

# City of Puyallup Traffic Scoping Worksheet

## PROJECT INFORMATION

Project Title: Valley Avenue Yard Date: 7/15/2022

Applicant Name: Kermit Jorgensen Telephone Number: 206-787-1475

Project Description: 1.78-acres of truck and trailer parking Year of Occupancy: 2023

Project Location: 1106; 1042 Valley Ave NW - PN: 042016-3041; -3040 Parcel Size(s): 1.78

Proposed Number of Access Point(s): 1 Existing Number of Access Point(s): 2

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Existing Use(s): 2 Single Family dwelling units					
LUC 210 (Single Family Detached Housing)	2 dwelling units	210	18.9	1.4	1.9
Proposed Use(s): Truck and Trailer Parking Facility					
Truck and Trailer Parking	1.78-acres	N/A	-	-	4.7
<b>Net New Trips</b>			-	-	2.8
<b>Traffic Impact Fees:</b> Net New PM Peak Hour Trips x \$4,500 = \$12,600					

- \* The 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 single-family units and offices and specialty retail smaller than 30,000 SF, use ITE's *Trip Generation*, 11<sup>th</sup> Edition, average rate.

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

1. None 3. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_

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

Address: 1011 E Main, Suite 453, Puyallup, WA 98371 avanaken@heathttraffic.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](mailto:standle@ci.puyallup.wa.us)

Project Title: Valley Avenue Yard  
 Project Description: 1.78-acres of truck and trailer parking  
 Address: 1106; 1042 Valley Avenue NW  
 Parcel(s): 042016-3041; -3040

Project Description:

Valley Avenue Yard proposes for the construction of a truck and trailer parking yard comprising approximately 1.78-acres, located within the city of Puyallup. On-site currently exist two single-family structures, which are to be demolished prior to new construction. Access to the site is proposed via one driveway extending west from Valley Avenue NW, as shown in the site plan provided in Figure 1.

Trip Generation:

Due to lack of applicable data from the ITE *Trip Generation Manual* pertaining to truck and trailer parking facilities, project trip generation is proposed to be derived using sample site data from four local sample sites in Pierce County. Data was gathered in April of 2019 and November of 2021, which was used to derive average PM peak hour trip rates. The four sample site locations and trip rate findings from the yard sample site trip generation studies are outlined below in Table 1. An independent variable of “acres” was utilized to derive trip rates given sample site operations and characteristics. Subsequently, Table 2 extrapolates average trip rates from Table 1 to show the estimated project trip generation associated with the proposed Valley Avenue Yard.

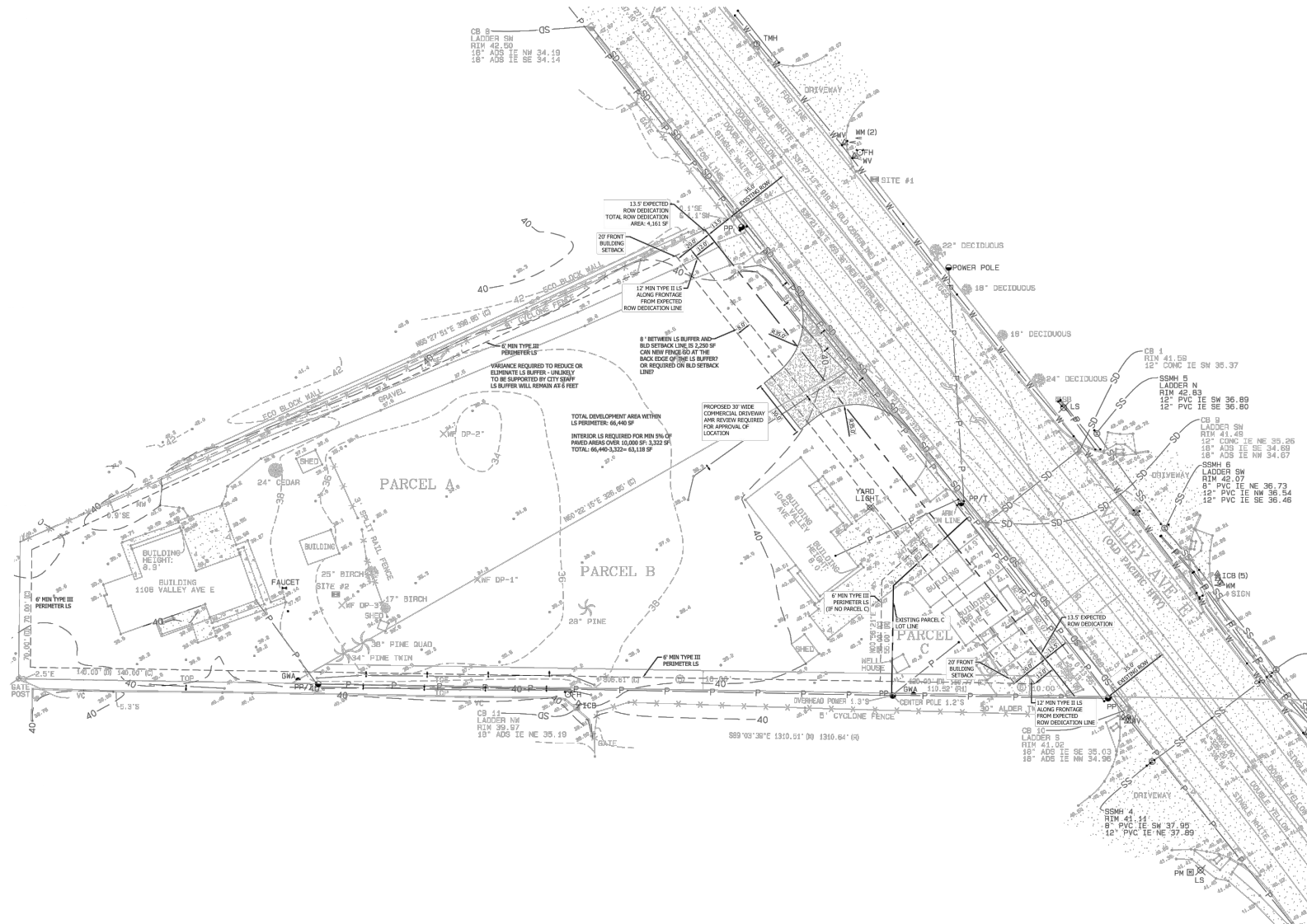
**Table 1: PM Peak Hour Trip Generation Rates:**

