City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: Pro-Vac Date: 6/15/2022

Applicant Name: Mr. Mike Grimit Telephone Number: N/A

Project Description: Repurpose of buildings (see attached memo) Year of Occupancy: 2022/2023

Project Location: PN: 2105200-192; -191 Parcel Size: 0.89-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)					
Single-Family Housing	1 dwelling unit	210	9.4	0.7	0.9
Proposed Use(s)					
Specialty Trade Contractor	4,774 Sq Ft	180	46.8	7.9	9.2
Net New Trips			37.4	7.2	8.3
Traffic Impact Fees: Net New PM Peak Hour Trips x $4,500 = $37,350					

- 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*, 10th Edition, average rate.

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

1. None 4. _____
2. _____ 5. _____
3. _____ 6. _____
4. _____ 8. _____

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

Address: PO Box 397 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

Date: June 15, 2022

To: Mr. Mike Grimit
Grimit Architecture
516 Wana Wana Pl NE
Tacoma, Wa 98422

From: Aaron Van Aken, PE, PTOE

Subject: Pro-Vac Puyallup Memo

The intent of this memo serves to provide trip generation summary for the proposed repurposing of several on-site buildings, located within the city of Puyallup. A description of the project and estimated trip generation summary is provided below.

Project Summary

Pro-Vac Puyallup is proposing to modify and/or repurpose four on-site buildings located at 2505 & 2511 Inter Avenue in the city of Puyallup. The subject site comprises a cumulative 0.89-acres within tax parcel #'s: 210520-0192; & -0191. An aerial vicinity map is illustrated below which identifies the tax parcels in blue. A conceptual site plan is illustrated in Figure 2 on the following page. Figure 3 defines the land uses and building characteristics for each of the four on-site structures under existing and proposed development conditions.

