City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: APL Puyallup Date: 11/27/24

Applicant Name: Sikander Sekhon Telephone Number: 425-392-0250

Project Description: Specialty Trade Contractor Facility Year of Occupancy: 2025

Project Location: PN: 0420222008 (212 Todd Rd NE) Parcel Size: 0.98-acres

Proposed Number of Access Point(s): 1 Existing Number of Access Point(s): 1

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Existing Use(s): LUC 210 – Single-Family Detached Housing					
Single-Family Housing	1 dwelling unit	210	-9.4	-0.7	-0.9
Proposed Use(s) LUC 180 – Specialty Trade Contractor					
Specialty Trade Cont	1.4 ksf	180	13.8	2.3	2.7
Net New Trips			**4.4**	**1.6**	**1.8**
Traffic Impact Fees: 1.8 Net New PM Peak Hour Trips x $4,500 = $8,100					

- 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 R^2 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. _____ 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 broberts@puyallupWA.gov

Date: November 27, 2024

To: Bryan Roberts, P.E., Traffic Engineer
City of Puyallup

From: Aaron Van Aken, PE, PTOE

Subject: APL Puyallup – Trip Generation Memo

1. PROJECT DESCRIPTION

APL Puyallup proposes to construct a specialty contractor business located within the City of Puyallup. The subject site is on a 0.98-acre parcel within tax parcel #0420222008. The proposed development, with a site address of 212 Todd Road NE, is bordered to the north by Todd Road NE. One single-family dwelling unit exists on the site. As part of this project, the home will be converted into a business office. The finished square footage of this building is ~1,432 square feet. The balance of the site area would be used primarily for trailer storage. These will be moved on and off the site at a rate of three to five trailers per day. Access to the site is proposed via an existing driveway extending south from Todd Road NE. **Figure 1** below provides an aerial vicinity of the subject site. **Figure 2** depicts a conceptual site plan.

Figure 1: Vicinity Map

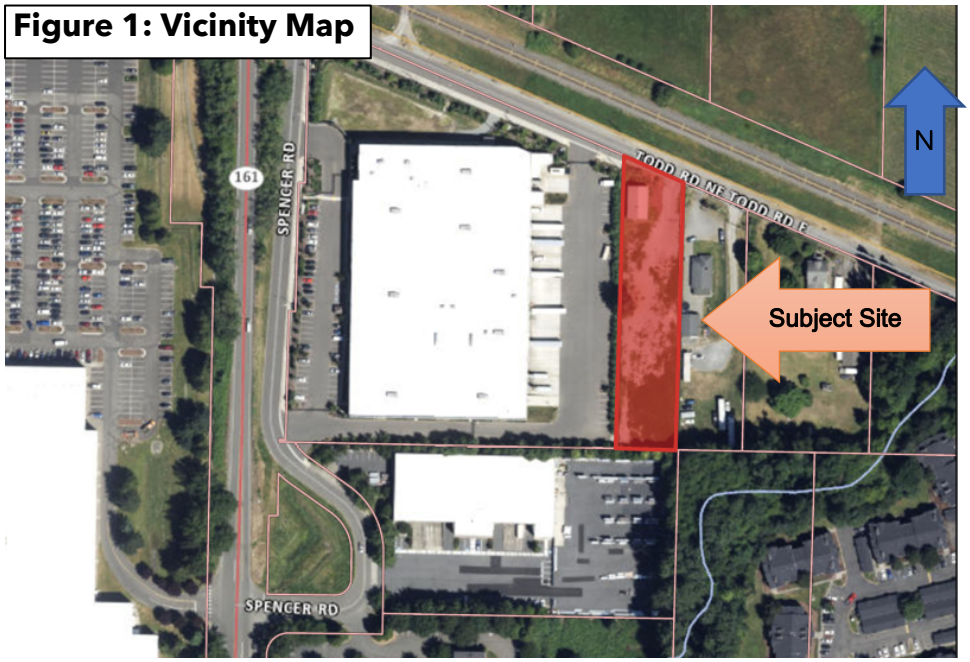
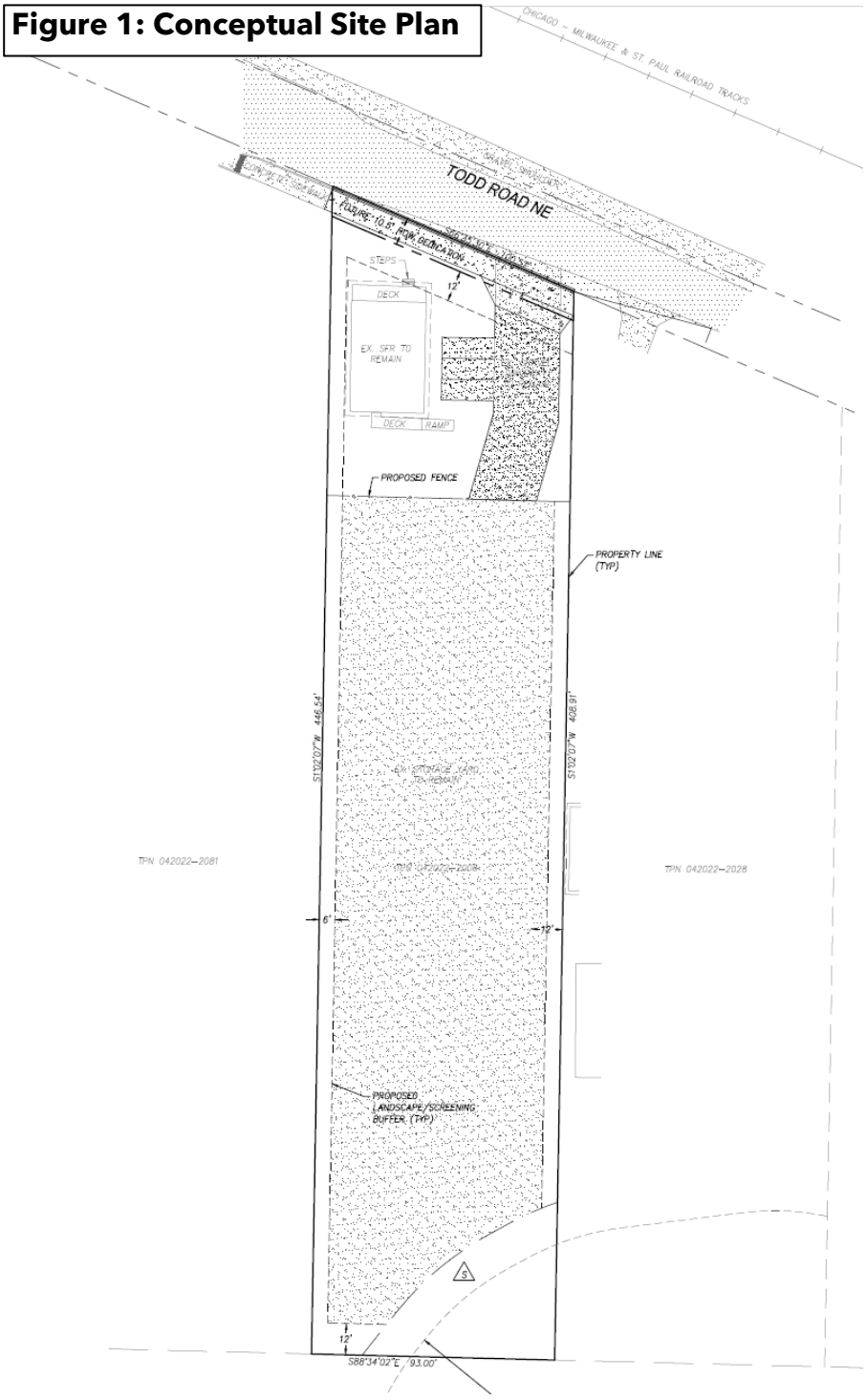


