

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: Cimco 2315 Inter Ave Date: 3/16/2023

Applicant Name: Rick Velasquez Telephone Number: N/A

Project Description: ~4,920 square foot storage building Year of Occupancy: 2023

Project Location: PN: 2105200140 Parcel Size: 1.86-acres

Proposed Number of Access Point(s): 2 Existing Number of Access Point(s): 2

Land Use	Quantity (size)	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Proposed Use(s)					
Warehouse	4,920 sq. ft.	LUC 150	8.4	0.8	0.9
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500 = \$4050.00					

- * 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. None 4. _____
2. _____ 5. _____

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

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

March 16, 2023

City of Puyallup
Traffic Impact Analysis Scoping Memo

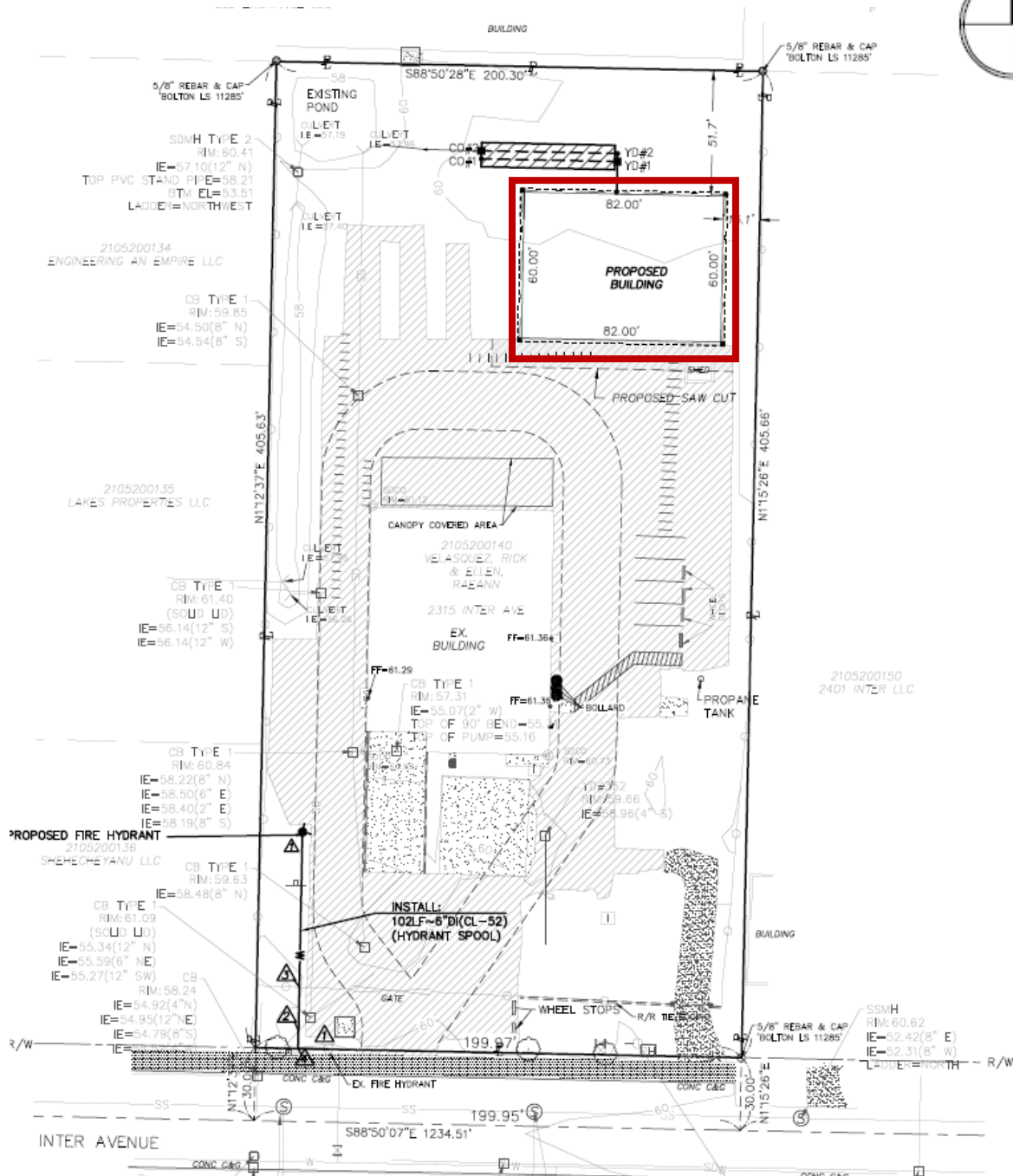
The intent of this assessment is to provide the city of Puyallup with a trip generation summary and site characteristics for the proposed project herein referred to as Cimco 2315 Inter Ave. A project description is provided below.

