

# City of Puyallup Traffic Scoping Worksheet

## PROJECT INFORMATION

Project Title: PSE Operations Training Center Date: 04/07/23  
 Applicant Name: Trammell Crow Company Telephone Number: 501-749-1016  
 Project Description: up to 52,100 SF of building area Year of Occupancy: 2025  
 Project Location: 221 & 325 Todd Rd NW Parcel Size: 5.92 acres  
 Parcel #0420211012; 0420211002  
 Proposed Number of Access Point(s): 4 Existing Number of Access Point(s): N/A

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
<b>Existing Use(s)</b>					
Vacant					
<b>Proposed Use(s)</b>					
Operations training center	52,100 SF	LUC 760 (R&D Center)	753	71	69
<b>Net New Trips</b>			753	71	69
<b>Traffic Impact Fees:</b> Net New PM Peak Hour Trips x \$4,500.00 = \$ <u>310,500</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*, 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. 7th Street NW/Valley Ave NW (AM/PM)      5. 4th Street NW/Todd Rd NW (AM/PM)
2. N Meridian Ave/Valley Ave NW (AM/PM)      6. \_\_\_\_\_
3. N Meridian Ave/Spencer St N (AM/PM)      7. \_\_\_\_\_
4. Spencer St N/Todd Rd NE (AM/PM)      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

The following will be included in the TIA, per scoping comments received on 4/4/23:  
 - Capture unserved demand in delay analysis  
 - Use 3% annual growth rate

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

## MEMORANDUM

**DATE:** January 31, 2023

**TO:** Bryan Roberts  
City of Puyallup

**FROM:** Popa Pratyaksa  
TENW

**SUBJECT:** PSE Operations Training Center (Puyallup)  
Updated Trip Generation and Traffic Scoping  
TENW Project No. 2022-380

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This memorandum provides preliminary traffic information for the proposed PSE Operations Training Center (OTC) project for the purpose of establishing a scope of work for the traffic impact analysis (TIA). This memo includes a project description, trip generation estimate, preliminary trip distribution and assignment, and identification of intersections impacted by 25 or more peak hour trips. This is an update to our memo dated January 13, 2023 and addresses comments received from the City of Puyallup on January 19, 2023.

### Project Description

The PSE Operations Training Center (OTC) project site is located at 221 and 325 Todd Road NW in the City of Puyallup. A vicinity map of the project location is shown in **Attachment A**. The proposed project would include the development of an operations training center with a total building area of up to 52,100 square feet (SF) (up to 43,500 SF of office/commercial/instructional space and 8,600 SF of outdoor training enclosed spaces). It should be noted that this building area excludes a limited square footage of covered outdoor training areas which does not fall within the definition of gross floor area (GFA) as defined by the Institute of Transportation Engineers (ITE).

The existing site is currently undeveloped land. Vehicular access to/from the site is proposed at 3 driveways on Todd Road NW and 1 driveway on 4th Street NW. A preliminary site plan is included in **Attachment B**.

### Trip Generation

Based on comments received from the City on January 19, 2023, the weekday daily, AM and PM peak hour trip generation estimates for the proposed PSE OTC facility were based on methodology published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition (2021) for Land Use Code (LUC) 760 (Research & Development Center). Based on ITE's definition of GFA which excludes unenclosed roofed-over spaces, except those contained within the principal outside faces of exterior walls, covered outdoor training areas were excluded in the total GFA.

The resulting trips generated by the proposed PSE OTC facility for a typical weekday during the peak season is summarized in **Table 1**.

**Table 1**  
**PSE Operational Training Center (Todd Rd, Puyallup)**  
**Trip Generation Summary**

Time Period	Trips Generated		
	In	Out	Total
Weekday Daily	377	376	753
Weekday AM Peak Hour	58	13	71
Weekday PM Peak Hour	11	58	69

As shown in **Table 1**, the proposed PSE OTC facility is estimated to generate 753 new weekday daily trips, with 71 new trips (58 entering, 13 exiting) occurring during the weekday AM peak hour, and 69 new trips (11 entering, 58 exiting) occurring during the weekday PM peak hour.

## Trip Distribution

The trip distribution of the vehicle project trips was estimated based on existing and anticipated traffic patterns in the vicinity of the site, the site driveways, and the location of population and employment centers in the vicinity. The new peak hour project-generated trips were generally distributed to the street system as follows:

- 45 percent to/from the south on N Meridian Ave
- 20 percent to/from the west on Valley Ave NW
- 15 percent to/from the north on N Meridian Ave
- 15 percent to/from the east on Valley Ave NW
- 5 percent to/from the east on Todd Rd NE

The anticipated distribution and assignment of trips to and from the project site are shown in **Attachment D**.

