

# City of Puyallup Traffic Scoping Worksheet

## PROJECT INFORMATION

Project Title: Fortress Puyallup (240 15th Street SE) Date: 6/29/2022

Applicant Name: CREF3 PUYALLUP OWNER LLC Telephone Number: 310-228-3030

Project Description: 129,040 SF building for warehousing use Year of Occupancy: 2024

Project Location: Parcels 7845000161-0170, 0420274126; Parcel Size: 346,265 SF

Proposed Number of Access Point(s): 1 + EV access Existing Number of Access Point(s): 2 + easement only through easement

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
<b>Existing Use(s)</b>					
High-Cube Cold-Storage Warehouse	123,313 SF	157	261.4	13.6	14.8
<b>Proposed Use(s)</b>					
Warehousing	129,040 SF	150	242.2	39.1	42.0
<b>Net New Trips</b>			<b>-19.2</b>	<b>25.5</b>	<b>27.2</b>
<b>Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500.00 = \$ <u>122,400</u></b>					

- \* The peak hour project trips shall be rounded to the nearest tenth.
- \* The project trips shall be estimated using the ITE's *Trip Generation*, 11<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 all single-family units and offices and specialty retail centers 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. _____ | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

Prepared by: Traffic Engineer: TENW Telephone Number: 425-889-6747

Address: 11400 SE 8th Street, Suite 200, Bellevue WA 98004

**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 broberts@puyallupwa.gov

**240 15th Street SE (Puyallup)**  
**Trip Generation Summary - SCENARIO A (Warehousing)**

Land Use	Units <sup>1</sup>	ITE LUC <sup>2</sup>	Directional Distribution		Trip Rate or Equation <sup>2</sup>	Trips Generated		
			In	Out		In	Out	Total
<b>Daily</b>								
<b>Proposed Use:</b>								
Warehousing	129,040 GFA	150	50%	50%	$T = 1.58(X)+38.29$	121.1	121.1	242.2
<b>Existing Use:</b>								
High-Cube Cold-Storage Warehouse	123,313 GFA	157	50%	50%	2.12	-130.7	-130.7	-261.4
<b>Net New Daily Trips =</b>						<b>-9.6</b>	<b>-9.6</b>	<b>-19.2</b>
<b>AM Peak Hour</b>								
<b>Proposed Use:</b>								
Warehousing	129,040 GFA	150	77%	23%	$T = 0.12(X)+23.62$	30.1	9.0	39.1
<b>Existing Use:</b>								
High-Cube Cold-Storage Warehouse	123,313 GFA	157	50%	50%	0.11	-6.8	-6.8	-13.6
<b>Net New AM Peak Hour Trips =</b>						<b>23.3</b>	<b>2.2</b>	<b>25.5</b>
<b>PM Peak Hour</b>								
<b>Proposed Use:</b>								
Warehousing	129,040 GFA	150	28%	72%	$T = 0.12(X)+26.48$	11.8	30.2	42
<b>Existing Use:</b>								
High-Cube Cold-Storage Warehouse	123,313 GFA	157	50%	50%	0.12	-7.4	-7.4	-14.8
<b>Net New PM Peak Hour Trips =</b>						<b>4.4</b>	<b>22.8</b>	<b>27.2</b>

TRUCKS								
Truck Trip Rate <sup>2</sup>	Truck Distribution		Truck Trip Generation			Non-Truck Trip Generation		
	In	Out	In	Out	Total	In	Out	Total
0.60	50%	50%	38.7	38.7	77.4	82.4	82.4	164.8
0.75	50%	50%	-46.3	-46.2	-92.5	-84.4	-84.5	-168.9
<b>Net New Daily Trips =</b>			<b>-7.6</b>	<b>-7.5</b>	<b>-15.1</b>	<b>-2.0</b>	<b>-2.1</b>	<b>-4.1</b>
0.02	52%	48%	1.4	1.2	2.6	28.7	7.8	36.5
0.03	33%	67%	-1.2	-2.5	-3.7	-5.6	-4.3	-9.9
<b>Net New AM Peak Hour Trips =</b>			<b>0.2</b>	<b>-1.3</b>	<b>-1.1</b>	<b>23.1</b>	<b>3.5</b>	<b>26.6</b>
0.03	52%	48%	2.0	1.9	3.9	9.8	28.3	38.1
0.03	50%	50%	-1.9	-1.8	-3.7	-5.5	-5.6	-11.1
<b>Net New PM Peak Hour Trips =</b>			<b>0.1</b>	<b>0.1</b>	<b>0.2</b>	<b>4.3</b>	<b>22.7</b>	<b>27.0</b>