Figure 1: Conceptual Site Plan



2. TRIP GENERATION

Vehicle trip generation is defined as the number of vehicle movements that enter or exit a project site during a designated time period such as the PM peak hour or an entire day. The level of the anticipated vehicle trip generation for the proposed project was derived from the Institute of Transportation Engineers (ITE) publication, *Trip Generation*, *11th Edition*. The proposed land use code utilized for this analysis is defined under ITE's Land Use Code (LUC) 180 – Specialty Trade Contractor. Square footage was used as the input variable with ITE average rates applied to determine trip ends.

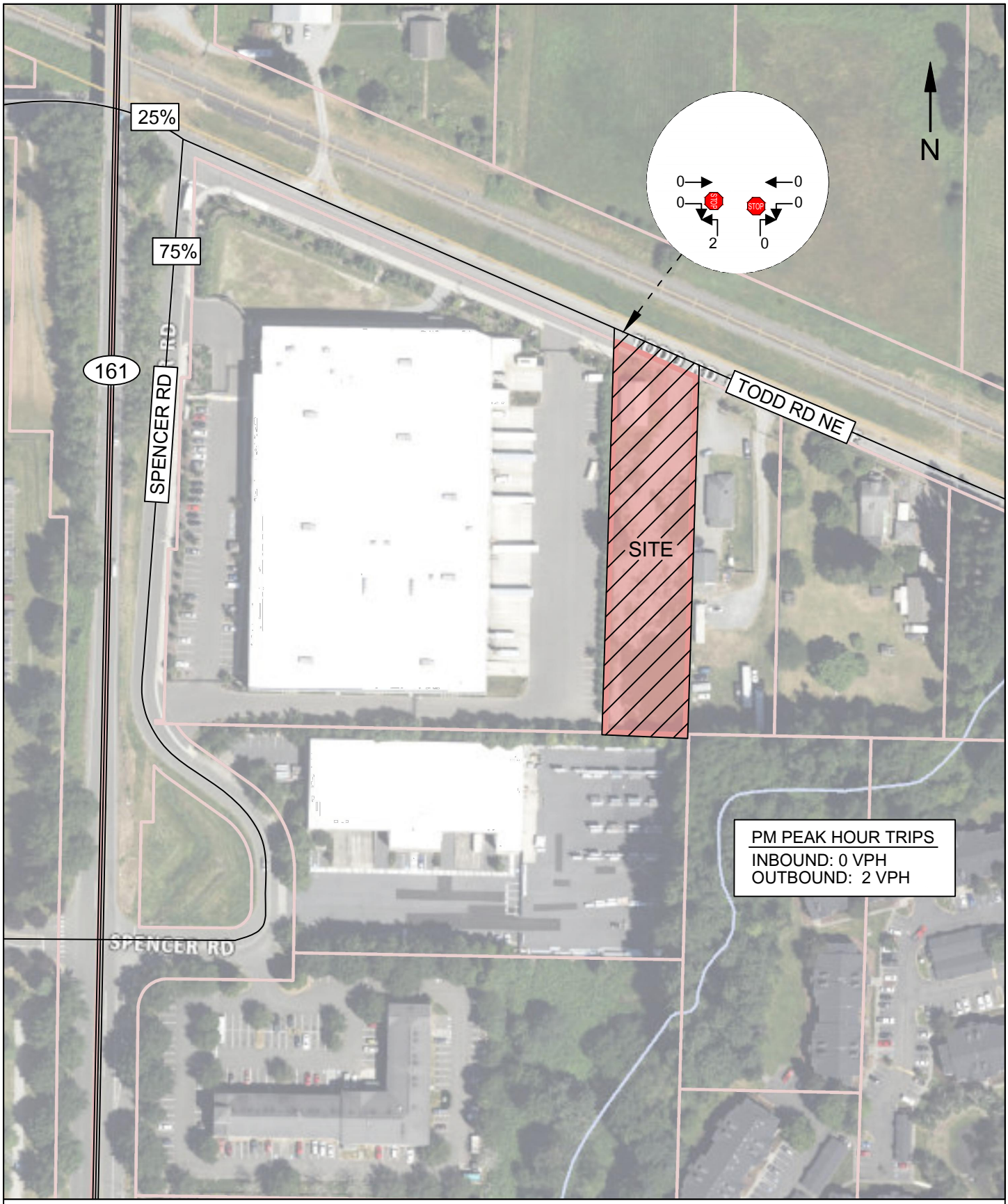
The existing on-site structure is defined as LUC 210 – Single-Family Detached Housing. Dwelling units were used as the input variable and ITE average rates were used to determine trip ends. **Table 1** below summarizes anticipated vehicular movements for the average weekday daily trips (AWDT) and the AM and PM peak hours.