Sample Site	Date	PM Peak Hour			Size (acres)	Rate (trips per acre)		
		In	Out	Total		In	Out	Total
263 Roy Rd SW	4/23/2019	2	2	4	1.90	1.05	1.06	2.11
893 Valentine Ave	4/24/2019	9	15	24	5.88	1.53	2.55	4.08
1075 Valentine Ave	4/24/2019	4	4	8	3.37	1.19	1.19	2.38
1221 Alexander Ave	11/17/2021	5	5	10	4.90	1.02	1.02	2.04
Average Rates						1.20	1.45	2.65

**Table 2: Project PM Peak Hour Trip Generation**

Land Use	Size	PM Peak-Hour Trips		
		Inbound	Outbound	Total
<u>Proposed:</u> Truck and Trailer Parking	1.78-acres	2	3	5
<u>Existing:</u> Single-Family	2 D.U.'s	-1	-1	-2
Net New Trips		1	2	3

As shown in Tables 1 and 2, sample site data extrapolated to the proposed development is anticipated to yield 5 total PM peak hour trips generated on-site (or 3 net new trips). Figure 2 illustrates the project's anticipated PM peak hour trip distribution and assignment. Included are total anticipated project-generated PM peak hour trips (2 in / 3 out).



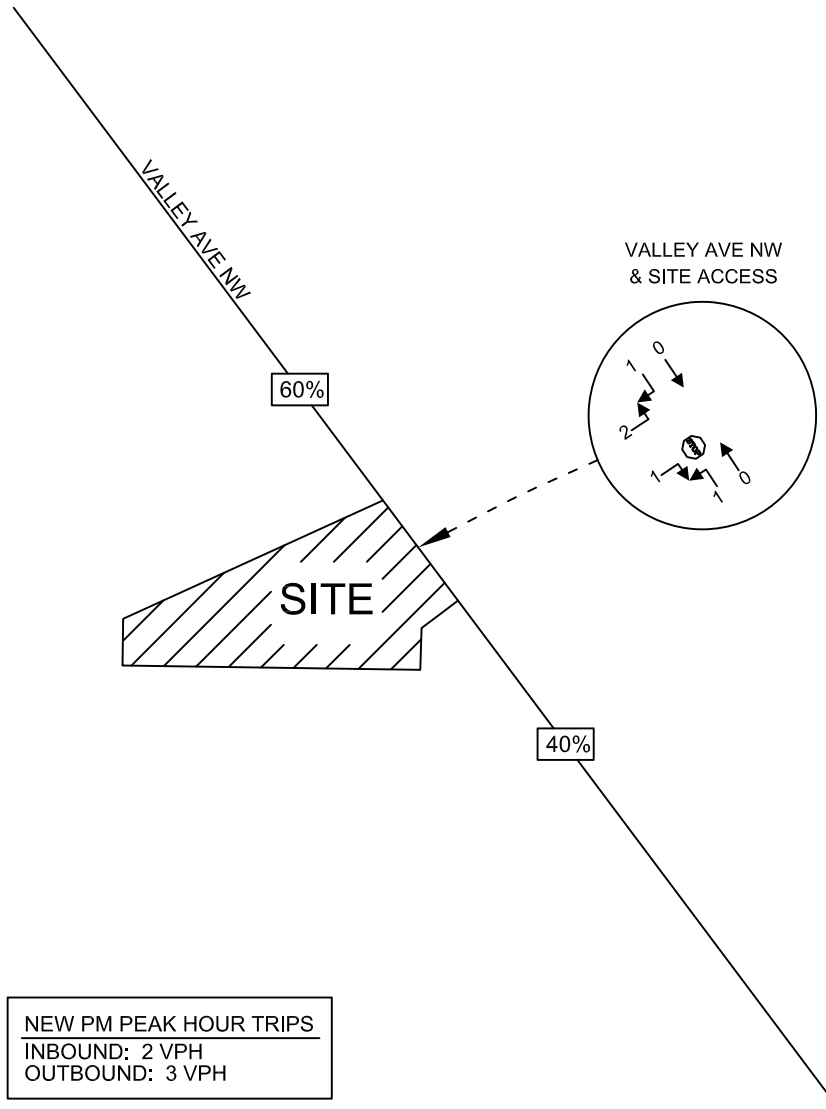
**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