Notes:

<sup>1</sup> GFA = Gross Floor Area.

<sup>2</sup> Land Use Code and trip rates/equations based on ITE *Trip Generation Manual*, 11th Edition, 2021.

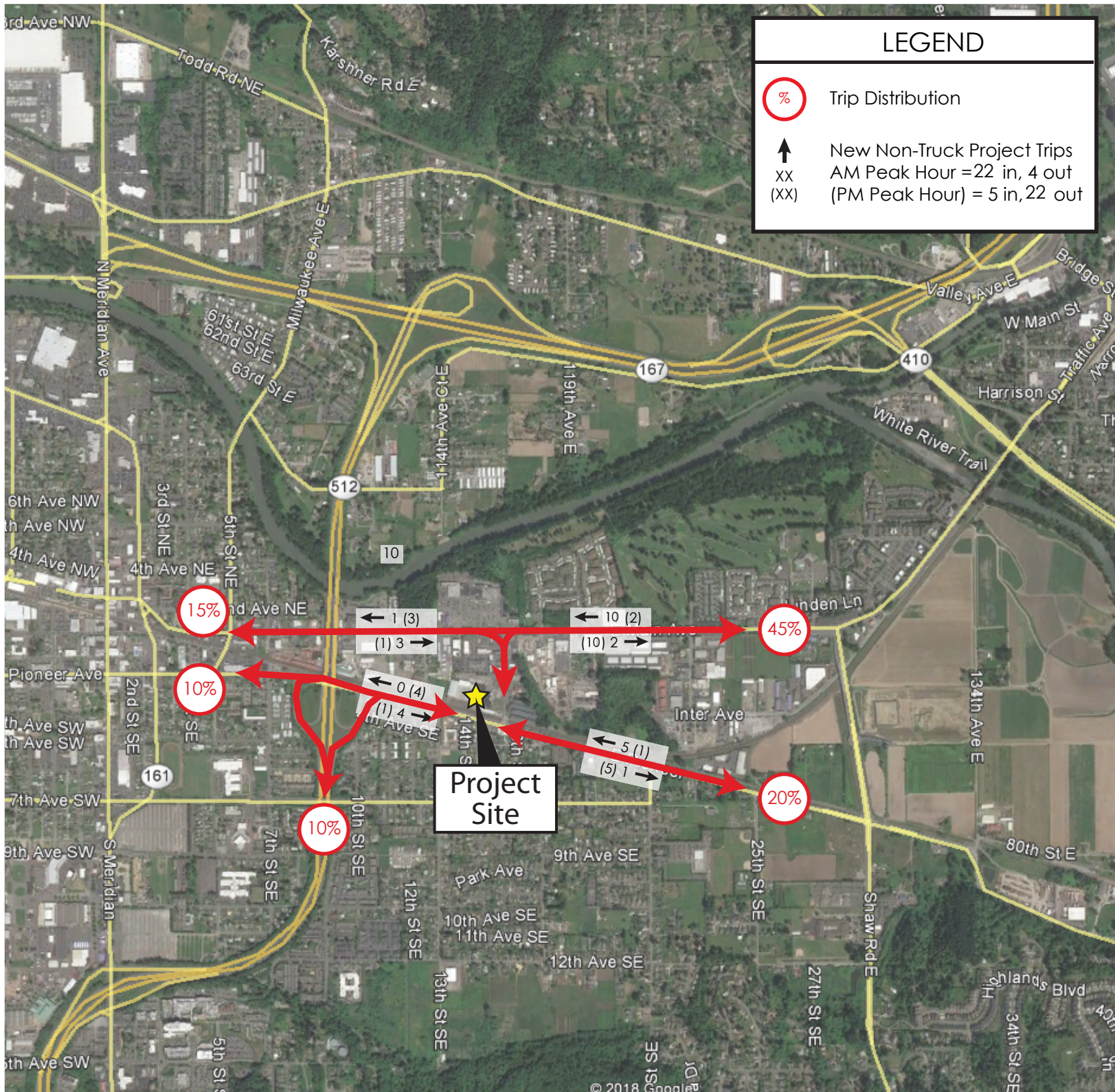
Rounded for Trip Assignment Figures

240 15th Street SE (Puyallup)  
Trip Generation Summary - SCENARIO A

Land Use	Units <sup>1</sup>	ITE LUC <sup>2</sup>	Directional Distribution		Trip Rate or Equation <sup>2</sup>	Trips Generated		
			In	Out		In	Out	Total
<b>Daily</b>								
<b>Proposed Use:</b>								
Warehousing	129,040 GFA	150	50%	50%	$T = 1.58(X)+38.29$	121	121	242
<b>Existing Use:</b>								
High-Cube Cold-Storage Warehouse	123,313 GFA	157	50%	50%	2.12	-130	-131	-261
<b>Net New Daily Trips =</b>						<b>-9</b>	<b>-10</b>	<b>-19</b>
<b>AM Peak Hour</b>								
<b>Proposed Use:</b>								
Warehousing	129,040 GFA	150	77%	23%	$T = 0.12(X)+23.62$	30	9	39
<b>Existing Use:</b>								
High-Cube Cold-Storage Warehouse	123,313 GFA	157	50%	50%	0.11	-7	-7	-14
<b>Net New AM Peak Hour Trips =</b>						<b>23</b>	<b>2</b>	<b>25</b>
<b>PM Peak Hour</b>								
<b>Proposed Use:</b>								
Warehousing	129,040 GFA	150	28%	72%	$T = 0.12(X)+26.48$	12	30	42
<b>Existing Use:</b>								
High-Cube Cold-Storage Warehouse	123,313 GFA	157	50%	50%	0.12	-7	-8	-15
<b>Net New PM Peak Hour Trips =</b>						<b>5</b>	<b>22</b>	<b>27</b>