PROJECT DESCRIPTION

- The Cimco 2315 Inter Ave project proposes for the construction of a ~4,920 square foot material storage building located within the city of Puyallup.
- The subject site is bordered to the south by Inter Avenue within tax parcel #: 2105200140, comprised of 1.86-acres.
- Site access is to remain via two existing curb cuts extending north from Inter Avenue.
- A vicinity map of the surrounding roadway network is provided below with the subject parcel outlined in blue. A conceptual site plan is presented on the following page.



Site Plan



Illustrated above is the ~4,920 square foot storage building located on the northeastern portion of the property (outlined in red). A full-sized site plan is attached in the appendix for reference.

SITE CHARACTERISTICS

The Cimco 2315 Inter Ave project proposes for the construction of an approximate 4,920 square foot storage building located on the northeastern portion of the property. Currently, Cimco stores most their products outside in the storage yard area. The proposed 4,920 square foot building is intended to serve as enclosed storage to protect from inclement weather as well as providing enhanced security. The proposed building is for storage purposes only and does not contain office space or restrooms. No new employees will be added as a result of the project.

Site access to and from the site is to remain via two existing driveways extending north from Inter Avenue. The western and primary access is mainly used for trucks and deliveries. On occasion, delivery trucks will block the main access. The eastern and secondary access is anticipated to be utilized when the primary access is blocked.

TRIP GENERATION

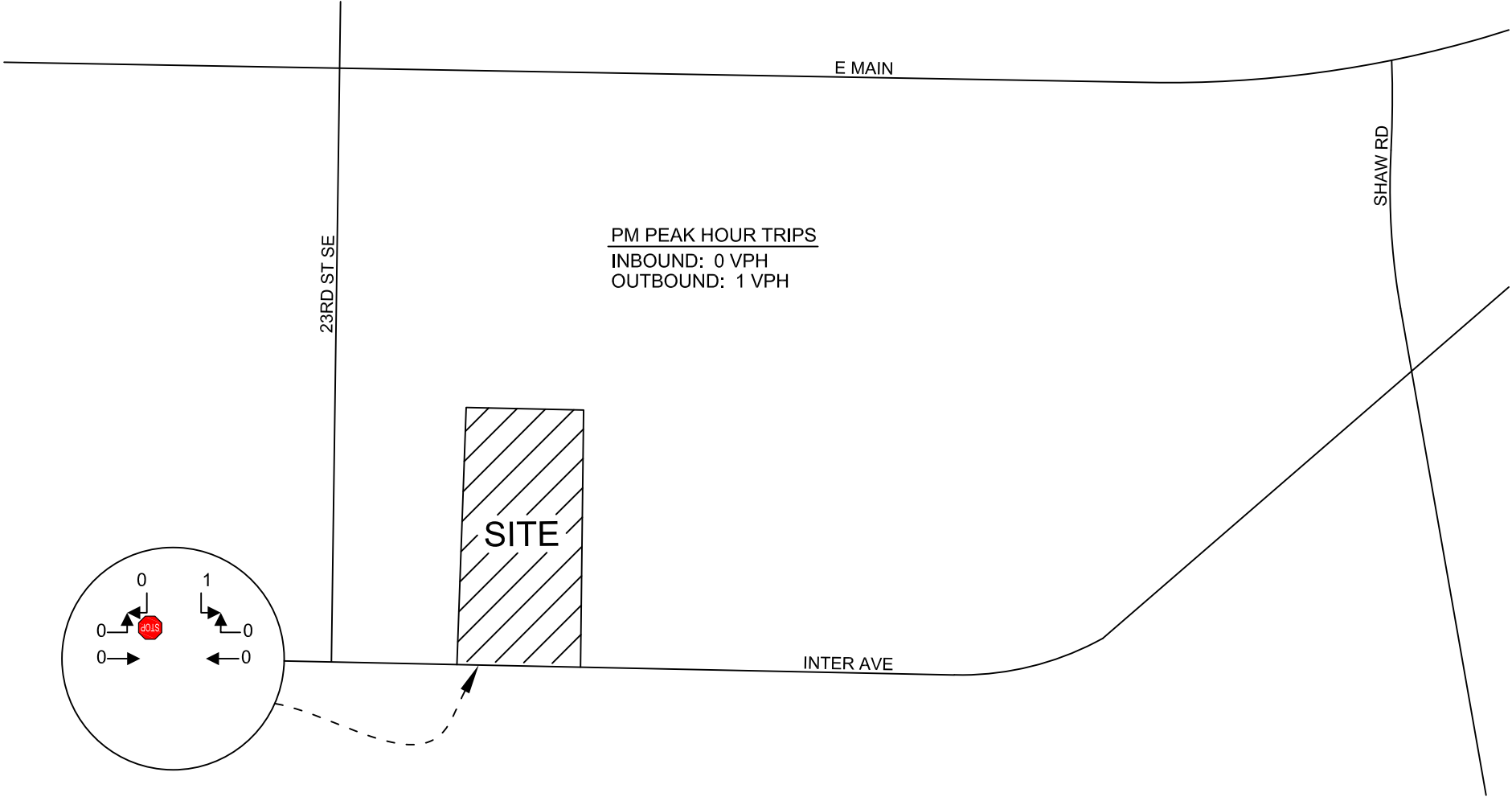
Trip generation is defined as the number of vehicle movements that enter or exit the respective project site during a designated time period, such as a specific peak hour (AM or PM) or an entire day. The magnitude of the anticipated vehicle trip generation for the proposed project was derived from the Institute of Transportation Engineers (ITE) publication, *Trip Generation*, 11th Edition. As no Land Use Code (LUC) represents a "storage building", LUC - 150 Warehousing was found most representative. Square footage was used as the input variable and ITE's average rates were used to determine trip ends. Table 1 below displays the estimated traffic to and from the site.

