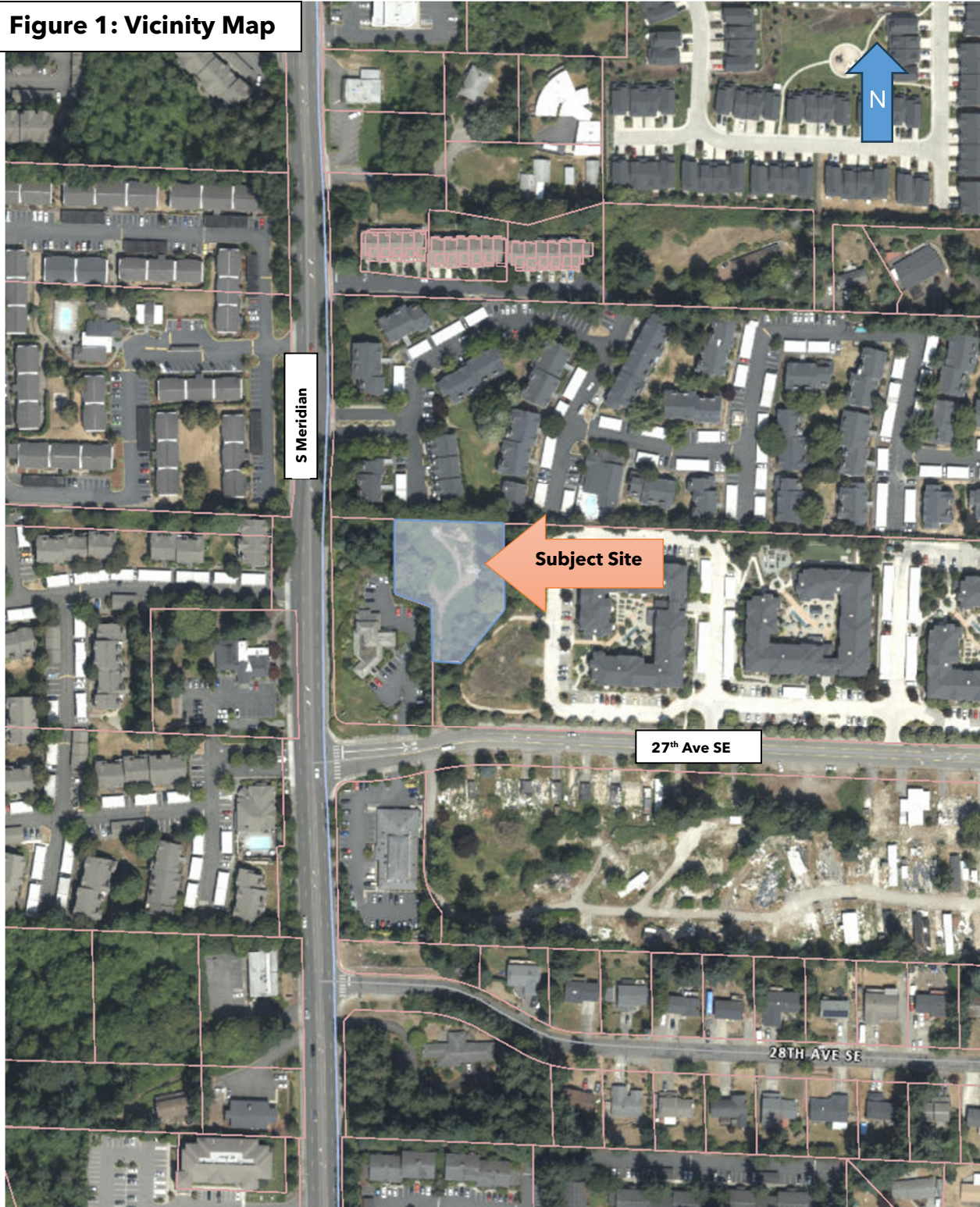