## Study Intersections

City of Puyallup TIA standards require LOS evaluation of study intersections if they are impacted by 25 or more new peak hour project trips. Based on the anticipated trip distribution and assignment shown in **Attachment D**, the following study intersections are anticipated:

1. 7<sup>th</sup> Street NW / Valley Ave NW (*AM and PM peak hours*)
2. N Meridian Ave / Valley Ave NW (*AM and PM peak hours*)
3. N Meridian Ave / Spencer Street N (*AM peak hour only*)
4. Spencer Street N / Todd Rd NE (*AM peak hour only*)
5. 4<sup>th</sup> Street NW / Todd Rd NW (*AM and PM peak hours*)

## Conclusion and Next Steps

Upon your review of this information, we would like to discuss/confirm the study intersections and assumptions for the traffic analysis (including growth rate and pipeline assumptions, scope of analysis, etc.).

If you have any questions regarding the information presented in this memo, please contact me at (425) 471-6335 or email at [popa@tenw.com](mailto:popa@tenw.com).

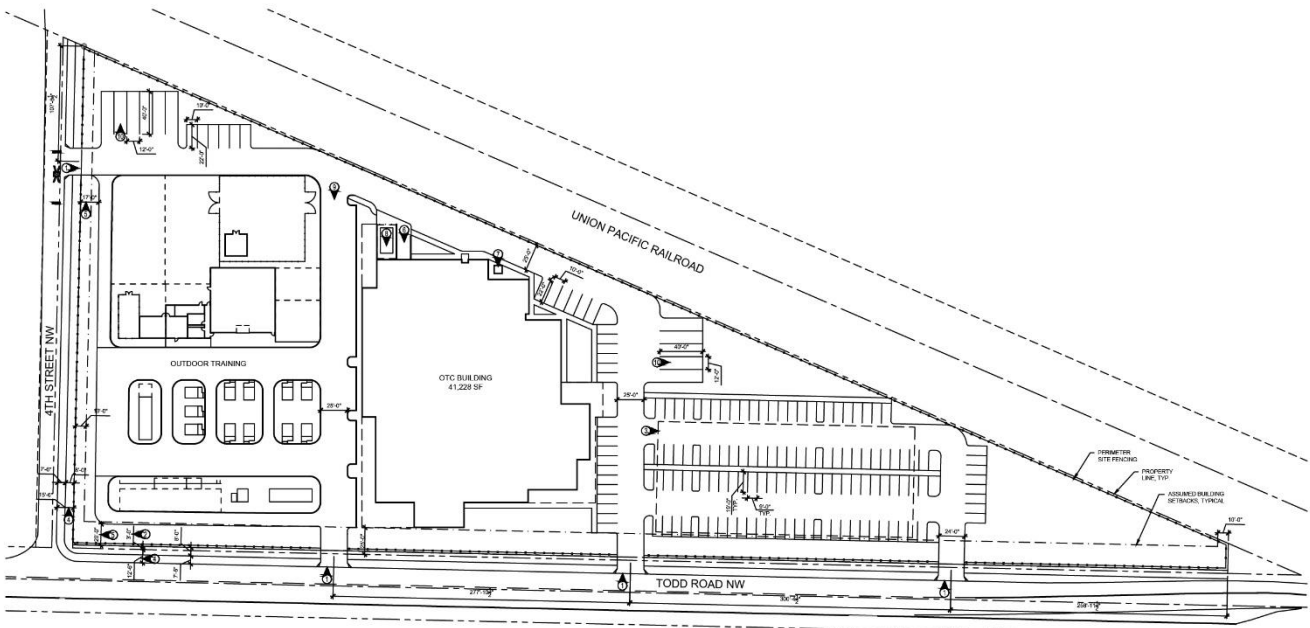
cc: Alex Garcia Mendoza, Trammell Crow Company  
Jeff Schramm, Principal TENW

Attachments    A: Project Site Vicinity  
                      B: Preliminary Site Plan  
                      C: Trip Generation Calculations  
                      D: Project Trip Distribution and Assignment



