



Land Use Response

Bus Stop Assessment and Requested Improvements

Project: Seasons on Meeker Townhome and Market Hall

Date: January 27, 2026

Bus Stop Number: N/A – request for NEW bus stop

Location: 305 Pioneer Way E – east side of 3rd St SE, just north of Pioneer, adjacent to State Farm Insurance

Existing Infrastructure: N/A

- | | |
|---|---|
| <input type="checkbox"/> Boarding (leading) pad | <input type="checkbox"/> Bench pad |
| <input type="checkbox"/> Shelter pad | <input type="checkbox"/> Bench |
| <input type="checkbox"/> Shelter | <input type="checkbox"/> Alighting (rear) pad |
| <input type="checkbox"/> Pullout* | |

**The width of the existing pullout must be maintained for Pierce Transit to continue serving the stop.*

Current Boardings: N/A

Improvements Warranted: Improvements are contingent on the estimated ADTs, but that data is pending, according to the provided SEPA document.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Boarding (leading) pad | <input checked="" type="checkbox"/> Bench pad |
| <input checked="" type="checkbox"/> Shelter pad | <input checked="" type="checkbox"/> Bench* |
| <input checked="" type="checkbox"/> Shelter* | <input type="checkbox"/> Alighting (rear) pad |

**The developer would purchase the shelter and/or bench from Pierce Transit, to be installed and maintained by Pierce Transit once construction is complete.*

Rationale: As part of the land use review for the proposed development at 305 Pioneer Way E, Pierce Transit has identified an opportunity to improve transit access in this area.

There is currently a notable gap between existing bus stops to the north and south of the site, and a new stop at this location would better serve future market shoppers and tenants. The closest bus stop to the south is stop #3589, located approximately 1,000 feet away at 3rd St SE & 4th Ave SE. To the north, the nearest stop is #3985, also about 1,000 feet away, at E Stewart Ave & N Meridian. There is an additional stop to the southwest, #3584, approximately 700 feet away at Meridian S & Elm Place.

Adding a new bus stop at 305 Pioneer Way E would place transit access within approximately 300 feet of the development, significantly improving convenience and accessibility for future users of the site. The proposed stop location is adjacent to an existing crosswalk and appears to have sufficient right-of-way to accommodate a bus stop boarding area, as well as a bench and/or shelter, depending on anticipated average daily trips. Pierce Transit would request that the developer construct the concrete foundations and potentially purchase one of our benches and/or shelters, which would be installed and maintained by Pierce Transit.

We look forward to working with the project team to further evaluate this request and coordinate next steps.

Additional Notes: Before determining the exact location of the bus stop, Pierce Transit's safety team will need to perform an on-site inspection to confirm operational and safety considerations. Please notify me when the project is ready for this coordination so we can schedule the site visit at an appropriate time.