It is important to note that the intended use of the storage building is not anticipated to generate any new trips to and from the site. Any trip estimates should therefore be considered conservative.

Table 1: Project Trip Generation

Land Use	Size	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
LUC - 150 Warehousing	4,920 sq. ft.	8	1	0	1	0	1	1

Based on ITE data, the proposed storage building will result in 8 new average weekday daily trips with 1 AM peak hour trip (1 inbound / 0 outbound) and 1 PM peak hour trip (0 inbound / 1 outbound). Trip generation sheets have been attached in the appendix for reference. Figure 3 on the following page highlights the PM peak hour trip distribution & assignment.



CONCLUSION

Cimco 2315 Inter Ave proposes for the construction of a 4,920 square foot storage building to protect their products from the weather and to increase security. The storage building would result in no new employees. Site access is to remain via two existing driveways extending north from Inter Avenue. As no Land Use Code (LUC) is available for "storage buildings", LUC - 150 Warehousing was found most representative. Based on ITE data the project is anticipated to generate 8 average weekday daily trips with 1 trip in the AM peak hour and 1 trip in the PM peak hour.

Please feel free to contact me should you require further information.

Aaron Van Aken, P.E. PTOE

CIMCO 2315 INTER AVE SCOPING MEMO

APPENDIX

Warehousing (150)