Table 1: Project Trip Generation

Land Use	Units	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Specialty Trade Contractor (LUC 180)	1.4 ksf	14	2	0	2	1	2	3
Existing Single-Family Detached (LUC 210)	1 dwelling unit	-9	0	-1	-1	-1	0	-1
Net New Trips		**5**	**2**	**-1**	**1**	**0**	**2**	**2**

Based on ITE data, the proposed project is estimated to generate approximately 5 net new daily weekday trips with 1 net new trip (2 entering, -1 exiting) occurring in the AM peak hour and 2 net new trips (0 entering, 2 exiting) in the PM peak hour.

Figure 3 on the following page illustrates the estimated PM peak hour trip distribution and assignment to and from the site.



HEATH&ASSOCIATES
Transportation Planning & Engineering

APL PUYALLUP
PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 3

3. CONCLUSION

The APL Puyallup project proposes the construction of a contractor storage yard and associated office in the City of Puyallup. The 0.98-acre property (tax parcel #: 0420222008) has a site address of 212 Todd Road NE. One single-family dwelling unit exists on the site. This will be converted into an office for the proposed use. Access will be provided via the existing driveway extending south from Todd Road NE. Based on ITE data, the proposed project is estimated to generate 5 net new average weekday daily trips with 1 net new AM peak hour trip and 2 net new PM peak hour trips.

Please call if you require additional information.

Aaron Van Aken, PE, PTOE

APL PUYALLUP
TRIP GENERATION ASSESSMENT

APPENDIX
ITE Sheets

Specialty Trade Contractor
(180)

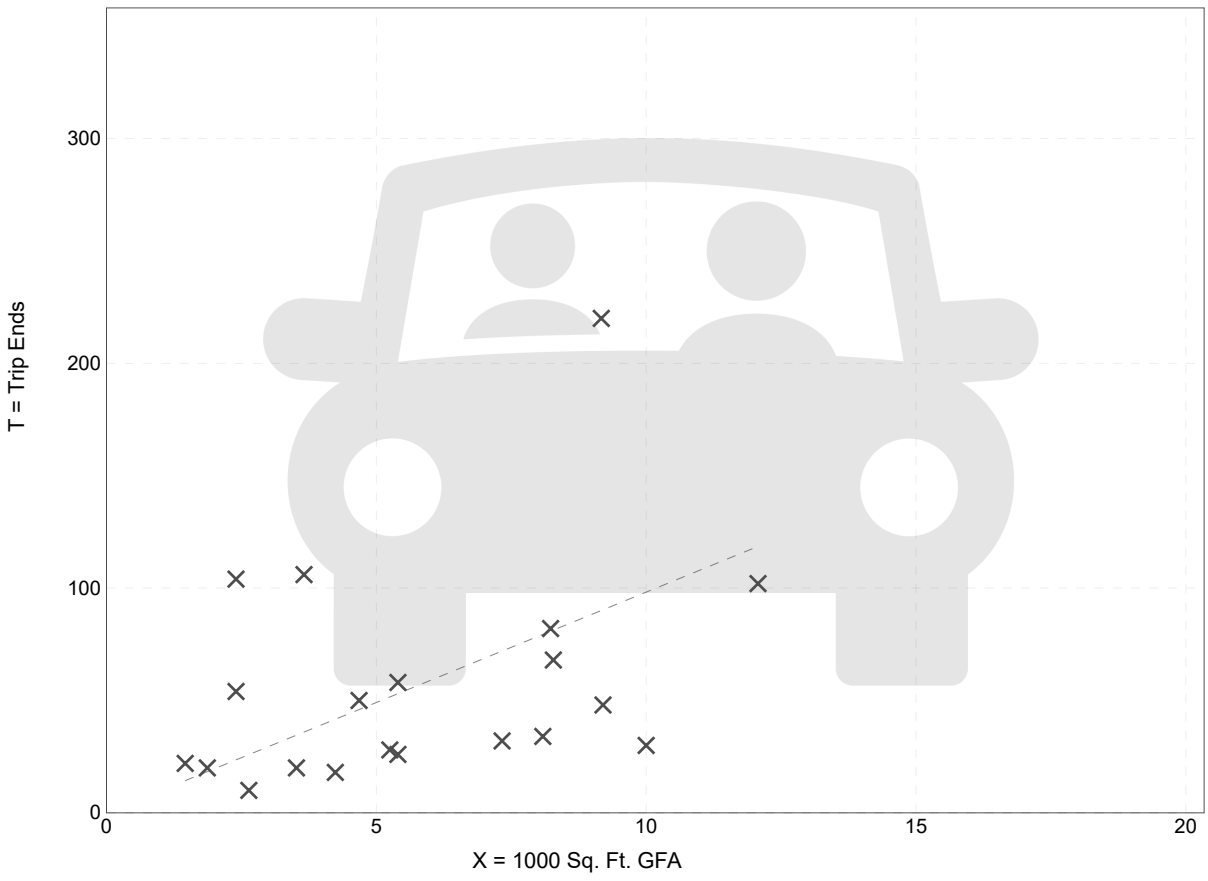
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.82	3.00 - 43.33	8.56

