

# City of Puyallup Traffic Scoping Worksheet

## PROJECT INFORMATION

Project Title: 2504 E Main Ave Date: 5/26/2022  
 Applicant Name: IDI Industrial Telephone Number: (425) 749-5557  
 Project Description: 210,376 SF building for industrial use Year of Occupancy: 2022  
 Project Location: Parcel 0420264065; 2504 E Main Ave Parcel Size: 9.74 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)					
Warehousing**	194,700 SF	150	339	33.1	37.0
**Previously entitled/approved use.					
Proposed Use(s)					
Manufacturing	210,376 SF	140	999	143.1	155.7
<b>Net New Trips</b>			660	110.0	118.7
<b>Traffic Impact Fees:</b> Net New PM Peak Hour Trips x \$4,500.00 = \$ <u>534,150</u>					

- \* The peak hour project trips shall be rounded to the nearest tenth.
- \* The project trips shall be estimated using the ITE's *Trip Generation*, 10<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*, 10<sup>th</sup> Edition, average rate.

Identify all intersections that will be affected by 25 new project peak hour trips or more:

- |   |                                   |
|---|-----------------------------------|
| 1. <u>2nd St SE/E Main Ave</u>          | 5. <u>15th St SE/E Main Ave</u>   |
| 2. <u>5th St SE/E Main Ave</u>          | 6. <u>Site Access/E Main Ave</u>  |
| 3. <u>SR 512 NB Ramps/E Pioneer Ave</u> | 7. <u>Shaw Rd E/E Main Ave</u>    |
| 4. <u>15th St SE/E Pioneer Ave</u>      | 8. <u>Shaw Rd E/E Pioneer Ave</u> |

continued below

Prepared by: Traffic Engineer: TENW Telephone Number: 425-250-0579

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

**Office Use Only**

TIS  TAS  TAIS  No Further Work Required

9. SR 410 EB Ramps/E Main Ave  
 10. SR 410 WB Ramps/E Main Ave

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@ci.puyallup.wa.us

**IDI Industrial - 2504 E Main Avenue (Puyallup)  
Trip Generation Summary**

Proposed Land Use	Units <sup>1</sup>	ITE LUC <sup>2</sup>	Directional Distribution <sup>2</sup>		Trip Rate or Equation <sup>2</sup>	Trips Generated			TRUCKS												
			In	Out		In	Out	Total	Rate or % <sup>2</sup>	Distribution <sup>2</sup>		Truck Trips Generated			Non-Truck Trip Generation						
<b>Daily</b>																					
<i>Proposed Use:</i> Manufacturing	210,376 GFA	140	50%	50%	4.75	499.6	499.7	999.3	0.45	50%	50%	47.3	47.4	94.7	452.3	452.3	904.6				
<i>Less Entitled Use:</i> Warehousing	194,700 GFA	150	50%	50%	1.74	169.4	169.4	338.8	20%	50%	50%	33.9	33.9	67.8	135.5	135.5	271.0				
						<b>Net New Weekday Daily Trips =</b>	<b>330.2</b>	<b>330.3</b>	<b>660.5</b>				<b>13.4</b>	<b>13.5</b>	<b>26.9</b>	<b>316.8</b>	<b>316.8</b>	<b>633.6</b>			
<b>AM Peak Hour</b>																					
<i>Proposed Use:</i> Manufacturing	210,376 GFA	140	76%	24%	0.68	108.8	34.3	143.1	0.03	56%	44%	3.5	2.8	6.3	105.3	31.5	136.8				
<i>Less Entitled Use:</i> Warehousing	194,700 GFA	150	77%	23%	0.17	25.5	7.6	33.1	20%	77%	23%	4.6	2.0	6.6	20.9	5.6	26.5				
						<b>Net New Weekday AM Peak Hour Trips =</b>	<b>83.3</b>	<b>26.7</b>	<b>110.0</b>				<b>-1.1</b>	<b>0.8</b>	<b>-0.3</b>	<b>84.4</b>	<b>25.9</b>	<b>110.3</b>			
<b>PM Peak Hour</b>																					
<i>Proposed Use:</i> Manufacturing	210,376 GFA	140	31%	69%	0.74	48.3	107.4	155.7	0.03	41%	59%	2.6	3.7	6.3	45.7	103.7	149.4				
<i>Less Entitled Use:</i> Warehousing	194,700 GFA	150	27%	73%	0.19	10.0	27.0	37.0	20%	27%	73%	2.4	5.0	7.4	7.6	22.0	29.6				
						<b>Net New Weekday PM Peak Hour Trips =</b>	<b>38.3</b>	<b>80.4</b>	<b>118.7</b>				<b>0.2</b>	<b>-1.3</b>	<b>-1.1</b>	<b>38.1</b>	<b>81.7</b>	<b>119.8</b>			