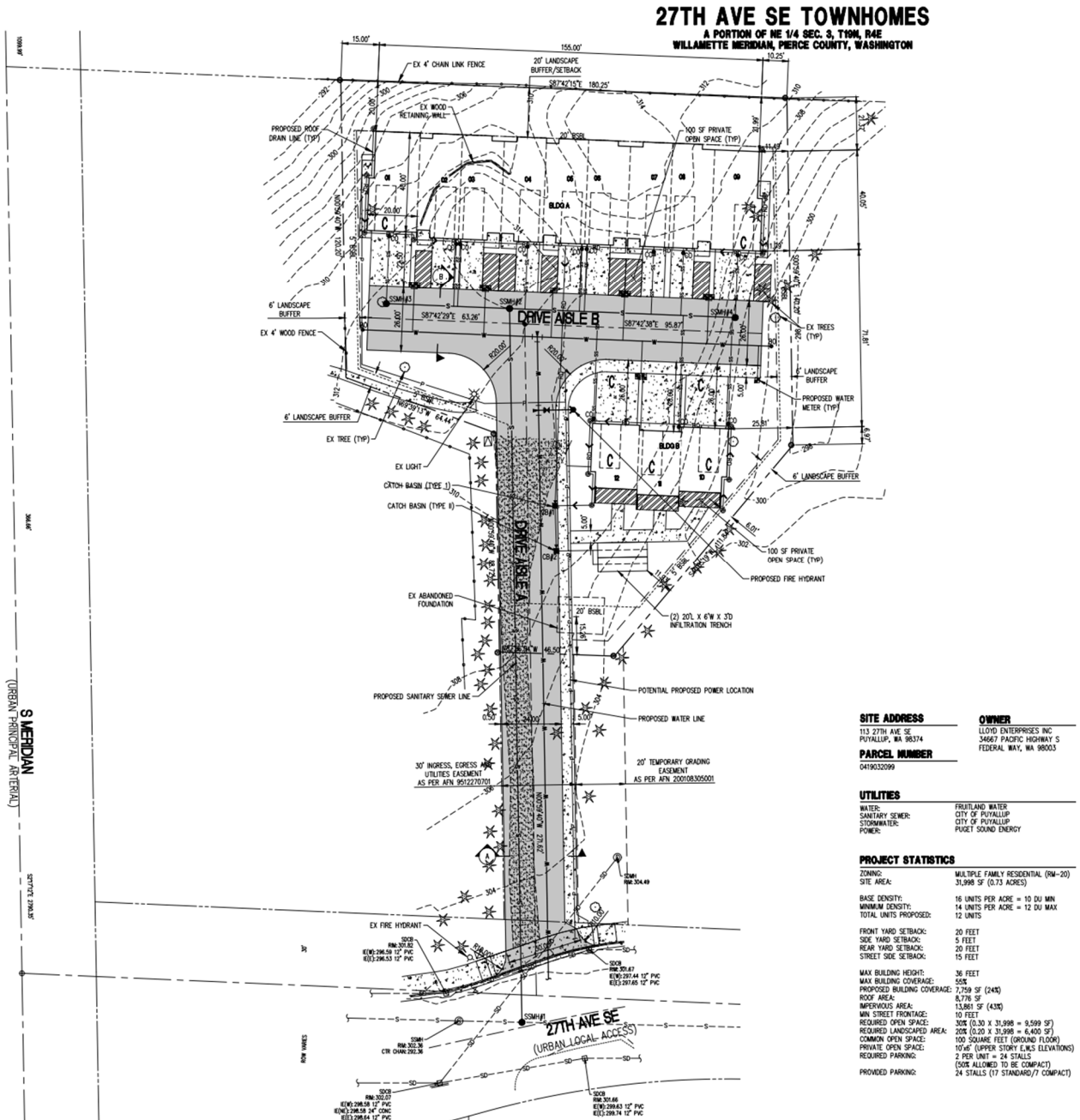