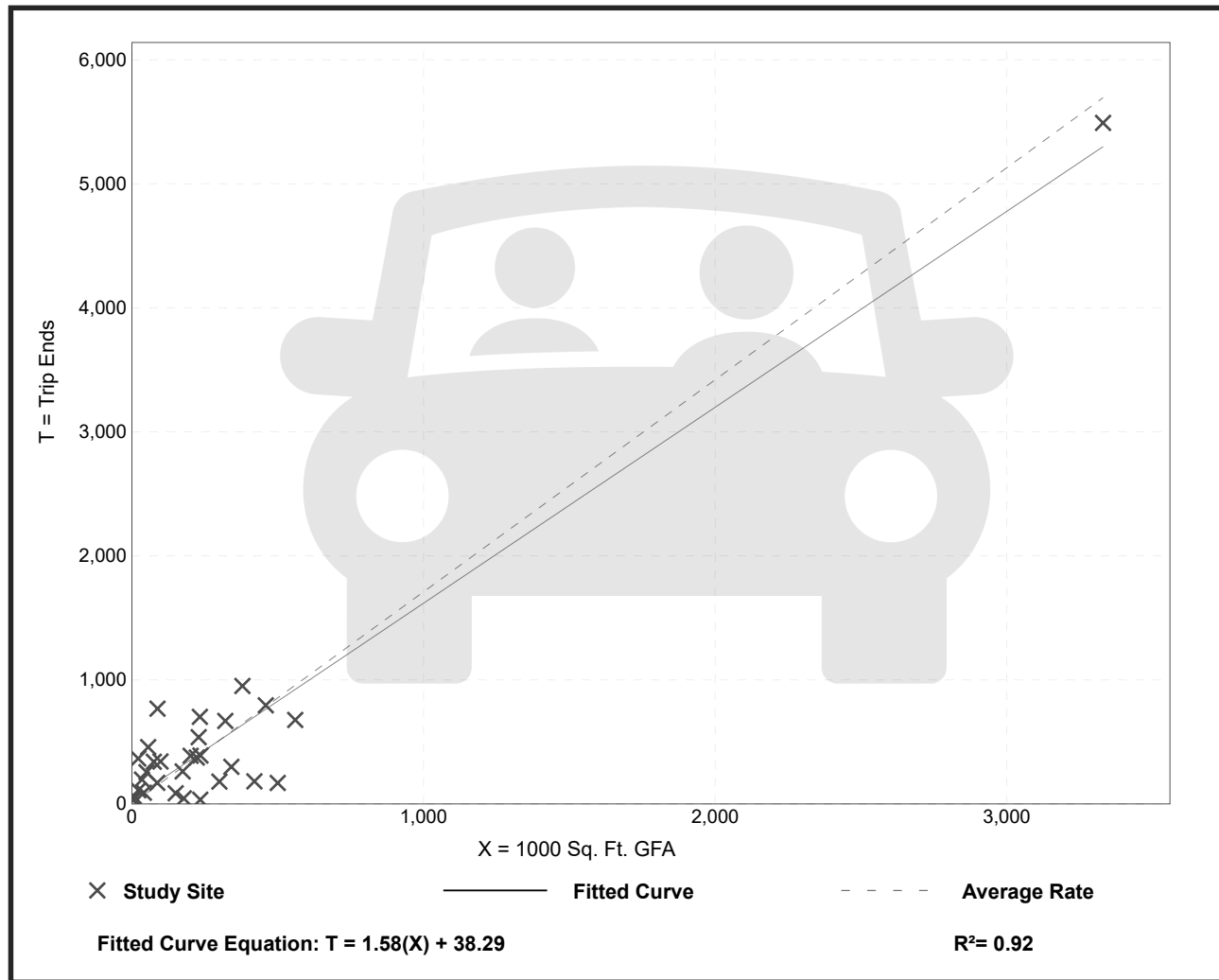
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Warehousing (150)

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.