Notes:

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

<sup>2</sup> Land Use Code, trip rates/equations and directional splits for proposed use (LUC 140) based on ITE Trip Generation Manual, 11th Edition, 2021.

## GENERAL INFORMATION

**SITE AREA**  
428,227 SF (9.83 ACRES)

**BUILDING AREA**

- 11,225 SF (1ST OFFICE)
- 7,856 SF (MEZZANINE)
- 18,180 SF (MANUFACTURING)
- 14,511 SF (OPEN SPACE/STORAGE/MECH. EQUIPMENT)
- 32,884 SF (RACKING/STORAGE WAREHOUSE)
- 120,716 SF (WAREHOUSE)
- 205,372 SF TOTAL

**ZONE**  
ML LIMITED MANUFACTURING

**PARKING:**

**BUILDING**

- 36 STALLS - 18,180 SF MANUF. @ 1/500 SF
- 64 STALLS - 19,081 SF OFFICE @ 1/300 SF
- 15 STALLS - 14,511 SF OPEN/STRG./MECH @ 1/1,000 SF
- 51 STALLS - 153,600 SF WHSE @ 1/3,000 SF
- 166 TOTAL STALLS REQUIRED

105 REGULAR STALLS PROVIDED (9'x20')  
84 COMPACT STALLS PROVIDED (8'x17') - 43% OF TOTAL  
5 ADA STALLS PROVIDED  
194 TOTAL AUTO STALLS PROVIDED

CLIENT:

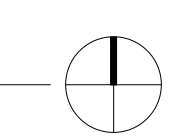
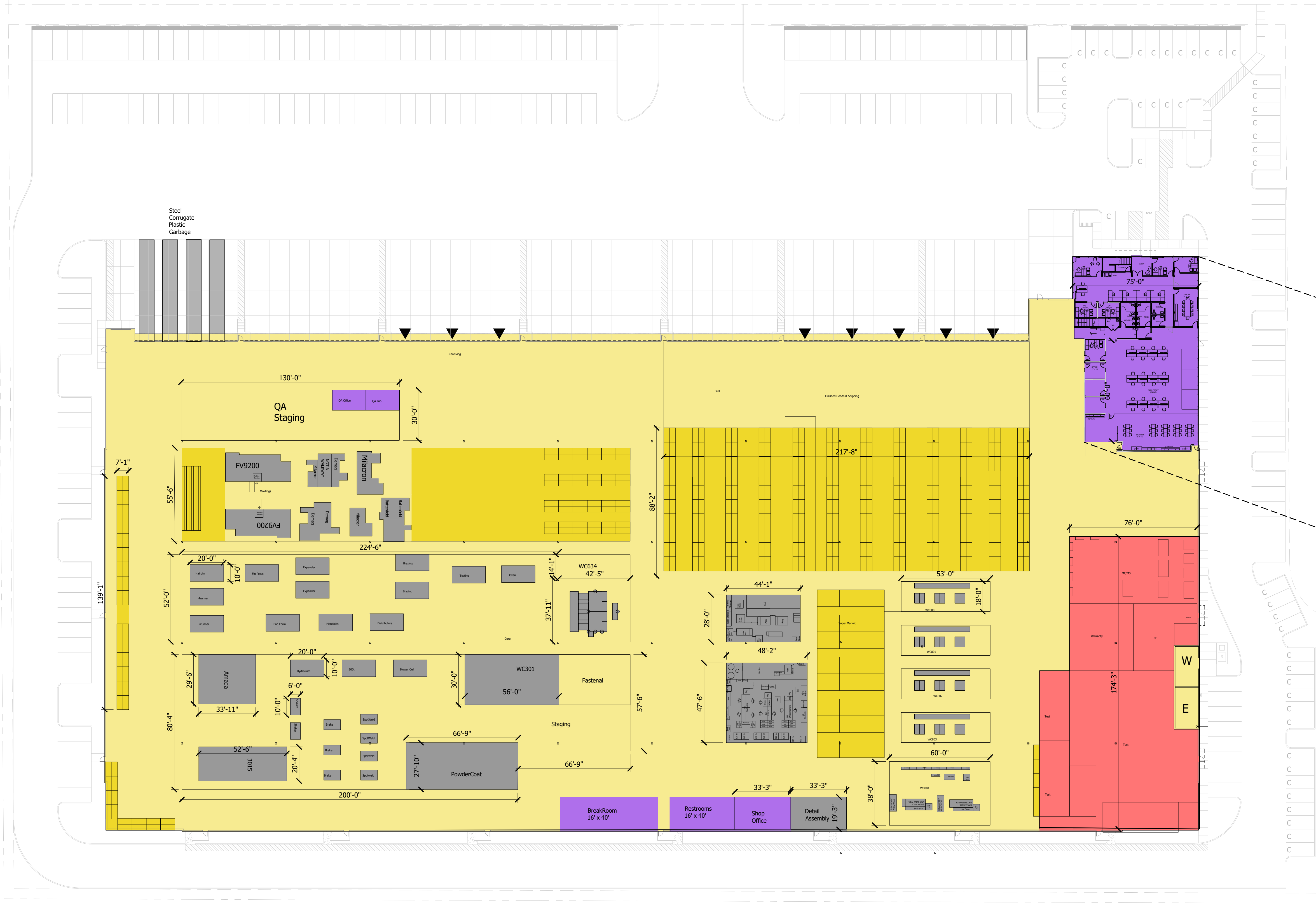
**PANATTONI DEVELOPMENT**  
1821 DOCK STREET, SUITE 100  
TACOMA, WA, 98402