Figure 2: Site Plan



PROJECT TRIP GENERATION

Trip generation estimates were derived from the Institute of Transportation Engineers (ITE) publication, *Trip Generation*, 11th Edition. In review of ITE’s Land Use Codes (LUC), LUC 215 -Single-Family Attached Housing was selected. Dwelling units was used as the input variable with ITE’s average rates to determine trip ends.

Table 1 below highlights the estimated number of trips to/from the proposed development. Refer to the appendix for ITE trip generation sheets.

Table 1: Project Trip Generation

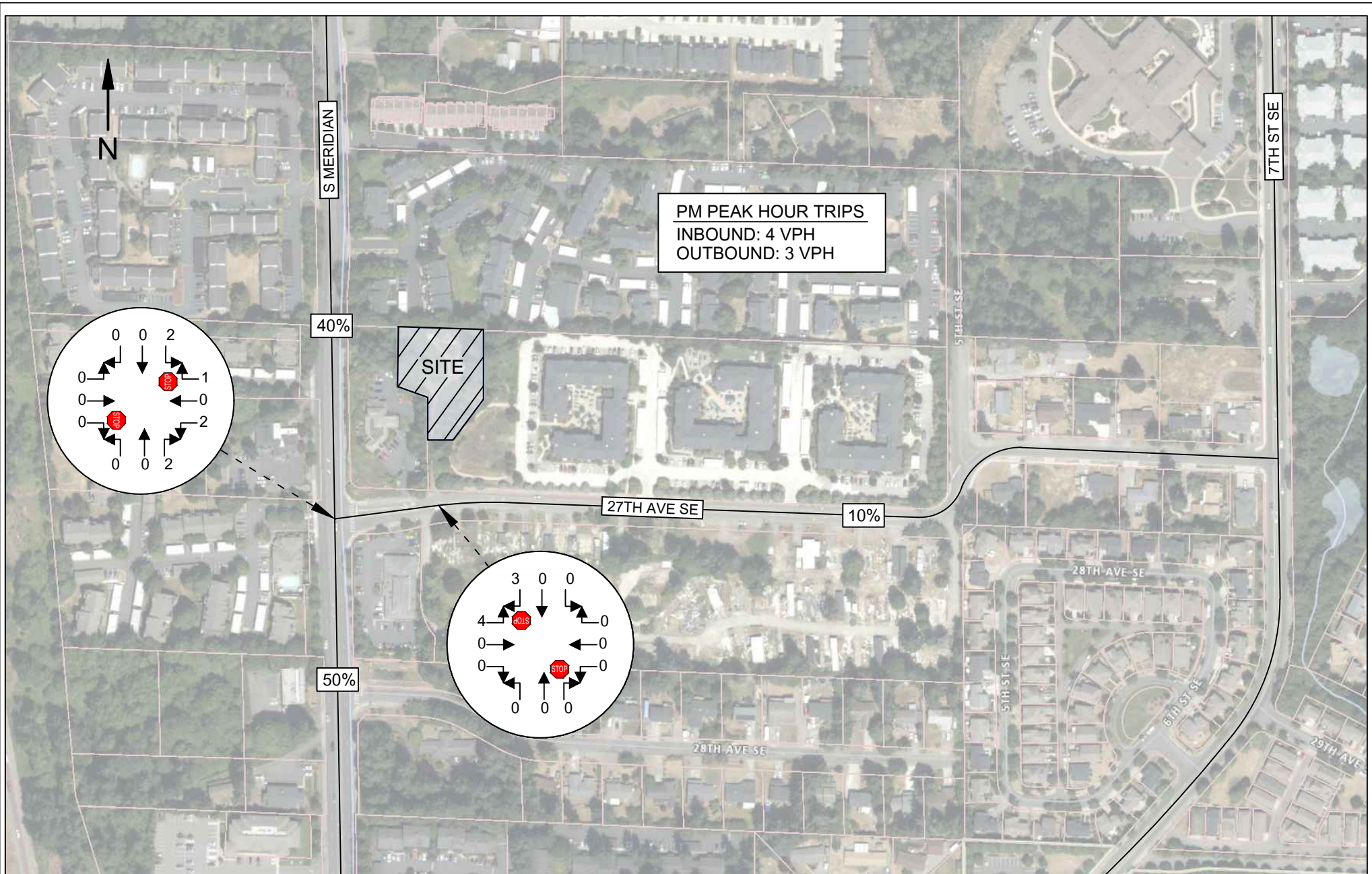
Land Use	Units	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Single-Family LUC - 215	12	86	1	5	6	4	3	7

The project is estimated to generate 86 total average weekday daily trips with 6 total AM peak hour trips (1 inbound/5 outbound) and 7 total PM peak hour trips (4 inbound /3 outbound).

TRIP DISTRIBUTION & ASSIGNMENT

Trip distribution has been assigned primarily to Meridian Avenue (90%) with 10% anticipated to utilize the backdoor access via 7th Street E. Refer to **Figure 3** for the trip distribution and assignment.