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

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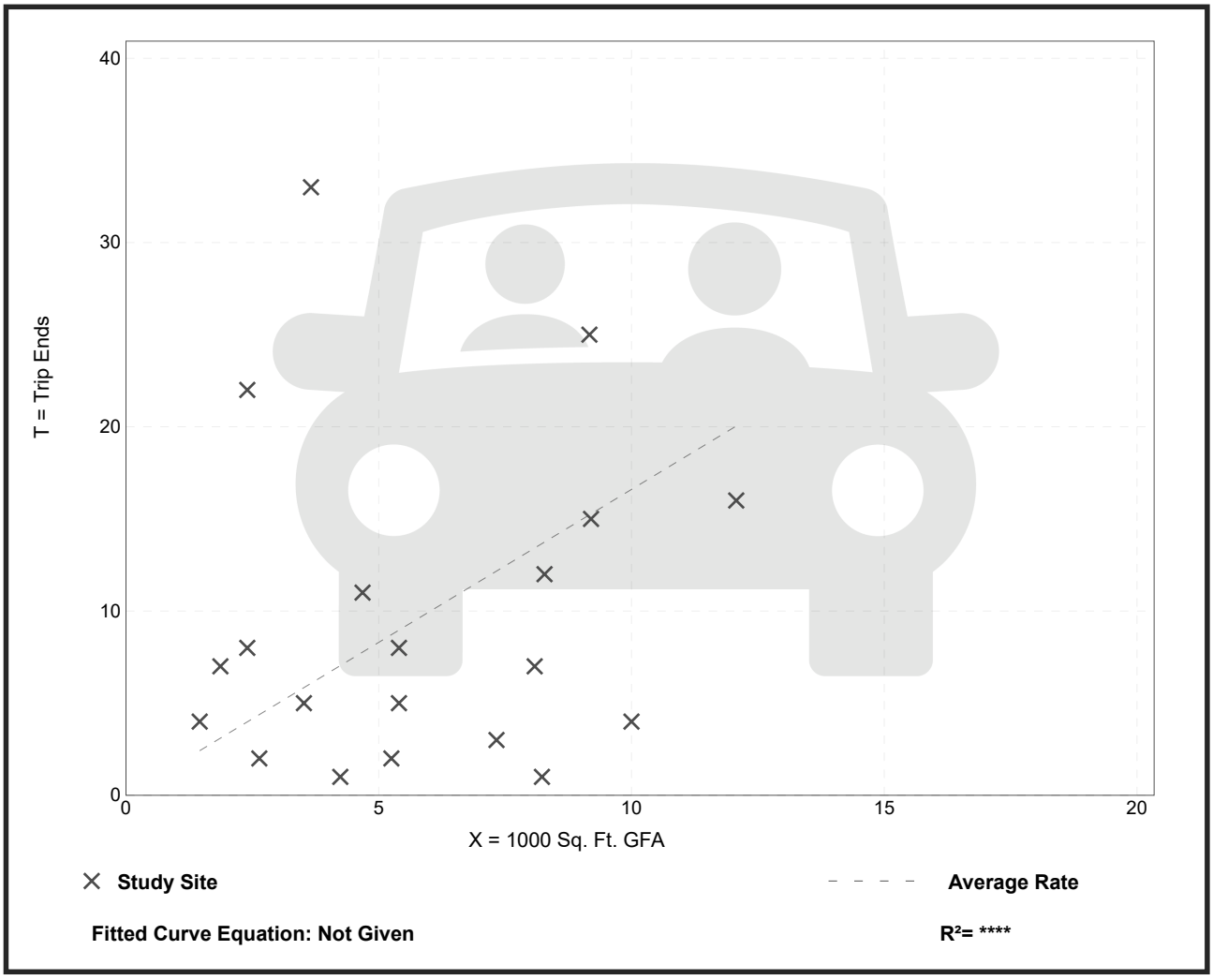
Specialty Trade Contractor
(180)

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: 20
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.66	0.12 - 9.17	2.00