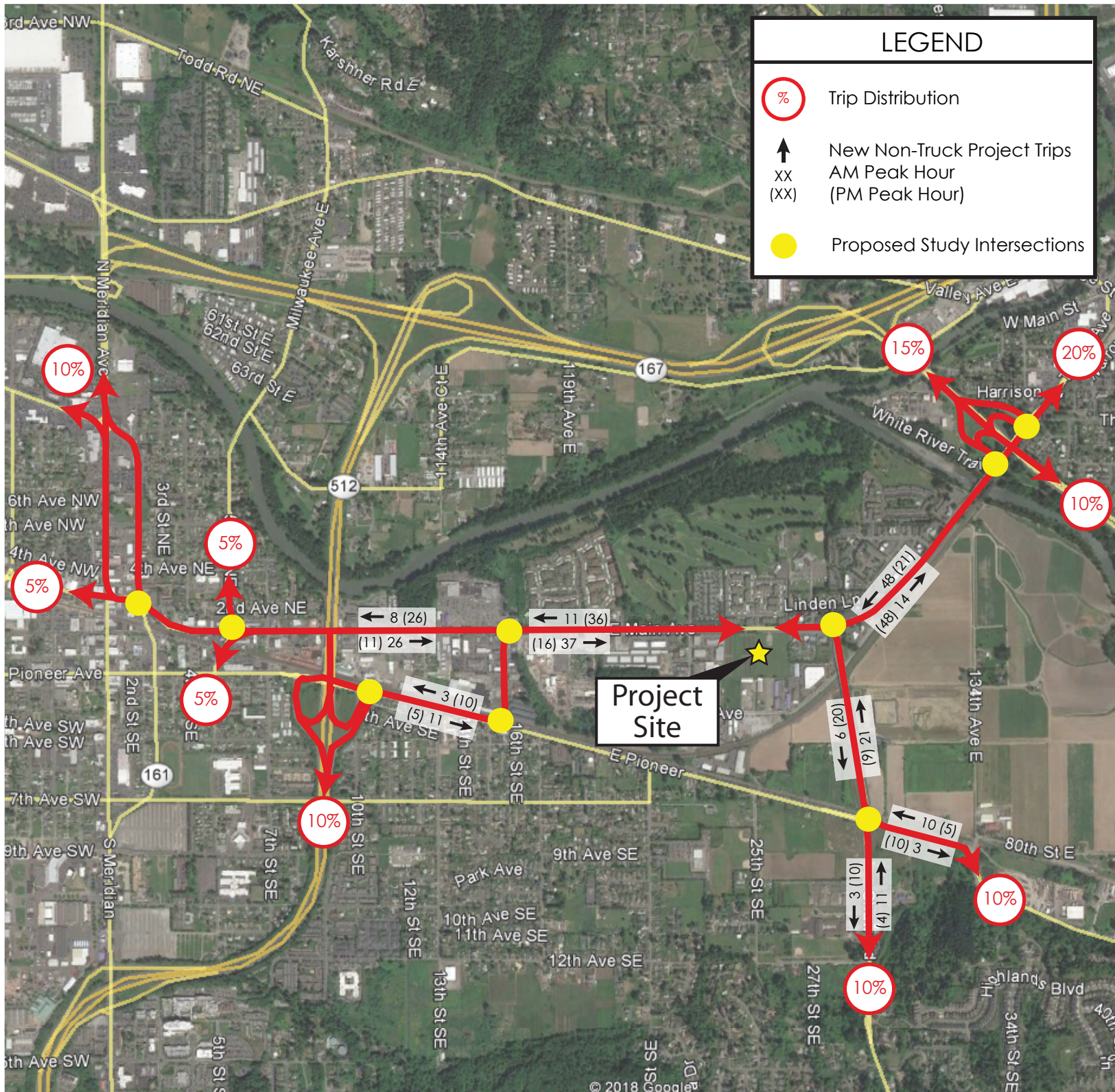
PROJECT:

PUYALLUP CORPORATE PARK

000 EAST MAIN  
PUYALLUP, WASHINGTON

Description: No: Date:  
USE BREAKDOWN 02/22/2022

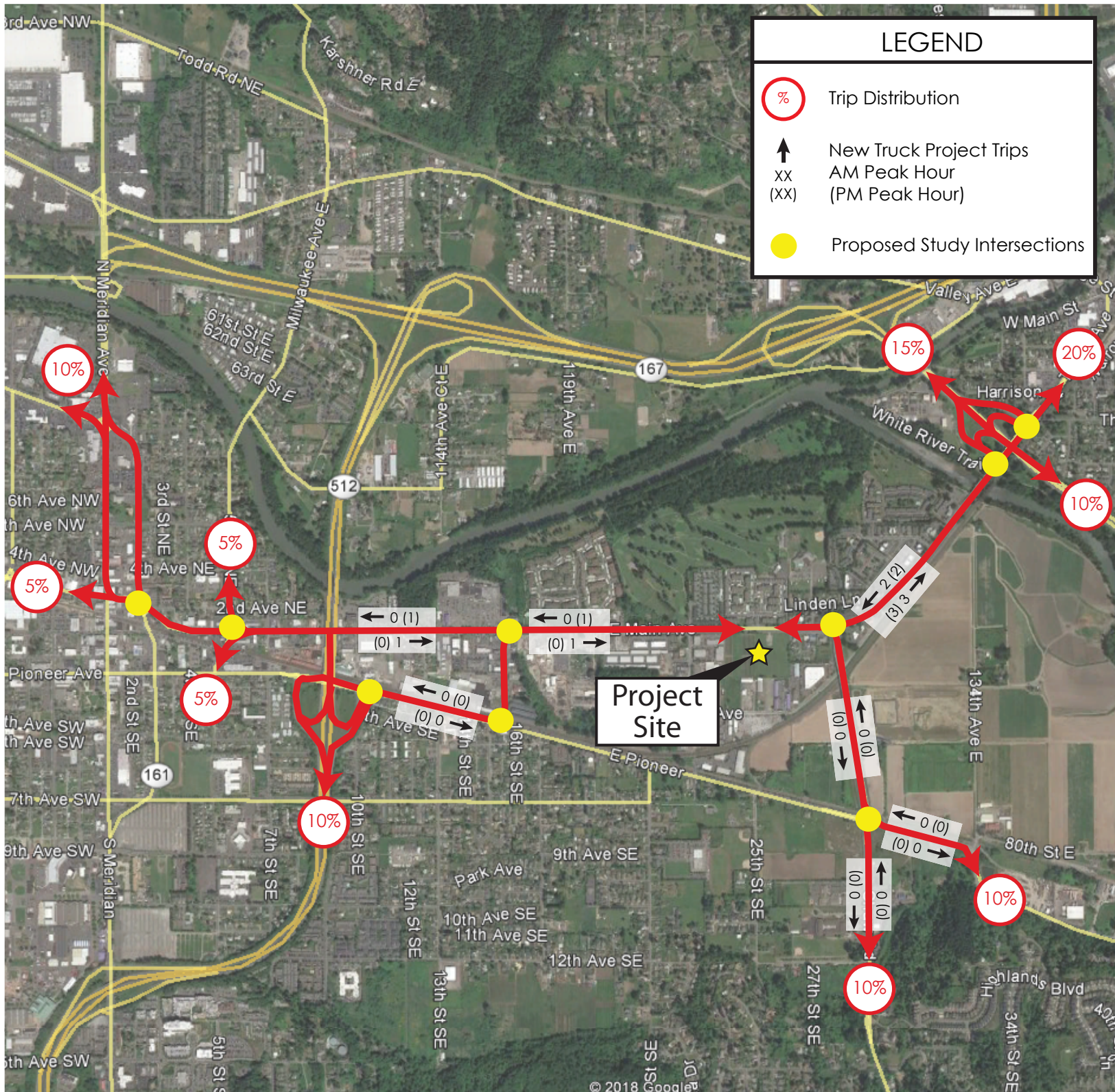




**2450 E Main Ave: Peak Hour Project Trip Distribution & Assignment (Non-Truck)**



NOT TO SCALE



**2450 E Main Ave: Peak Hour Project Trip Distribution & Assignment (Truck)**



# Manufacturing (140)

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