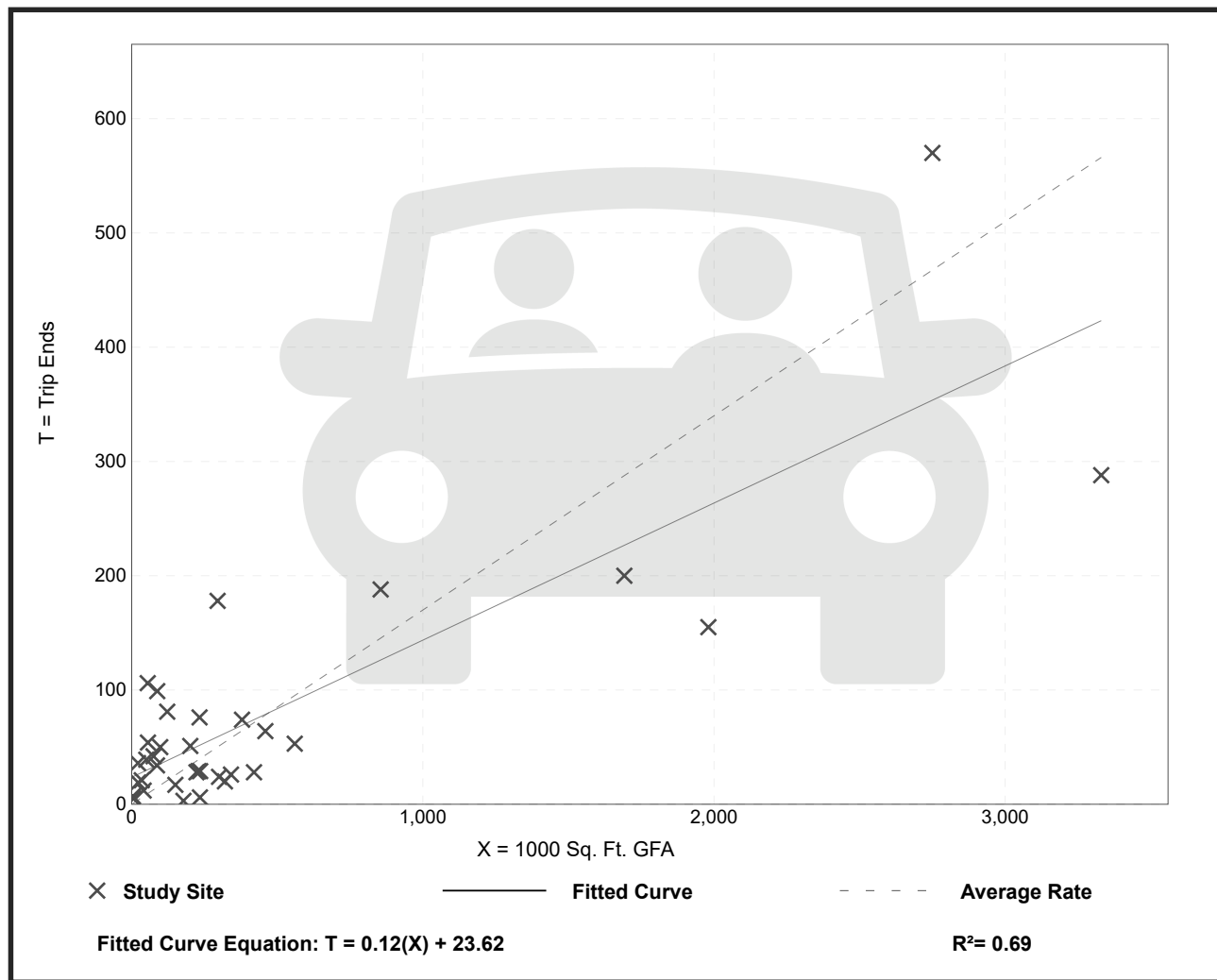
Setting/Location: General Urban/Suburban

Number of Studies: 36
 Avg. 1000 Sq. Ft. GFA: 448
 Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



Warehousing (150)

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.

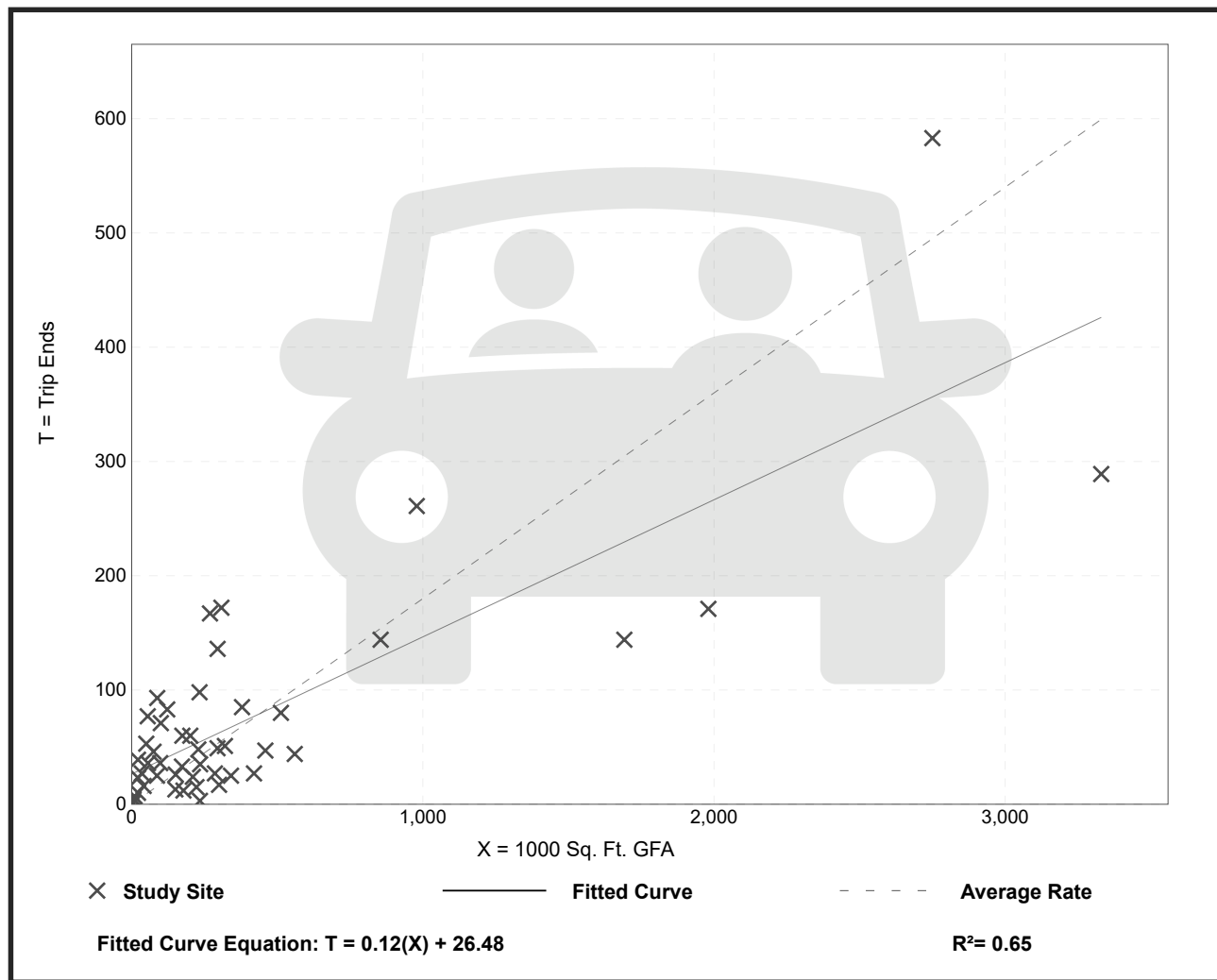
Setting/Location: General Urban/Suburban