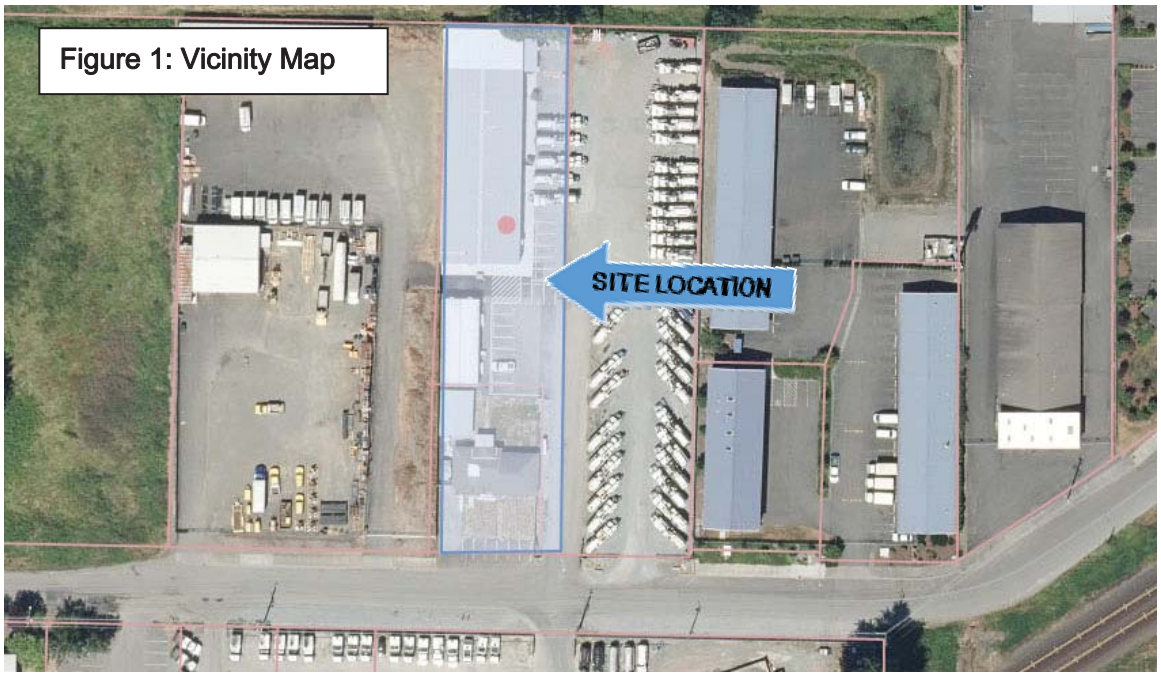
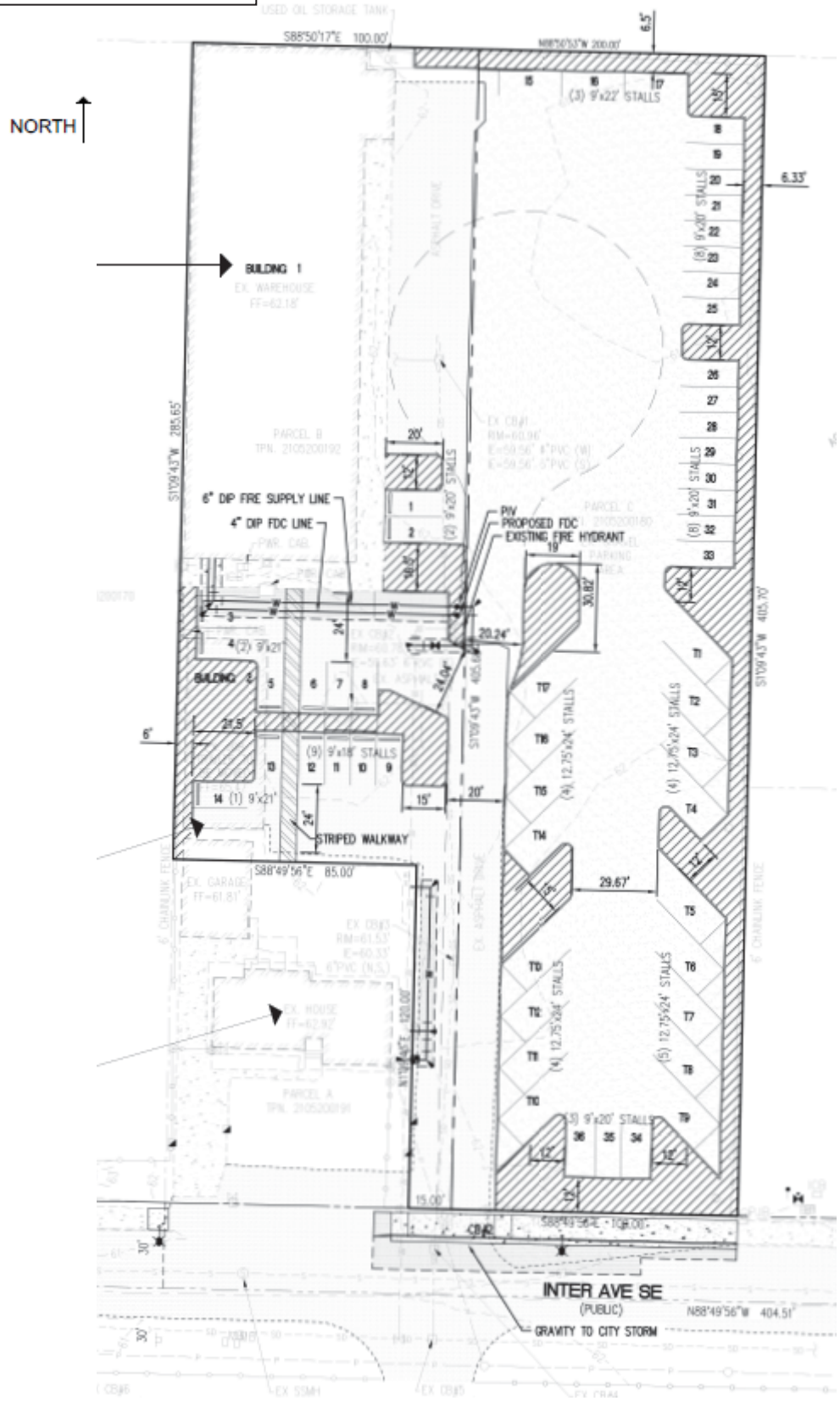