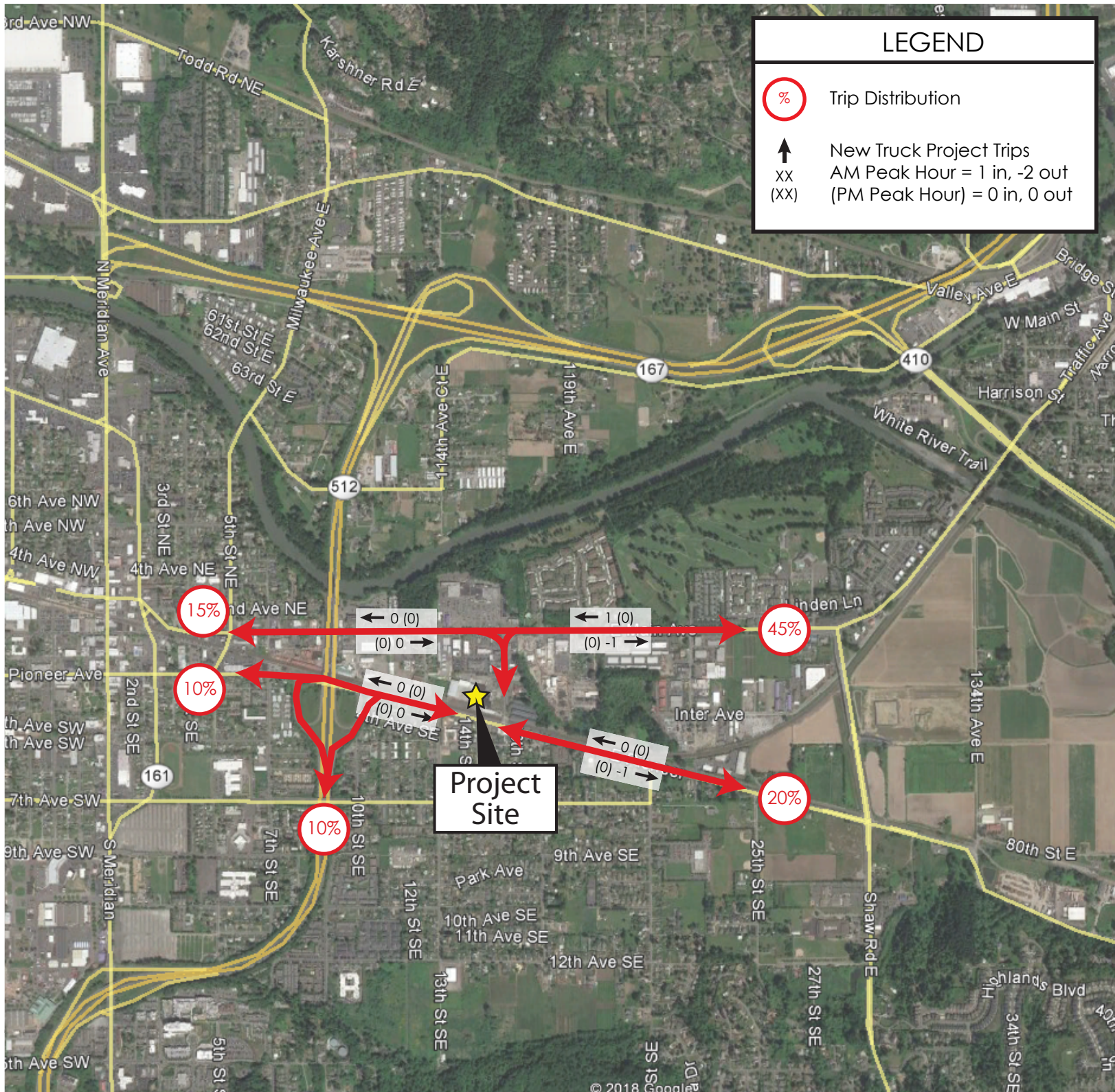
TRUCKS									
Truck Trip Rate <sup>2</sup>	Truck Distribution		Truck Trip Generation			Non-Truck Trip Generation			
	In	Out	In	Out	Total	In	Out	Total	
0.60	50%	50%	39	38	77	82	83	165	
0.75	50%	50%	-46	-46	-92	-84	-85	-169	
<b>Net New Daily Trips =</b>			<b>-7</b>	<b>-8</b>	<b>-15</b>	<b>-2</b>	<b>-2</b>	<b>-4</b>	
0.02	52%	48%	2	1	3	28	8	36	
0.03	33%	67%	-1	-3	-4	-6	-4	-10	
<b>Net New AM Peak Hour Trips =</b>			<b>1</b>	<b>-2</b>	<b>-1</b>	<b>22</b>	<b>4</b>	<b>26</b>	
0.03	52%	48%	2	2	4	10	28	38	
0.03	50%	50%	-2	-2	-4	-5	-6	-11	
<b>Net New PM Peak Hour Trips =</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>22</b>	<b>27</b>	

Notes:  
<sup>1</sup> GFA = Gross Floor Area.  
<sup>2</sup> Land Use Code and trip rates/equations based on ITE Trip Generation Manual, 11th Edition, 2021.