Data Plot and Equation



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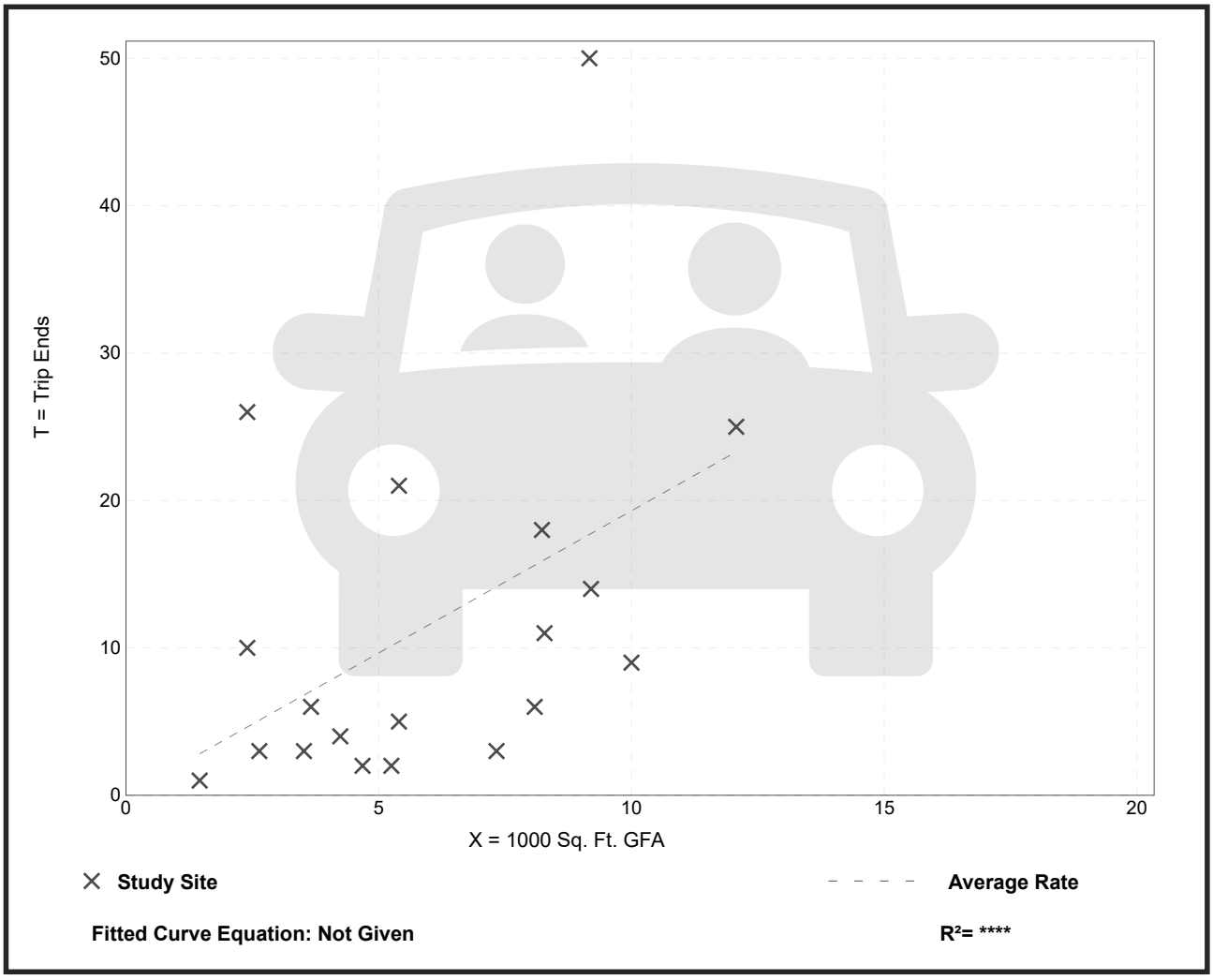
Specialty Trade Contractor
(180)

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: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.93	0.38 - 10.83	1.98

Data Plot and Equation



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Single-Family Detached Housing
(210)

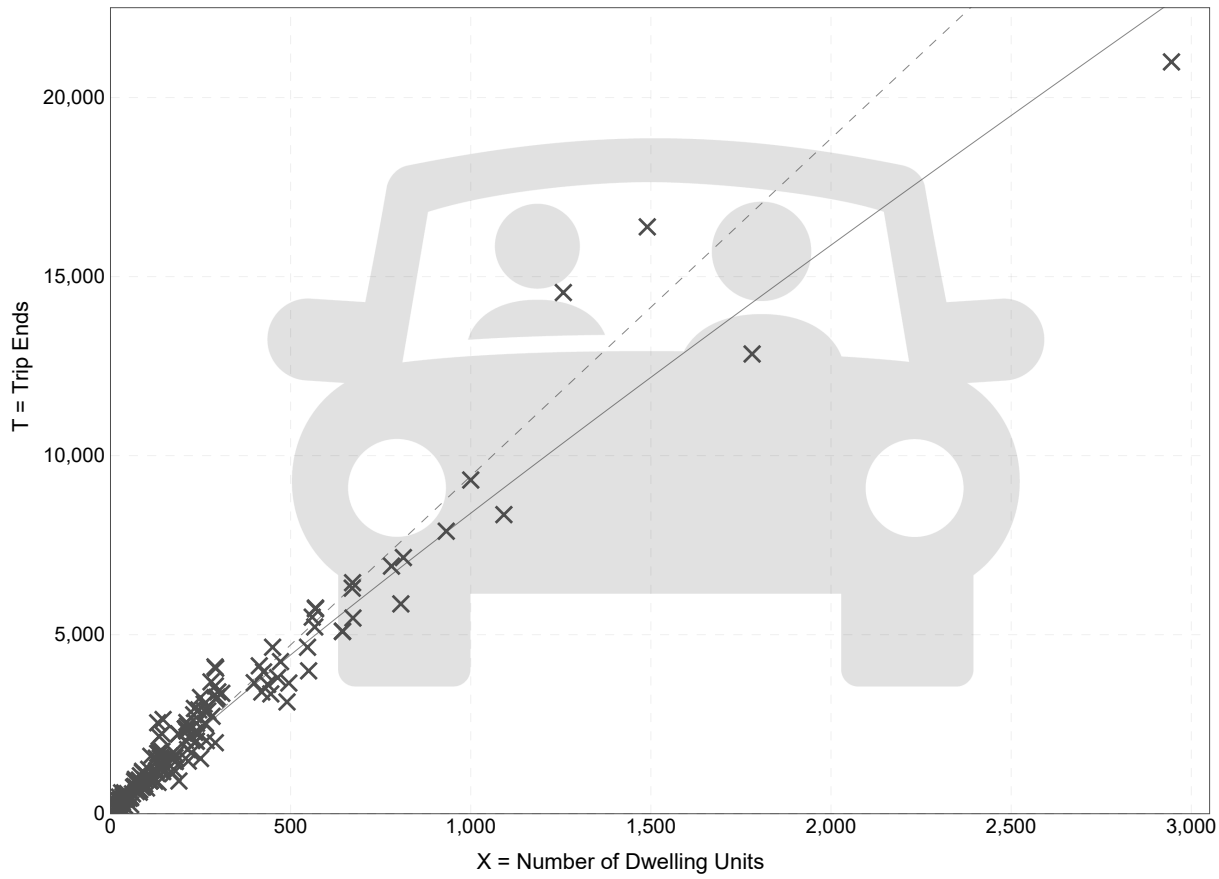
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68 **R^2= 0.95**