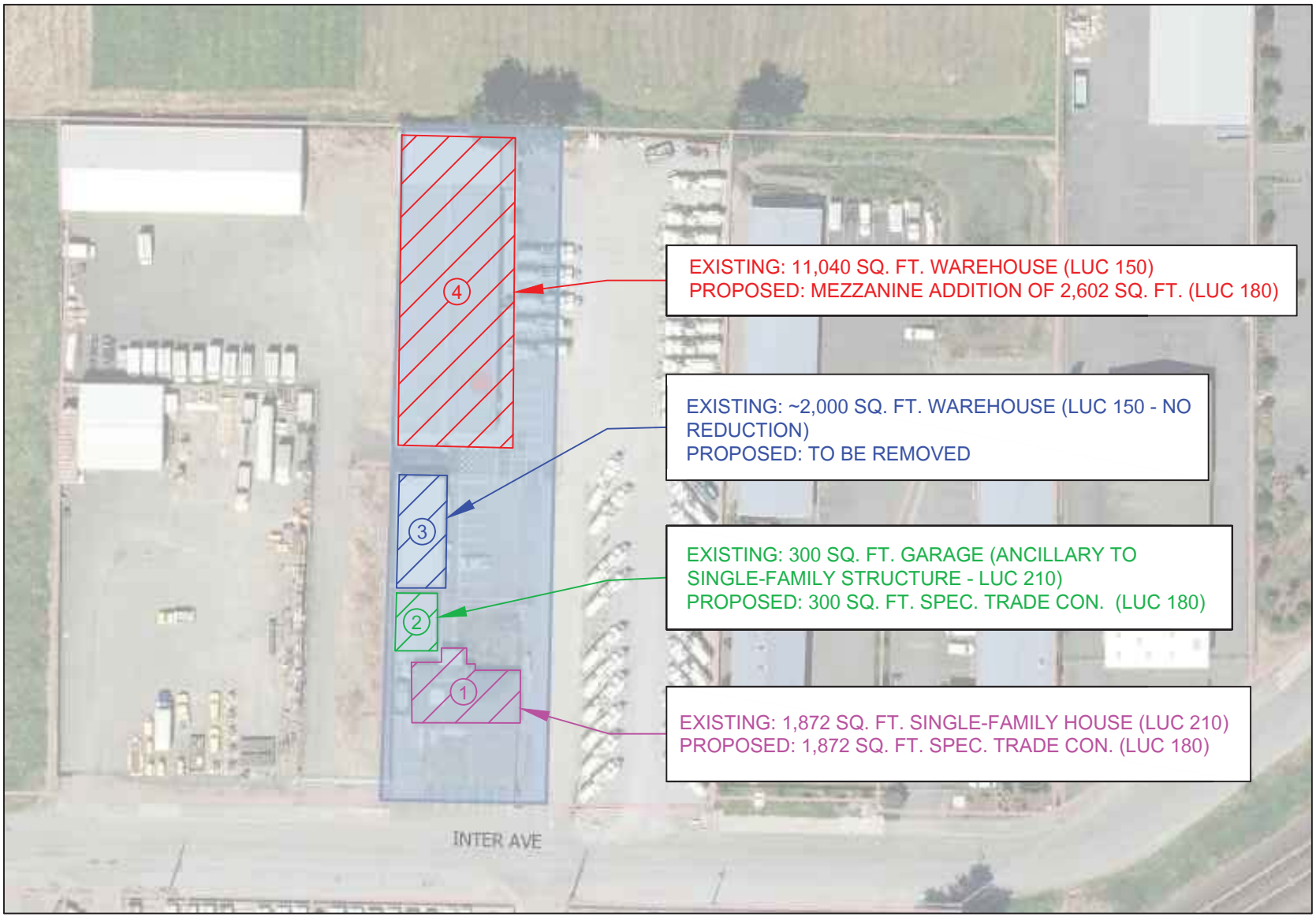