Valley Avenue Yard  
Puyallup Scoping

PO Box 397 Puyallup, WA 98371  
(253) 770 1401 heathtraffic.com

**VALLEY AVENUE YARD**  
SITE PLAN  
FIGURE 1

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3



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TRAFFIC AND CIVIL ENGINEERING

**VALLEY AVENUE YARD**  
PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT  
FIGURE 2

# Single-Family Detached Housing

## (210)

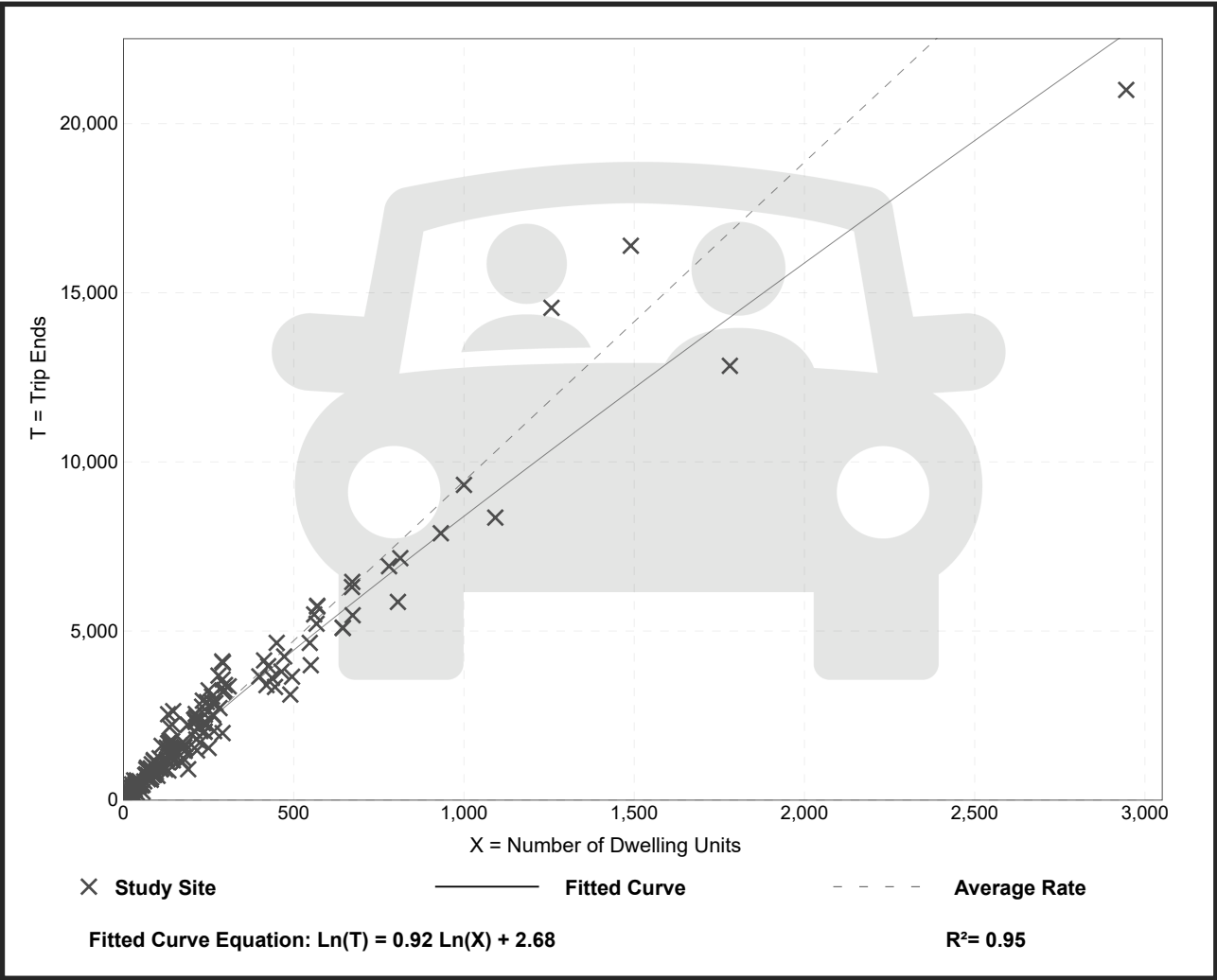
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