Attachment A: Project Site Vicinity





**Attachment B:** Preliminary Site Plan



## ATTACHMENT C

### Trip Generation Calculations

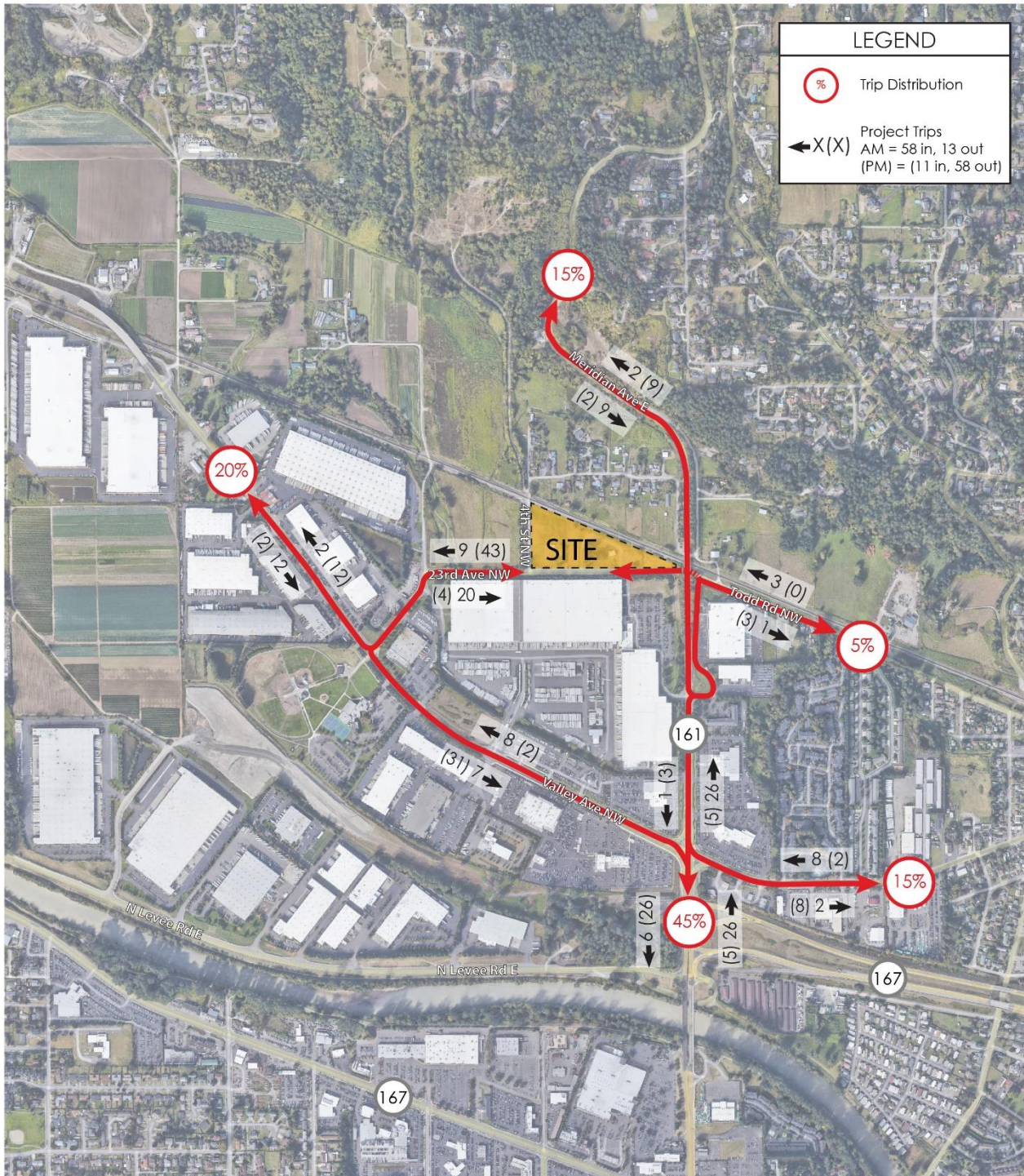
## PSE Puyallup Operations Training Center Trip Generation Summary

<b>DAILY</b>									
Land Use	Size	Units <sup>1</sup>	ITE LUC <sup>2</sup>	Trip Rate <sup>2</sup>	Directional Distribution <sup>2</sup>		Trips Generated		
					In	Out	In	Out	Total
<b>Proposed Use:</b>									
Research & Development Center	52,100	GFA	760	$T = 9.70(X) + 247.71$	50%	50%	377	376	753
<b>NET NEW DAILY TRIP GENERATION =</b>							<b>377</b>	<b>376</b>	<b>753</b>
<b>AM PEAK HOUR</b>									
Land Use	Size	Units <sup>1</sup>	ITE LUC <sup>2</sup>	Trip Rate <sup>2</sup>	Directional Split <sup>2</sup>		Trips Generated		
					In	Out	In	Out	Total
<b>Proposed Use:</b>									
Research & Development Center	52,100	GFA	760	$T = 0.89(X) + 24.54$	82%	18%	58	13	71
<b>NET NEW AM PEAK HOUR TRIP GENERATION =</b>							<b>58</b>	<b>13</b>	<b>71</b>
<b>PM PEAK HOUR</b>									
Land Use	Size	Units <sup>1</sup>	ITE LUC <sup>2</sup>	Trip Rate <sup>2</sup>	Directional Split <sup>2</sup>		Trips Generated		
					In	Out	In	Out	Total
<b>Proposed Use:</b>									
Research & Development Center	52,100	GFA	760	$T = 0.84(X) + 25.08$	16%	84%	11	58	69
<b>NET NEW PM PEAK HOUR TRIP GENERATION =</b>							<b>11</b>	<b>58</b>	<b>69</b>

**Notes:**

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

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



**Attachment D:** Project Trip Distribution and Assignment