CONCLUSION

27th Ave SE Townhomes is a proposed 12-unit townhome development. The project is estimated to generate 86 average weekday daily trips with 6 AM peak hour trips and 7 PM peak hour trips (4 inbound /2 outbound).

No additional analysis is identified at this time. The development would be subject to Traffic Impact Fees (TIF) which are estimated at \$30,600 for the 6.8 PM peak hour trips.



27th AVE SE TOWNHOMES SCOPING MEMO

APPENDIX



Single-Family Attached Housing (215)

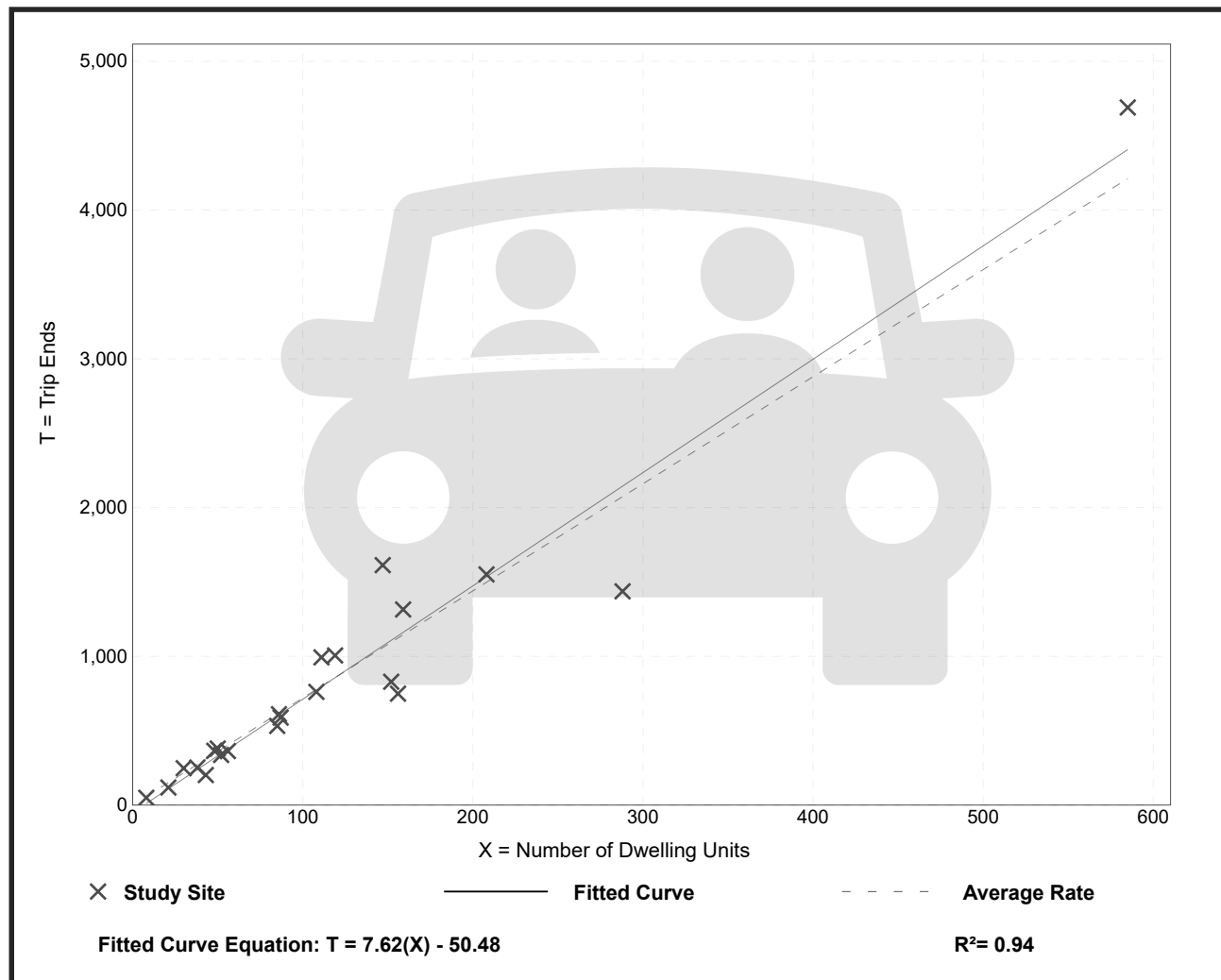
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Attached Housing (215)