Number of Studies: 49
 Avg. 1000 Sq. Ft. GFA: 400
 Directional Distribution: 28% entering, 72% exiting

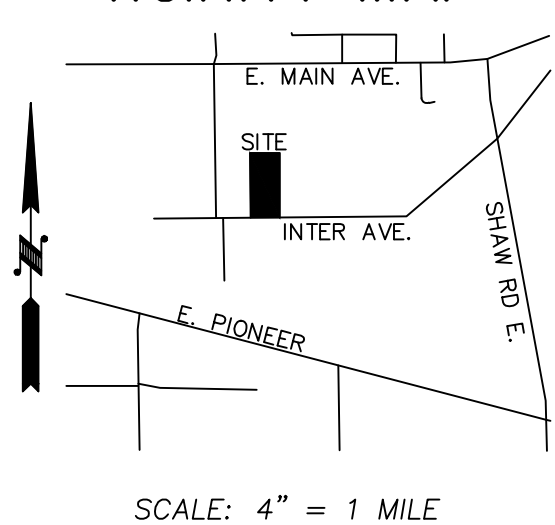
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



VICINITY MAP



SHEET INDEX

C0.0	1 OF 7	COVER SHEET
C1.0	2 OF 7	T.E.S.C. & PLAN
C1.1	3 OF 7	T.E.S.C. SPECIFICATIONS
C2.0	4 OF 7	STORM PLAN
C2.1	5 OF 7	DETAILS AND SPECIFICATIONS
C2.2	6 OF 7	DETAILS AND SPECIFICATIONS
C2.3	7 OF 7	DETAILS AND SPECIFICATIONS

PARCEL NUMBER

2105200140

SITE ADDRESS

2315 INTER AVE, PUYALLUP, WA 98372

VELASQUEZ PROPERTY

NE 1/4, SW 1/4, SEC.26, TWN.20 N., RNG. 4 E., W.M. COVER SHEET

FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED	APPROVED
BY: CITY OF PUYALLUP FIRE CODE OFFICIAL	BY: CITY OF PUYALLUP ENGINEERING DEPARTMENT
DATE: _____	DATE: _____
<small>NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE FIRE CODE OFFICIAL.</small>	<small>NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.</small>