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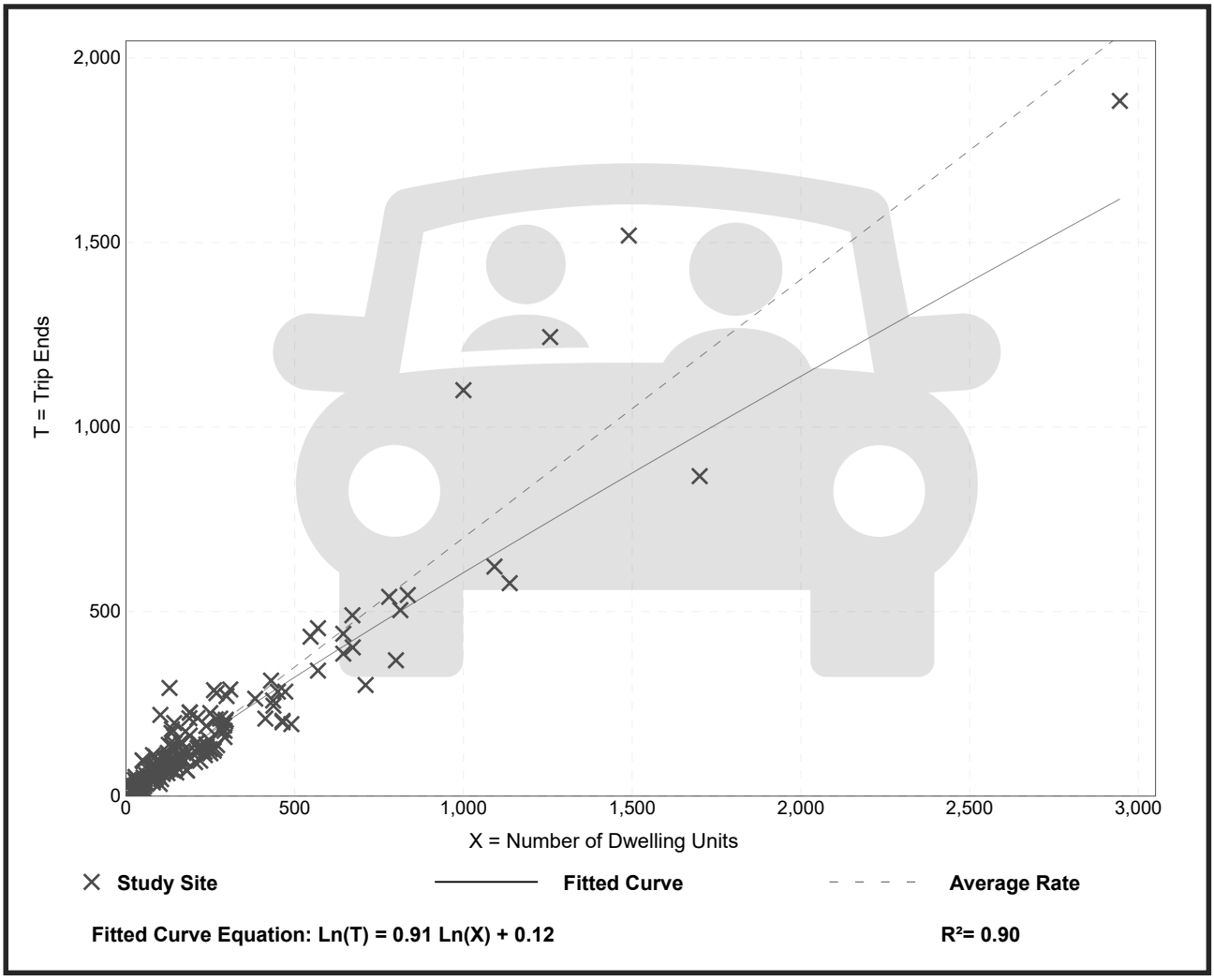
Single-Family Detached Housing
(210)

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: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



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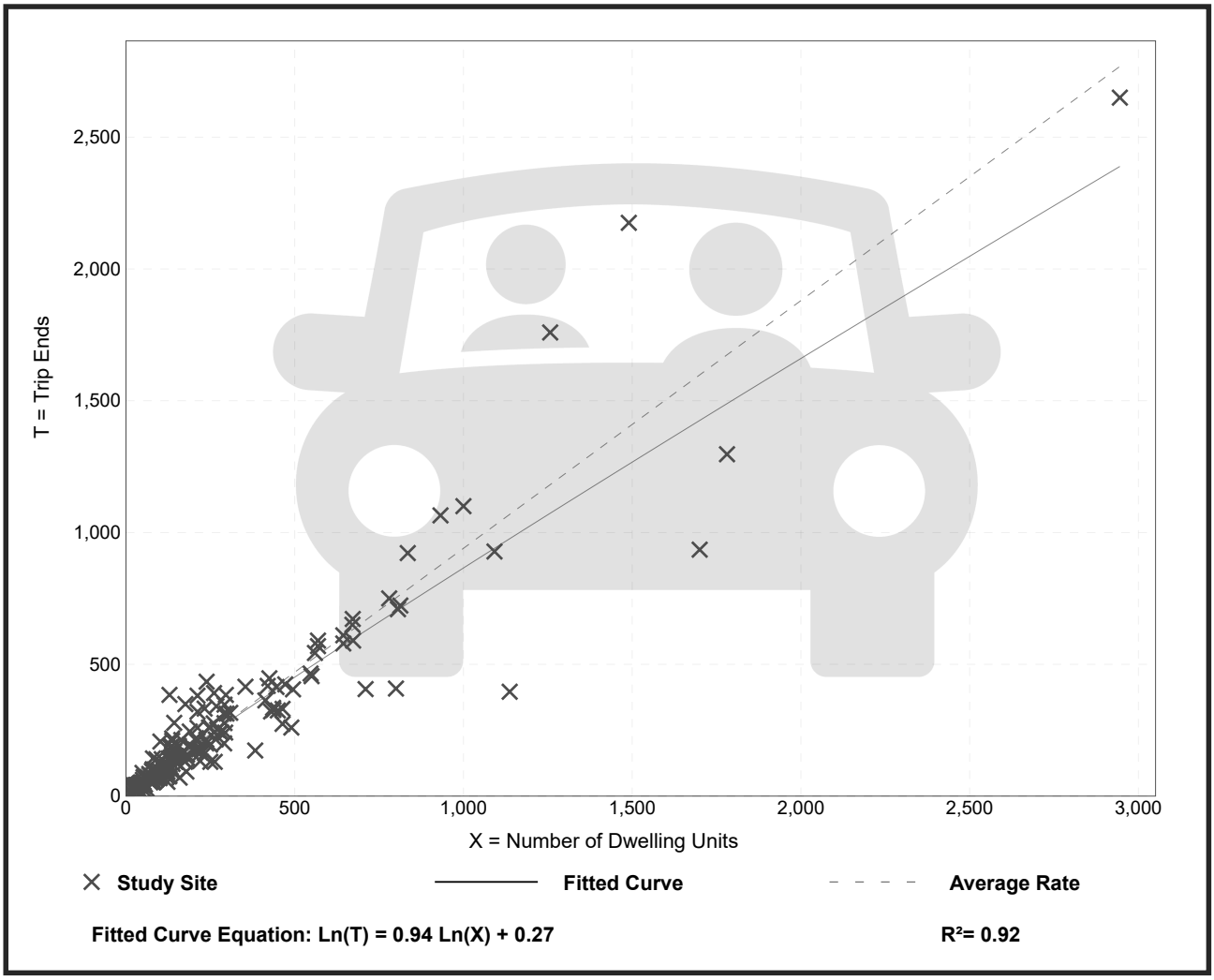
Single-Family Detached Housing
(210)