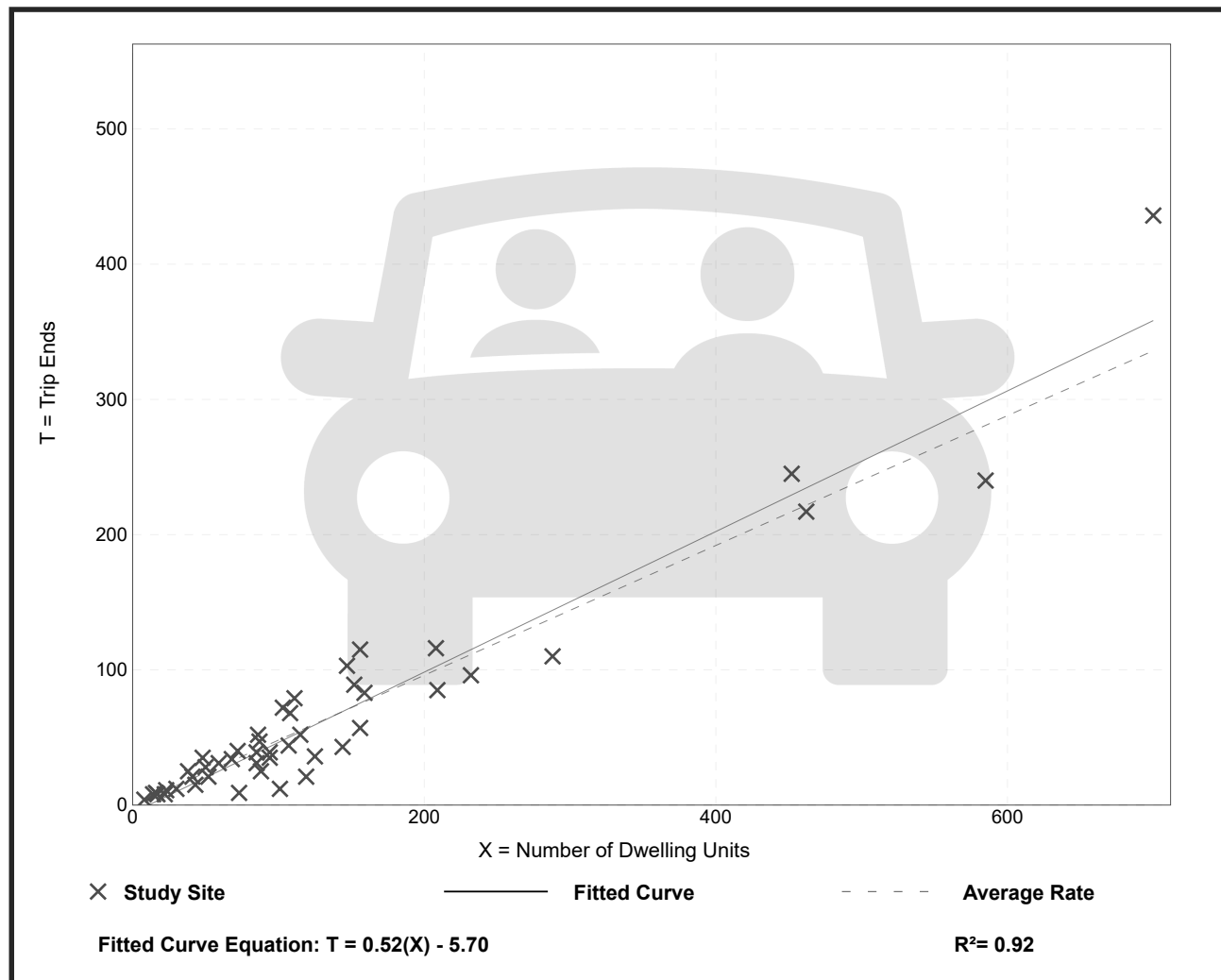
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 46
 Avg. Num. of Dwelling Units: 135
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Single-Family Attached Housing (215)

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: 51

Avg. Num. of Dwelling Units: 136

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation