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



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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

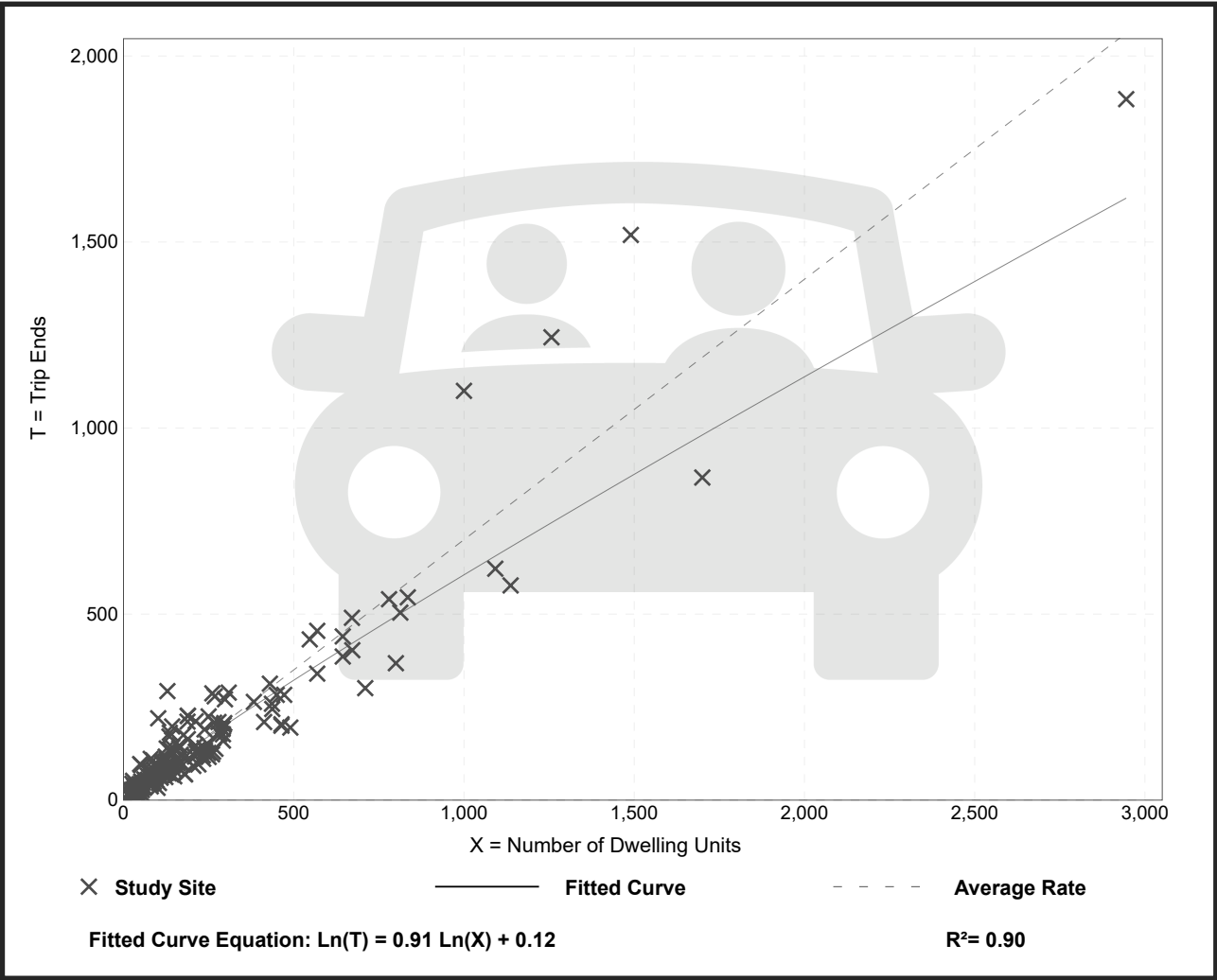
Directional Distribution:

26% entering, 74% 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

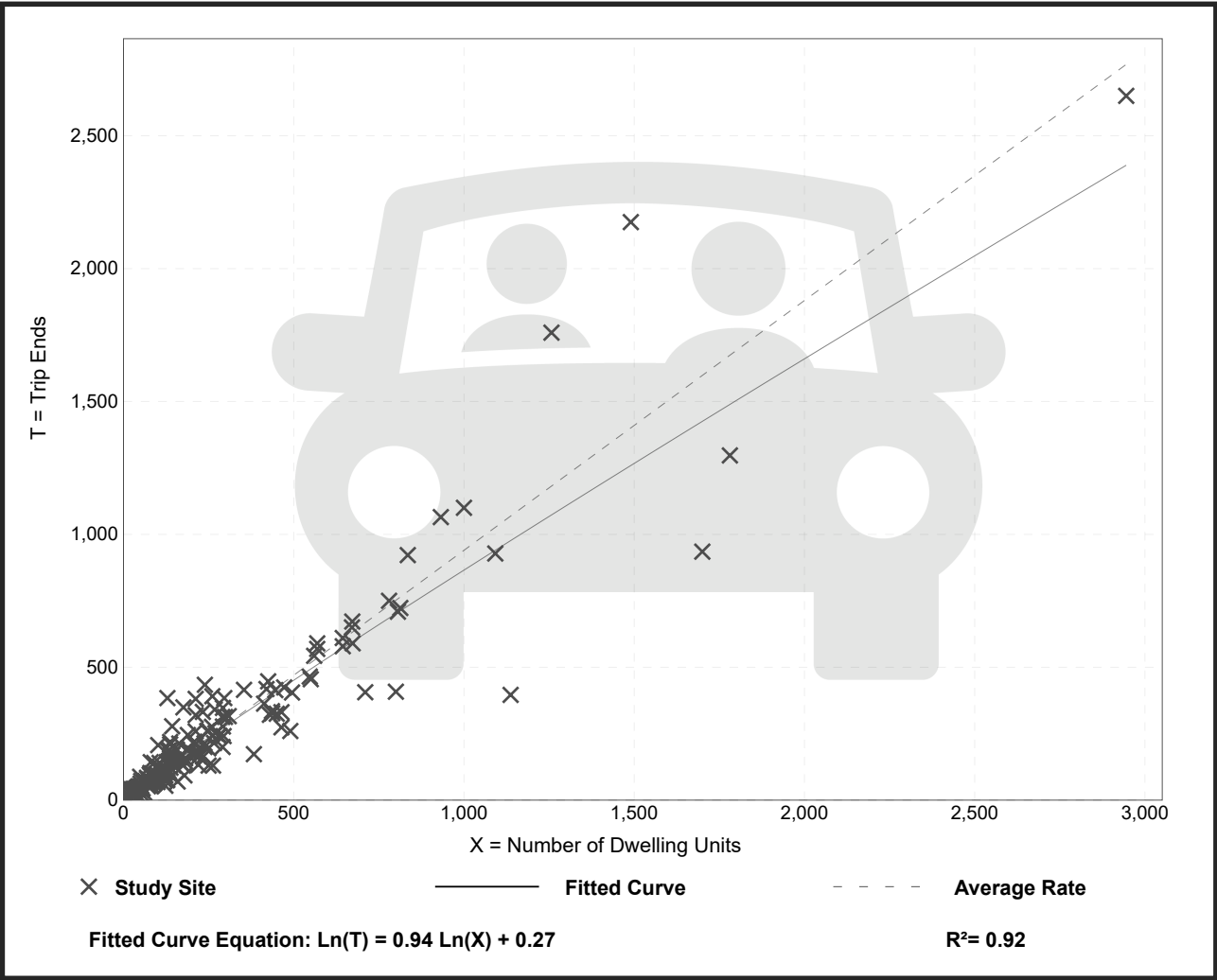
Directional Distribution:

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



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# Heath & Associates

PO Box 397  
Puyallup, WA 98371

File Name : 4771b  
Site Code : 00004771  
Start Date : 11/17/2021  
Page No : 1

## Groups Printed- Passenger + - Heavy

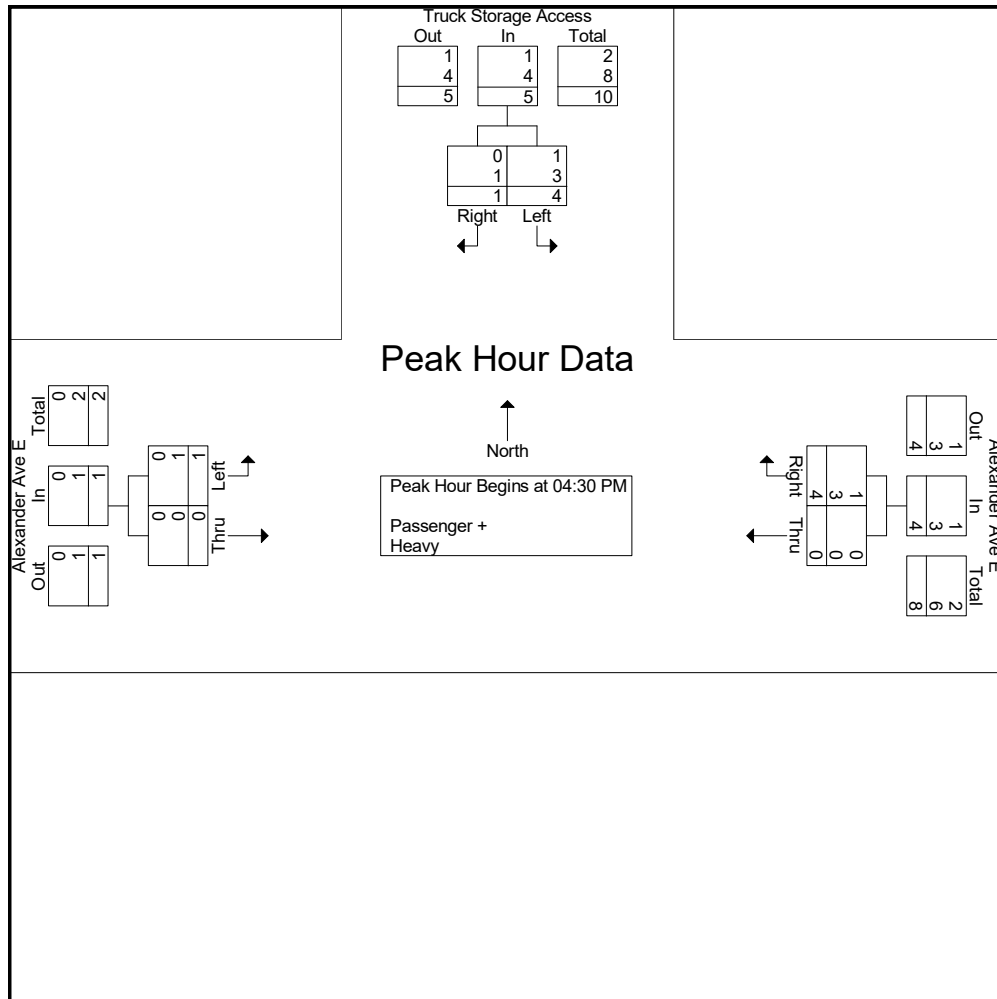
	Truck Storage Access Southbound			Alexander Ave E Westbound			Alexander Ave E Eastbound			
Start Time	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	Int. Total
04:00 PM	0	0	0	1	0	1	0	0	0	1
04:15 PM	0	1	1	0	0	0	0	0	0	1
04:30 PM	0	0	0	0	0	0	0	1	1	1
04:45 PM	1	0	1	2	0	2	0	0	0	3
Total	1	1	2	3	0	3	0	1	1	6
05:00 PM	0	2	2	2	0	2	0	0	0	4
05:15 PM	0	2	2	0	0	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	1	1	1
05:45 PM	0	0	0	1	0	1	0	0	0	1
Total	0	4	4	3	0	3	0	1	1	8
Grand Total	1	5	6	6	0	6	0	2	2	14
Apprch %	16.7	83.3		100	0		0	100		
Total %	7.1	35.7	42.9	42.9	0	42.9	0	14.3	14.3	
Passenger +	0	1	1	1	0	1	0	0	0	2
% Passenger +	0	20	16.7	16.7	0	16.7	0	0	0	14.3
Heavy	1	4	5	5	0	5	0	2	2	12
% Heavy	100	80	83.3	83.3	0	83.3	0	100	100	85.7

# Heath & Associates

PO Box 397  
Puyallup, WA 98371

File Name : 4771b  
Site Code : 00004771  
Start Date : 11/17/2021  
Page No : 2

	Truck Storage Access Southbound			Alexander Ave E Westbound			Alexander Ave E Eastbound			
Start Time	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	0	0	0	0	0	0	0	1	1	1
04:45 PM	1	0	1	2	0	2	0	0	0	3
05:00 PM	0	2	2	2	0	2	0	0	0	4
05:15 PM	0	2	2	0	0	0	0	0	0	2
Total Volume	1	4	5	4	0	4	0	1	1	10
% App. Total	20	80		100	0		0	100		
PHF	.250	.500	.625	.500	.000	.500	.000	.250	.250	.625
Passenger +	0	1	1	1	0	1	0	0	0	2
% Passenger +	0	25.0	20.0	25.0	0	25.0	0	0	0	20.0
Heavy	1	3	4	3	0	3	0	1	1	8
% Heavy	100	75.0	80.0	75.0	0	75.0	0	100	100	80.0





**Heath & Associates, Inc.**  
**2214 Tacoma Road**  
**Puyallup, WA 98371**

**Project Name: Milton Truck Storage**

Intersection: 263 Roy Ave

Jurisdiction: City of Pacific

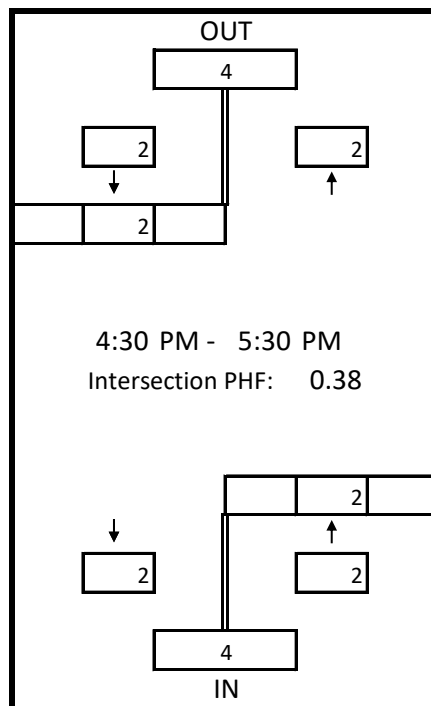
Date of Count: 4/23/2019

Project Number: 4273

Time Period	Southbound OUT				Westbound				Northbound IN				Eastbound				Total
	HV	R	T	L	HV	R	T	L	HV	R	T	L	HV	R	T	L	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
4:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
5:30 PM	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total	1	0	3	0	0	0	0	0	1	0	2	0	0	0	0	0	5
-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Peak Hour	<b>4:30 PM to 5:30 PM</b>																Total
Peak Total	0	0	2	0	0	0	0	0	1	0	2	0	0	0	0	0	4
Heavy Veh.	33.3%				0.0%				50.0%				0.0%				
PHF	0.50				0.00				0.50				0.00				



**Heath & Associates, Inc.**  
**2214 Tacoma Road**  
**Puyallup, WA 98371**

**Project Name: Milton Truck Storage**

**Intersection: 893 Valentine Ave**

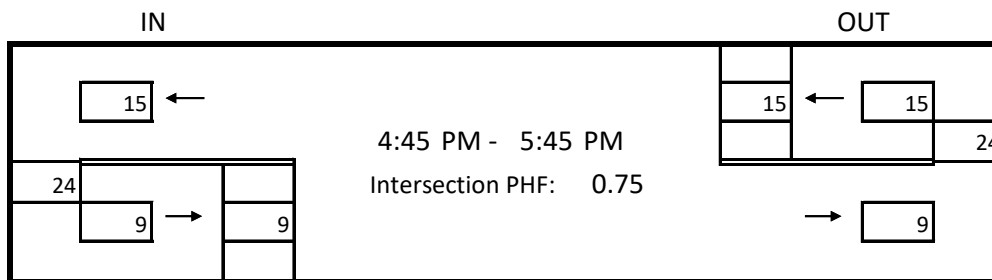
**Jurisdiction: City of Pacific**

**Date of Count: 4/24/2019**

**Project Number: 4273**

Time Period	Southbound				Westbound OUT				Northbound				Eastbound IN				Total
	HV	R	T	L	HV	R	T	L	HV	R	T	L	HV	R	T	L	
4:00 PM	0	0	0	0	1	0	1	0	0	0	0	0	0	0	1	0	2
4:15 PM	0	0	0	0	2	0	4	0	0	0	0	0	2	0	2	0	6
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	2
4:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	4	0	5
5:00 PM	0	0	0	0	0	0	2	0	0	0	0	0	1	0	2	0	4
5:15 PM	0	0	0	0	3	0	7	0	0	0	0	0	0	0	1	0	8
5:30 PM	0	0	0	0	0	0	5	0	0	0	0	0	2	0	2	0	7
5:45 PM	1	0	0	0	1	0	3	0	0	0	0	0	0	0	2	0	5
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>39</b>

<b>Peak Hour</b>	<b>4:45 PM to 5:45 PM</b>																<b>Total</b>
<b>Peak Total</b>	0	0	0	0	3	0	15	0	0	0	0	0	4	0	9	0	24
<b>Heavy Veh.</b>	0.0%				30.4%				0.0%				43.8%				
<b>PHF</b>	0.00				0.54				0.00				0.56				



**Heath & Associates, Inc.**  
**2214 Tacoma Road**  
**Puyallup, WA 98371**

**Project Name: Milton Truck Storage**

**Intersection: 1075 Valentine Ave**

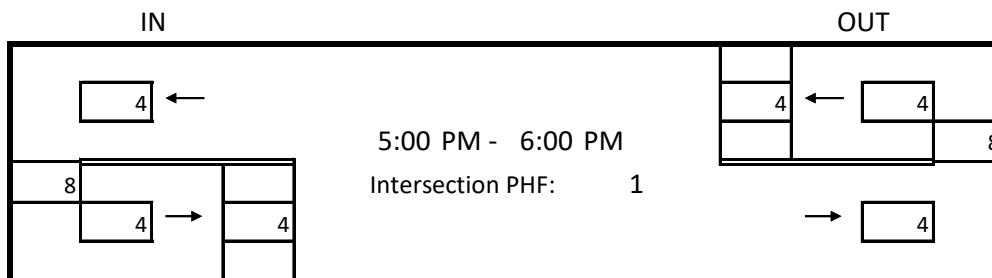
**Jurisdiction: City of Pacific**

**Date of Count: 4/24/2019**

**Project Number: 4273**

Time Period	Southbound				Westbound OUT				Northbound				Eastbound IN				Total
	HV	R	T	L	HV	R	T	L	HV	R	T	L	HV	R	T	L	
4:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	2
5:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
5:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
5:45 PM	1	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>13</b>