JOB NUMBER	9575
SCALE	HOR. 1"=40' VERT. N/A
DESIGNED JLC	DWN
DRAWN	CHEKED GJM
CHECKED	

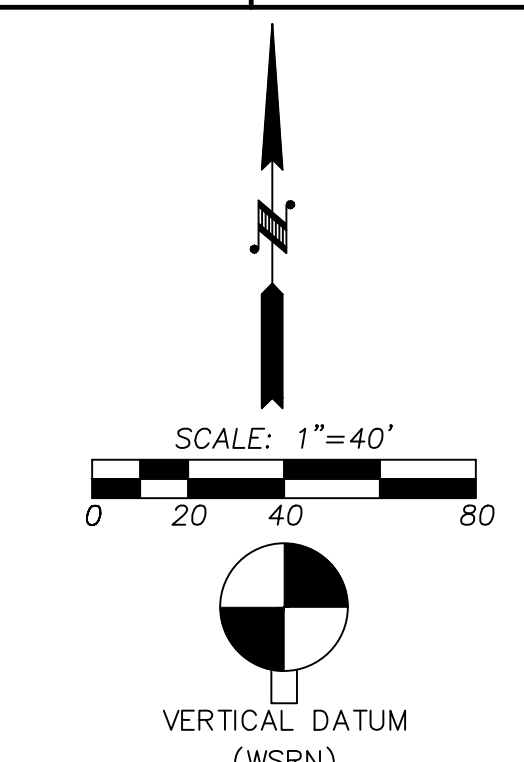
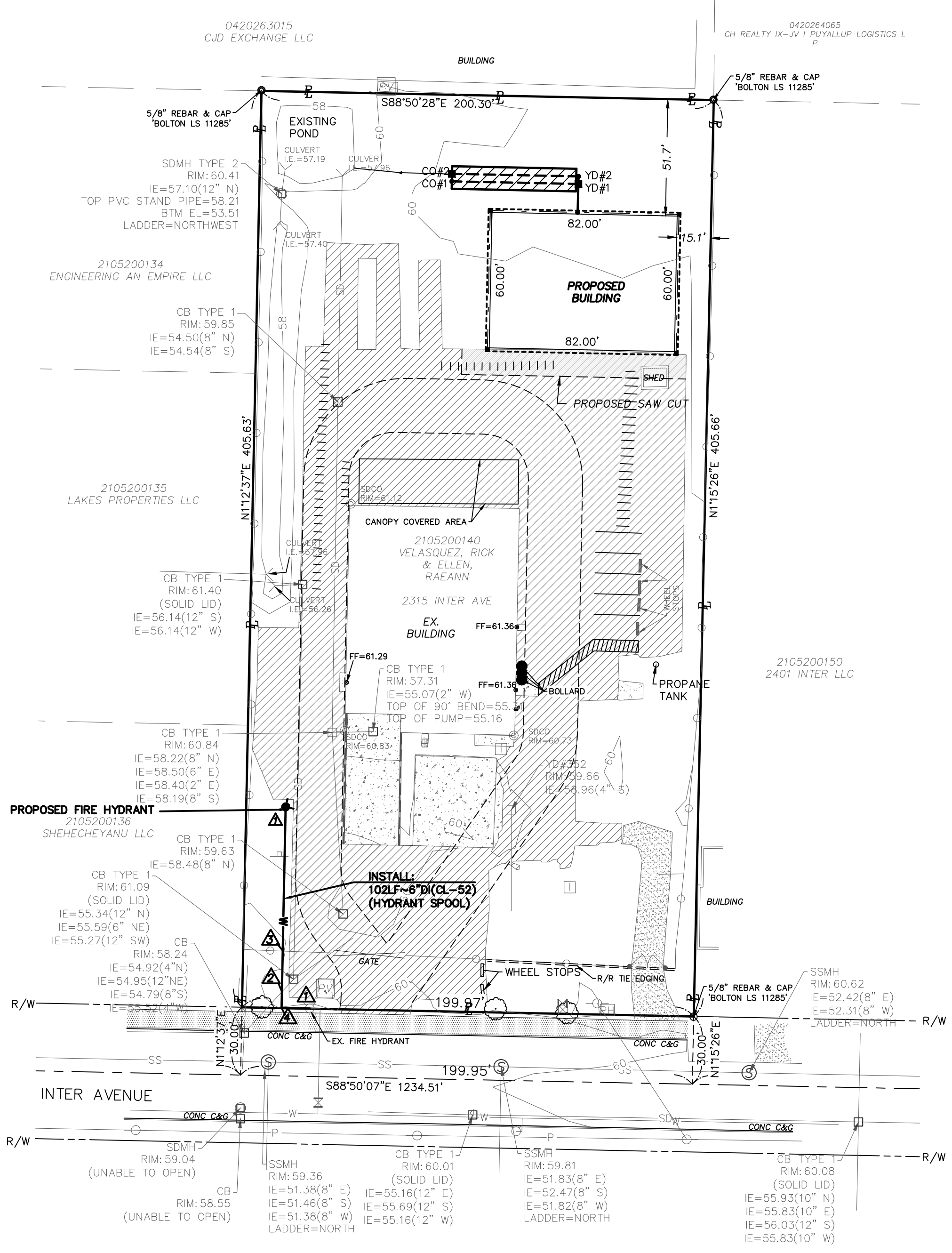
PROPERTY DESCRIPTION