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

Number of Studies: 53

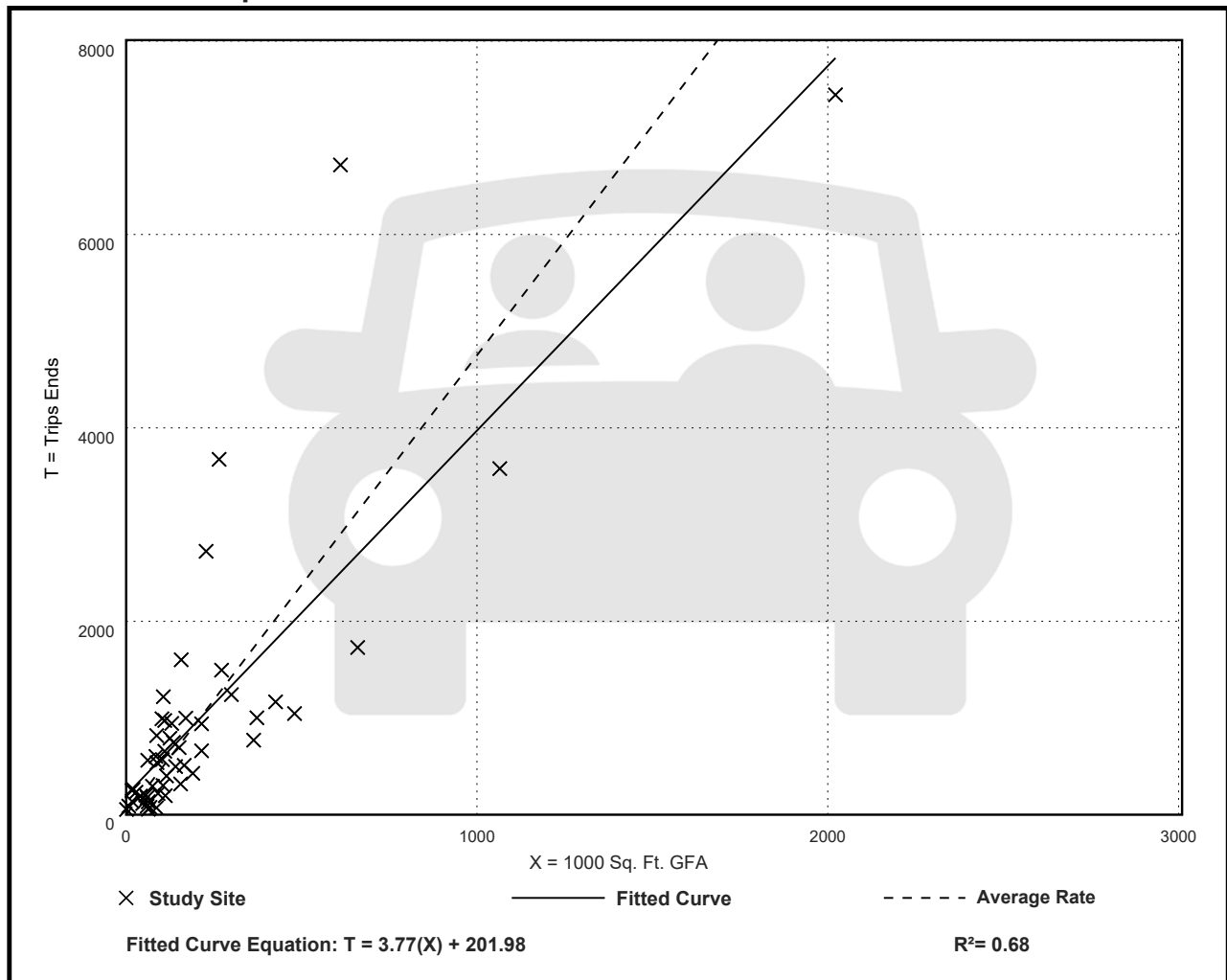
Avg. 1000 Sq. Ft. GFA: 208

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.75	0.83 - 49.50	3.20

## Data Plot and Equation



# Manufacturing (140)

**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: 48

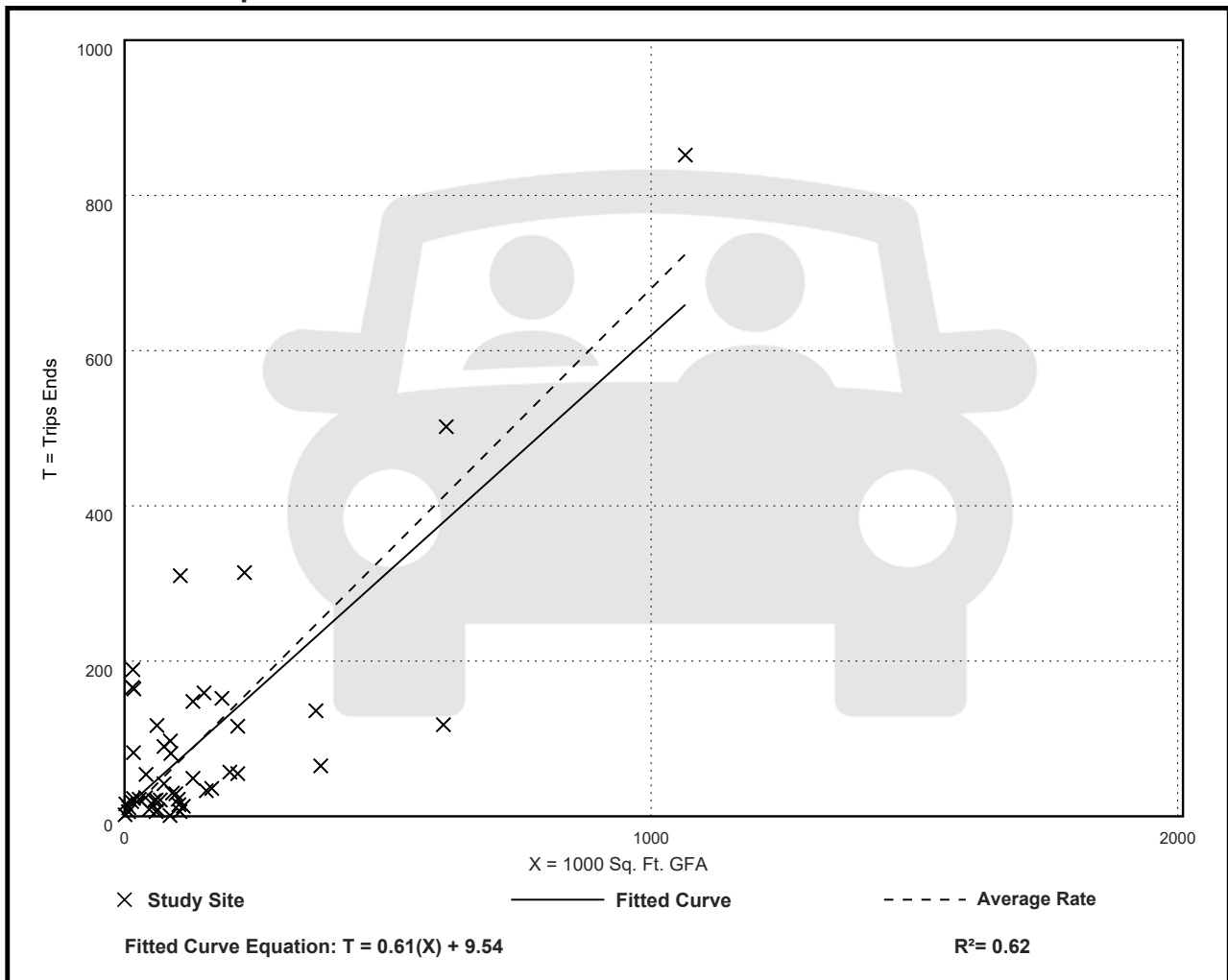
Avg. 1000 Sq. Ft. GFA: 138

Directional Distribution: 76% entering, 24% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.68	0.01 - 11.93	1.03

## Data Plot and Equation



# Manufacturing (140)

**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: 55

Avg. 1000 Sq. Ft. GFA: 142

Directional Distribution: 31% entering, 69% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.07 - 11.37	0.93

## Data Plot and Equation