**240 15th St SE: Peak Hour Project Trip Distribution & Assignment (Non-Truck)**





**240 15th St SE: Peak Hour Project Trip Distribution & Assignment (Truck)**



NOT TO SCALE

# Warehousing (150)

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

**Setting/Location: General Urban/Suburban**

Number of Studies: 31

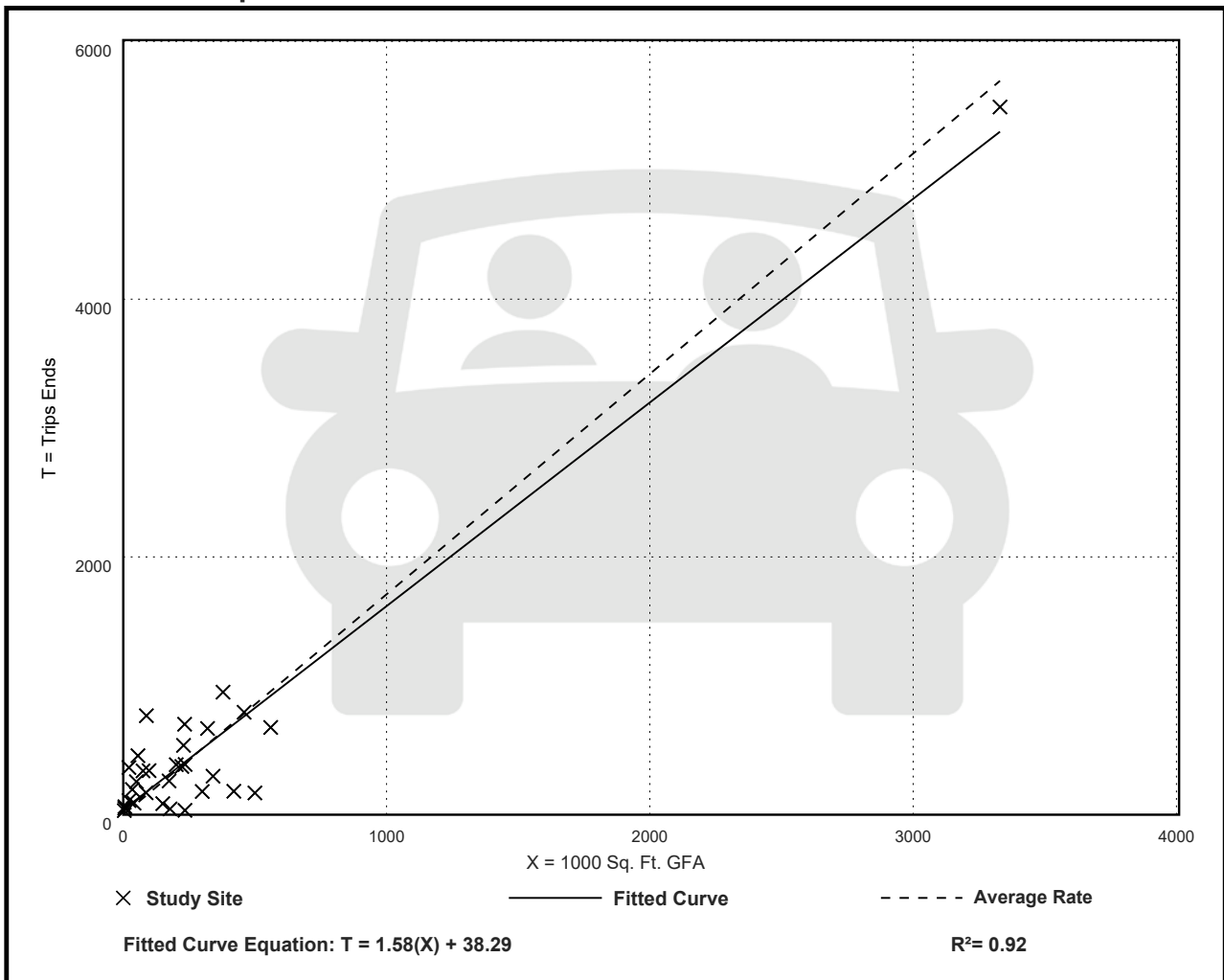
Avg. 1000 Sq. Ft. GFA: 292

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

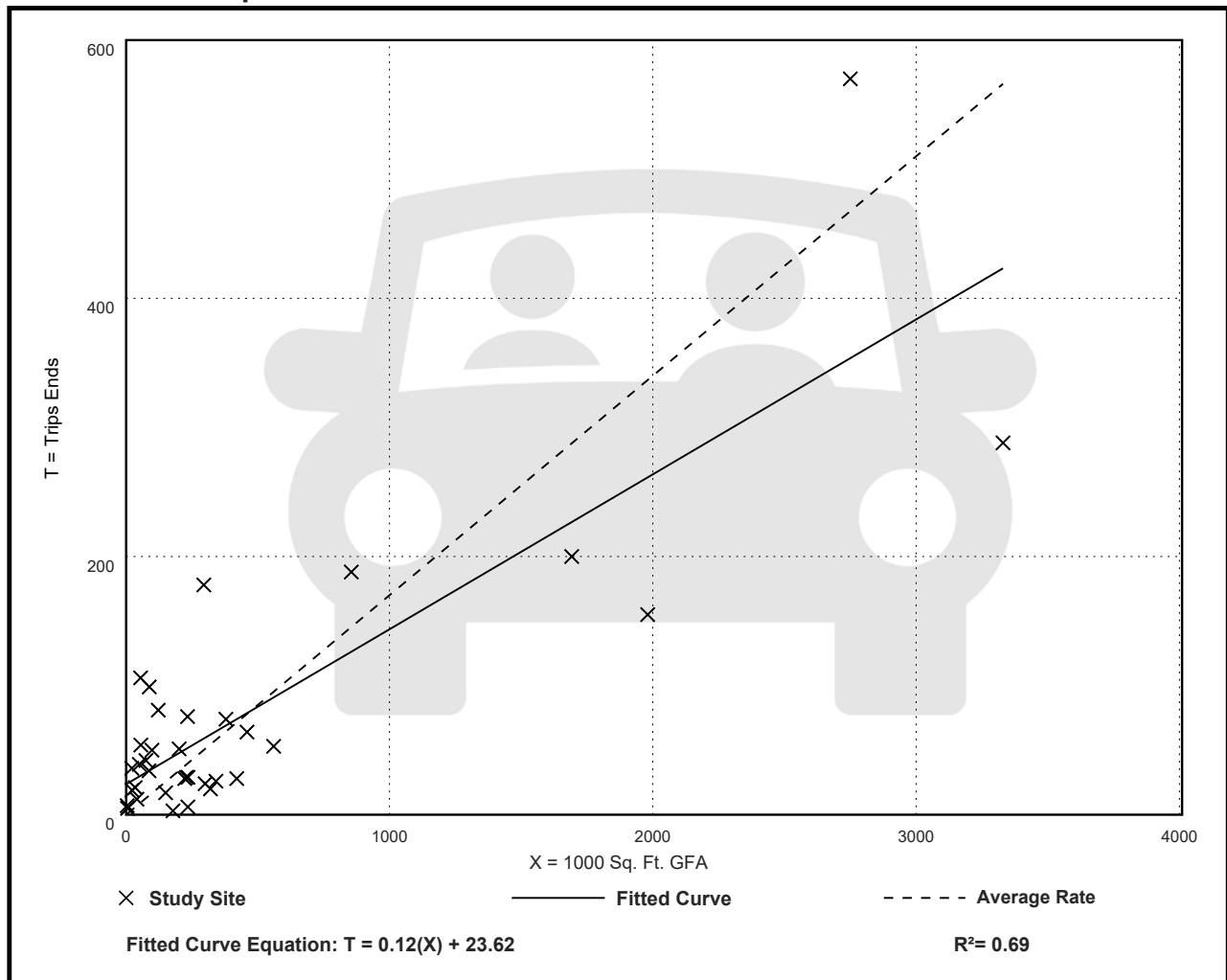
Avg. 1000 Sq. Ft. GFA: 448

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