(PER DEED OF TRUST, AFN 201810030016) LOT 7, ACKERSON'S ADDITION TO PUYALLUP, ACCORDING TO THE PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

CONSTRUCTION NOTES:

- ▲ CONTRACTOR TO REMOVE AND RELOCATE FIRE HYDRANT ASSEMBLY AS SHOWN. SEE FIRE HYDRANT ASSEMBLY DETAIL ON SHEET RS2.
- ▲ CONTRACTOR TO ENSURE 0.5'(MIN) VERTICAL SEPARATION BETWEEN WATER AND STORMWATER LINES.
- ▲ CONTRACTOR TO REMOVE AND REPLACE EXISTING FENCING (AS NECESSARY) TO FACILITATE HYDRANT SPOOL EXTENSION CONSTRUCTION AS SHOWN.
- ▲ CONTRACTOR TO INSTALL 90° BEND FITTING IN WATER MAIN WITH THRUST BLOCKING PER CITY OF PUYALLUP REQUIREMENTS.



NAVD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM
NAD 83/11 WASHINGTON SOUTH ZONE ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

SURVEYOR'S REFERENCES
(P) ACKERSON'S 2ND ADDITION TO PUYALLUP, AFN 215387
(R1) RECORD OF SURVEY, 200801255002

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	RIGHT OF WAY
	EXISTING WATER MAIN (APPROX. LOCATION)
	EXISTING SEWER MAIN
	EXISTING STORM MAIN
	EXISTING POWER LINE
	EXISTING WIRE FENCE
	EXISTING CHAINLINK FENCE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED CATCH BASIN/YARD DRAIN
	PROPOSED CLEAN OUT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	EXISTING WATER METER
	EXISTING IRR. BOX
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING CATCH BASIN
	EXISTING STORM MANHOLE
	EXISTING STORM C/O
	EXISTING SEWER MANHOLE
	EXISTING UTILITY POLE
	EXISTING POWER VAULT
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXISTING CONCRETE
	PROPOSED PAVEMENT GRIND/OVERLAY AREA
	EXISTING TREE

CONTRACTOR / DEVELOPER NOTE:

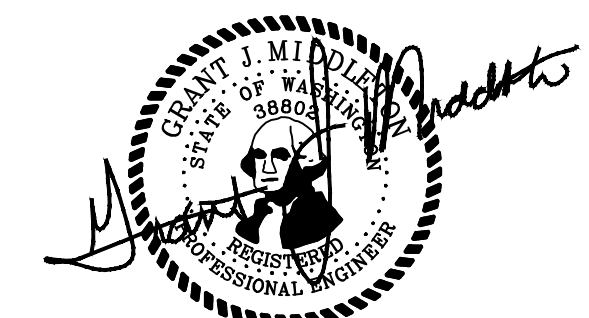
THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED MATERIAL TESTING, COMPACTION TESTING, AND APPLICABLE INSPECTIONS AS REQUIRED BY CITY OF PUYALLUP AND PRIVATE ENGINEER. THE CONTRACTOR SHALL SUPPLY CERTIFYING ENGINEER WITH DOCUMENTATION SIGNED BY A PROFESSIONAL SOILS AND/OR MATERIALS ENGINEER SHOWING THAT THE ROAD SECTION WAS BUILT ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE BACKFILL MATERIAL MEETS MINIMUM CITY/STATE REQUIREMENTS. COMPACTION WAS ACHIEVED IN ALL TRENCHES AND ROAD SECTION, AND ALL CONSTRUCTION MATERIALS AND CONSTRUCTION METHODS SHOWN ON THESE PLANS HAVE BEEN FOLLOWED.

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ B11 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT B11 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



PROPOSED BY: RICK VELASQUEZ
 13615 122ND ST E
 PUYALLUP, WA 98374
 PH: (253) 224-4428
 LARSON and ASSOCIATES
 surveyors, engineers & planners
 9027 PACIFIC AVENUE, SUITE 4
 TACOMA, WA 98444 (253) 474-3404
 COVER SHEET
 DATE: 3/14/2023
 DRAWING NO.: 9575BASE
 SHEET 1 OF 7