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: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

APL PUYALLUP
TRIP GENERATION ASSESSMENT

APPENDIX
Site Plan

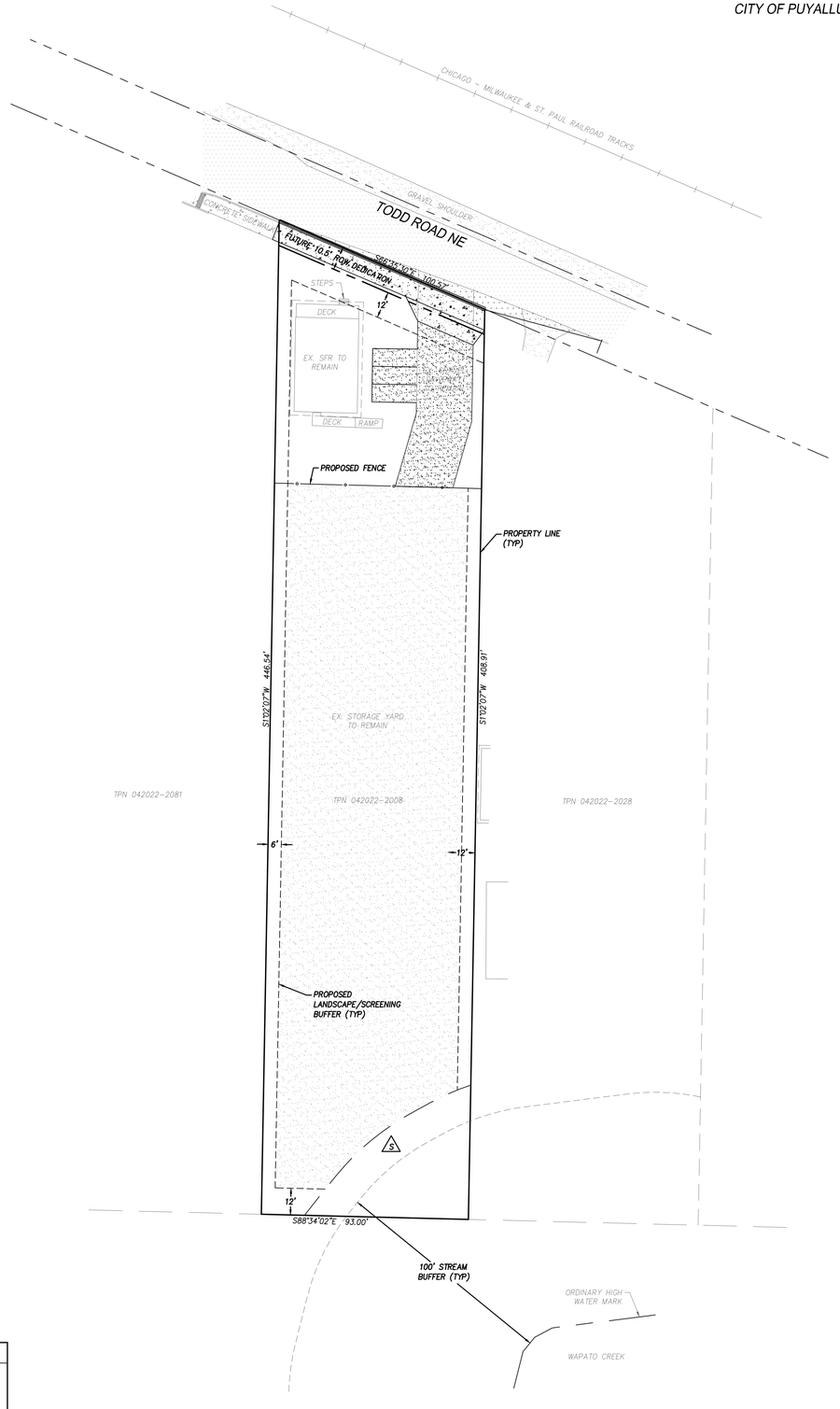
AMERICAN PRIDE LENDING, LLC TOWNHOMES

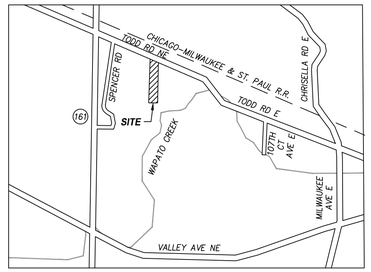
A PORTION OF THE NW 1/4 OF NW 1/4 OF SECTION 22, T. 20 N., R. 04 E., W.M.
CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON

NORTH

0 5 10 20 30

SCALE 1" = 30'





VICINITY MAP
NTS

PROJECT TEAM:

APPLICANT:	AMERICAN PRIDE LENDING, LLC PO BOX 1226 KENT, WA 98035 (206) 817-9839 CONTACT SIKANDER SEKHON
ENGINEER/ SURVEYOR/ PLANNER:	SAM SALO, PE / STEVE MCCASKEY, PLS / AMY DONLAN ENCOMPASS ENGINEERING & SURVEYING 165 N.E. JUNIPER STREET, SUITE 201 ISSAQUAH, WA 98027 (425) 392-0250
GEOTECH:	HENRY WRIGHT, PE EARTH SOLUTIONS NW LLC 15365 NE 90TH STREET, SUITE 100 REDMOND, WA 98052 (425) 449-4704
WETLAND ECOLOGIST:	JOHN ALTMANN ALTMANN OLIVER ASSOCIATES, LLC PO BOX 578 CARNATION, WA 98014 (425) 333-4535

SITE DATA:

SITE ADDRESS:	212 TODD RD NE PUYALLUP, WA 98371
SITE AREA:	39,779 SF (0.91 AC) - AS SURVEYED
TAX PARCEL:	042022-2008
ZONING:	RM-20 HIGH DENSITY MF RESIDENTIAL
MAX. NET DENSITY:	14 DU/ACRE
MAX. ALLOWABLE DENSITY:	16 DU/ACRE
PROPOSED USE:	LIGHT MANUFACTORING - ML CONTRACTOR SHOP & STORAGE YARD
TOTAL PROPOSED LOTS:	1

SETBACKS:

	RM-20	ML
F FRONT SETBACK:	20'	20'
I INTERIOR SETBACK:	20'	0'
R REAR SETBACK:	15'	0'
S STREAM BUFFER SETBACK:	15'	

UTILITY DISTRICT INFORMATION:

SANITARY SEWER:	CITY OF PUYALLUP (253) 841-5505
WATER:	CITY OF PUYALLUP (253) 841-5505
FIRE:	CENTRAL PIERCE FIRE & RESCUE (253) 538-6400
PHONE/CABLE:	CENTURY LINK (866) 642-0444
ELECTRIC/NATURAL GAS:	PUGET SOUND ENERGY (888) 225-5773

IMPERVIOUS SURFACES:

EXISTING RESIDENCE (ROOF):	1,653 SF
EXISTING UNCOVERED STEPS/RAMP/DECK:	140 SF
EXISTING STORAGE YARD GRAVEL:	22,395 SF
TOTAL:	24,188 (60.80%)

GRADING VOLUMES

CUT:	5 CY ±
FILL:	5 CY ±
NET:	0 CY ±

*TO BE VERIFIED BY CONTRACTOR

SITE AREAS SUMMARY:

BUILDING FOOT PRINT:	1,804 SF
GRAVELED AREA:	ENTIRE SITE

SITE WORK: THE SITE AND HOUSE ON-SITE WERE IN SERIOUS DISREPAIR WHEN THE OWNER TOOK POSSESSION OF THE PROPERTY. THE HOUSE WAS CLEANED UP, PAINTED AND REPAIRED TO BE HABITABLE. THE SITE WAS CLEARED OF ALL ACCESSORY STRUCTURES/CONTAINERS, A LARGE AMOUNT OF GARBAGE AND TRANSIENTS THAT WERE SQUATTING ON-SITE. AFTER THE DEBRIS WAS REMOVED, THE SITE WAS LEVELED AND GRAVELED TO PROPERTY LINES. THE OWNER WOULD LIKE TO ADDRESS CORRECTIVE ACTION REQUIRED BY THE CITY.

LEGAL DESCRIPTION:

BEGINNING AT A POINT 683 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID LOT, 442 FEET MORE OR LESS TO THE RIGHT OF WAY OF CHICAGO, MILWAUKEE & ST PAUL RAILWAY COMPANY;
THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 100 FEET;
THENCE SOUTH PARALLEL WITH AND 93 FEET DISTANCE FROM EAST BOUNDARY OF TRACT 478 FEET MORE OR LESS TO A POINT 93 FEET WEST OF THE POINT OF BEGINNING;
THENCE EAST 93 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET FOR TODD ROAD NORTHEAST.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

VERTICAL DATUM:

NAVD 88

HORIZONTAL DATUM:

NAD 83/(2011) WASHINGTON SOUTH ZONE PER THE WASHINGTON STATE REFERENCE NETWORK - CHECKED TO PIERCE COUNTY REFERENCE NETWORK VIA TIES TO FOUND MONUMENTS SM 3572 AND SM 3662

BENCHMARK:

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7
CONVERTED NGVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE

BASIS OF BEARINGS:

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7
CONVERTED NGVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE

INSTRUMENTATION:

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

EXISTING UTILITY NOTE:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
2. CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

SHEET INDEX

Know what's **below.**
Call before you dig.

REVISIONS

DESCRIPTION	BY	DATE

SAMUEL SALO
STATE OF WASHINGTON
22005327
REGISTERED
PROFESSIONAL ENGINEER

11/06/2024

AMERICAN PRIDE LENDING, LLC TOWNHOMES
AMERICAN PRIDE LENDING, LLC
COVER SHEET

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	21715
DATE	11/06/2024
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	CJA
SHEET	1 of 5