Figure 1: Vicinity Map

Figure 2 – Site Plan





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PRO-VAC PUYALLUP

EXISTING & PROPOSED LAND USES & BUILDING CHARACTERISTICS
FIGURE 3

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Trip Generation

Trip generation is defined by the number of vehicular movements that enter or exit a site during a particular timeframe such as a specific peak hour or an entire day. Trip generation estimates are based on data from the ITE *Trip Generation Manual,* 11th Edition. Proposed Pro-Vac Puyallup site development entails a repurposing of several on-site structures in addition to the demolition of the central northerly building and a 2,602 square foot addition to the northerly building. Per City of Puyallup comments, all structures occupied under future operations are to be defined under ITE's Land Use Code (LUC) 180 – Specialty Trade Contractor. The primary existing on-site land uses are defined as LUC 210 – Single-Family Detached Housing and LUC 150 – Warehousing. An outline is subsequently provided below summarizing the findings presented in Figure 3 concerning existing and proposed on-site operations.

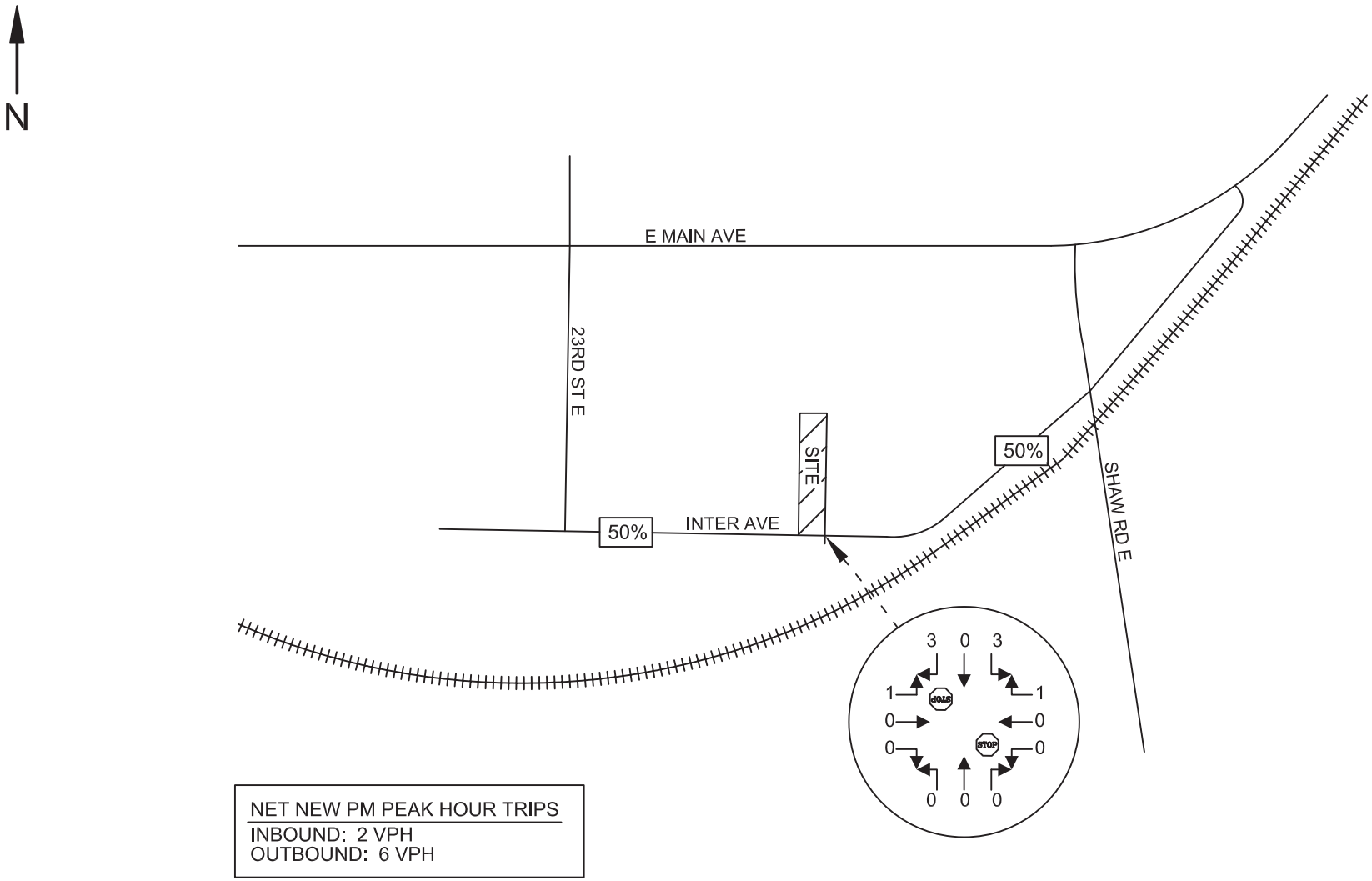
Land Use Codes – ITE 11th Edition:

- Single-Family Detached Housing – LUC 210
- Warehousing – LUC 150
- Specialty Trade Contractor – LUC 180

Existing & Proposed On-Site Operations by Building

- Building 1
  - Existing: 1,872 square foot single-family home (LUC 210)
  - Proposed: 1,872 square foot small office building (LUC 180)
- Building 2
  - Existing: 300 square foot garage ancillary to the single-family structure
  - Proposed: 300 square foot warehouse (LUC 180)
- Building 3
  - Existing: ~2,000 square foot portable (considered as storage/warehouse space – no reduction applied)
  - Proposed: To be removed
- Building 4
  - Existing: 11,040 square foot warehouse - LUC 150 (to remain as warehouse)
  - Proposed: 2,602 square foot mezzanine addition (LUC 180)

Existing and proposed land uses were used to derive total net new trip generation associated with site development. Attached in the appendix is a spreadsheet outlining the average weekday daily, AM peak hour and PM peak hour net new trip generation. In total, 37 net new average weekday daily trips, 7 net new AM peak hour trips (6 in / 1 out) and 8 net new PM peak hour trips (2 in / 6 out) are anticipated as a result of site redevelopment. Figure 4 on the following page illustrates net new PM peak hour trips traveling to and from the proposed Pro-Vac Puyallup as a result of the proposed redevelopment.



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PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 4

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Conclusion

Pro-Vac Puyallup proposed for the redevelopment of four existing structures located at 2505 & 2511 Inter Avenue in the city of Puyallup. This memo serves as a trip generation assessment using ITE data. The existing and proposed on-site land uses were defined and used to derive net new trip generation associated with site redevelopment. Based on the modifications to on-site land uses, approximately 8 net new (2 in / 6 out) trips are expected in the PM peak travel hour.

Please call if you require additional information.

Aaron Van Aken, PE, PTOE

06/15/2022

Heath & Associates Transportation Engineering
Project: Pro-Vac Puyallup
Jurisdiction: City of Puyallup

Pro-Vac Puyallup Trip Generation Summary

Average Weekday Daily

Development	Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Internal Capture		Pass-by Trips		Primary Trips		
						In	Out	In	Out	Total	%	Total	%	Total	In	Out	Total
Previous	Single-Family Housing	#210	Dwelling units	1	9.43	50%	50%	4.7	4.7	9.4	0%	0	0%	0.0	4.7	4.7	9.4
Proposed	Specialty Trade Contractor	#180	1,000 sq. ft.	4.77	9.82	50%	50%	23.4	13.4	46.8	0%	0.0	0%	0.0	23.4	13.4	46.8
													Totals	**0.0**	**18.7**	**8.7**	**37.4**

Weekday AM Peak Hour

Development	Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Internal Capture		Pass-by Trips		Primary Trips		
						In	Out	In	Out	Total	%	Total	%	Total	In	Out	Total
Previous	Single-Family Housing	#210	Dwelling units	1	0.7	26%	74%	0.2	0.5	0.7	0%	0	0%	0.0	0.2	0.5	0.7
Proposed	Specialty Trade Contractor	#180	1,000 sq. ft.	4.77	1.66	74%	26%	2.5	2.1	7.9	0%	0.0	0%	0.0	5.9	2.1	7.9
													Totals	**0.0**	**5.7**	**1.6**	**7.2**

Weekday PM Peak Hour

Development	Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Internal Capture		Pass-by Trips		Primary Trips		
						In	Out	In	Out	Total	%	Total	%	Total	In	Out	Total
Previous	Single-Family Housing	#210	Dwelling units	1	0.94	63%	37%	0.6	0.3	0.9	0%	0	0%	0.0	0.6	0.3	0.9
Proposed	Specialty Trade Contractor	#180	1,000 sq. ft.	4.77	1.93	32%	68%	2.9	2.6	9.2	0%	0.0	0%	0.0	2.9	2.6	9.2
													Totals	**0.0**	**2.4**	**5.9**	**8.3**

Sources:
Institute of Transportation Engineers, *Trip Generation Manual,* 11th Edition, (2021).