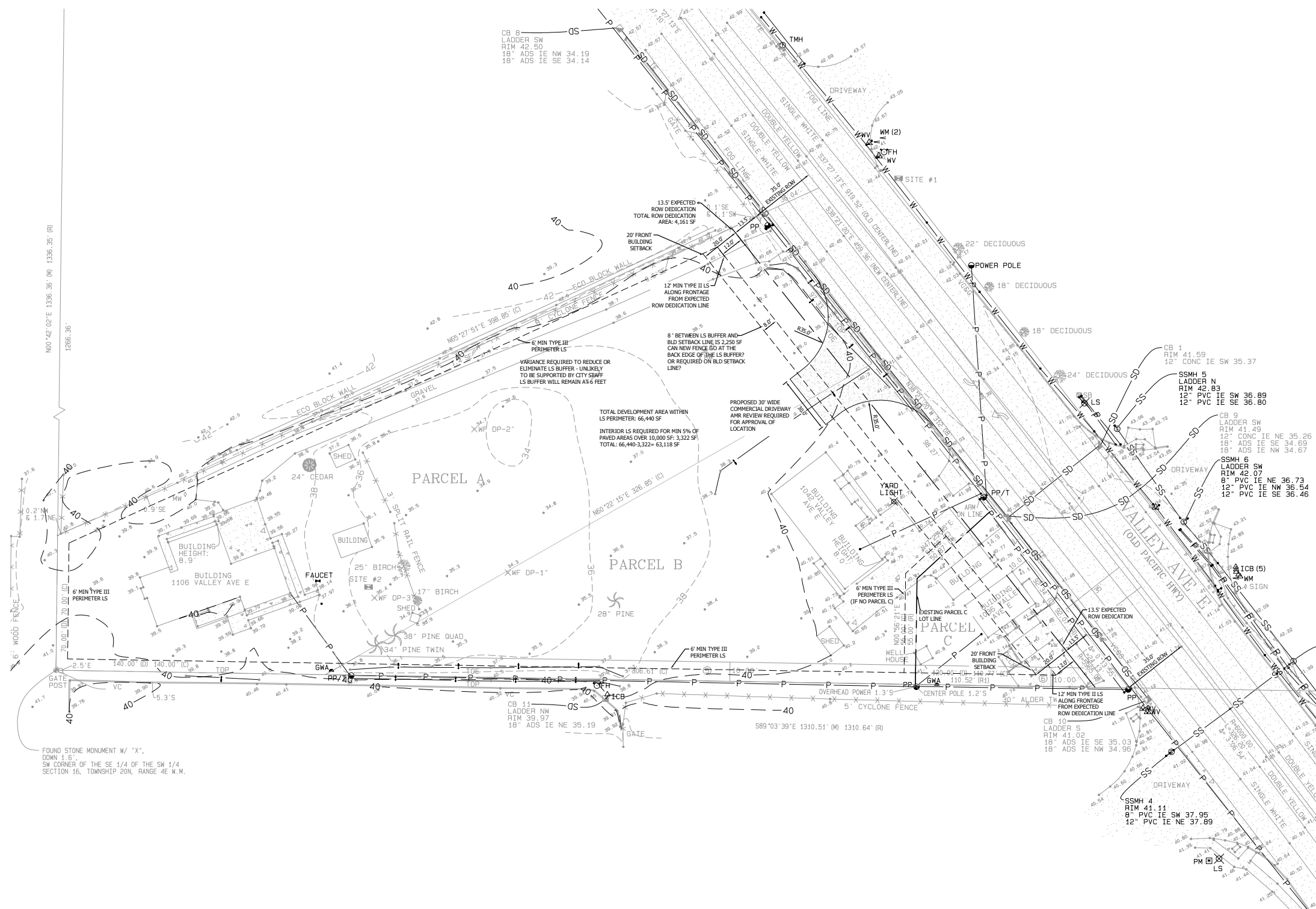
<b>Peak Hour</b>	<b>5:00 PM to 6:00 PM</b>																<b>Total</b>
<b>Peak Total</b>	1	0	0	0	0	0	4	0	0	0	0	0	1	0	4	0	8
<b>Heavy Veh.</b>	0.0%				0.0%				0.0%				20.0%				
<b>PHF</b>	0.00				0.50				0.00				0.50				





NOT TO SCALE

PARCEL #S:	0420163041, 0420163040, 0420163042
GROSS SITE AREA:	79,952 SF OR 1.835 ACRES
ADDRESS/LOCATION:	1042, 1106 & 1036 VALLEY AVENUE NW PUYALLUP, WA 98371
ZONING:	ML - LIMITED MANUFACTURING
PROPOSED USE:	CONTRACTOR YARD PAVED OUTDOOR STORAGE
BUILDING SETBACKS:	
FRONT:	20 FT
INTERIOR:	0 FT
REAR:	0 FT
LANDSCAPING:	12 FT FRONT - FROM MAJOR ARTERIAL 6' PERIMETER L.S. FENCING/SCREENING PROVIDED AROUND PERIMETER OF LOT.
INTERIOR/PARKING LOT L.S:	MIN 5% OF PAVED AREAS (OVER 10,000
MAX LOT COVERAGE (BLD):	65%
MIN LOT WIDTH:	75 FT
MIN LOT DEPTH:	100 FT
MIN STREET FRONTAGE:	25 FT



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