

**PIERCE COUNTY PUBLIC WORKS  
OFFICE OF THE COUNTY ENGINEER DIVISION  
TRAFFIC SECTION**

**MEMORANDUM**

**DATE:** March 2, 2016

**TO:** Jeff Kidston, Development Engineer - PALS

**FROM:** Brian Churchill, P.E., Associate Traffic Engineer – **Public Works Traffic Section**  
*BAC 3/2/16*

**SUBJECT:** Knutson Industrial Traffic Impact Analysis Comments

**ACTION:** Resubmit TIA based on Comments Below

The Traffic Section received the traffic impact analysis (TIA) for the subject proposal on February 17, 2016 and has the following comments:

- **This development will add over 6,700 additional daily trips to 134 Avenue East.** This County roadway is insufficient in width and design for that traffic volume. Proposed developments that do not meet the Offsite Public Roadway Width Requirements shall be required to improve the existing roadway consistent with Table 17B.20.050-5. The requirements listed in this table apply to existing local and collector arterial County roads that serve as access to proposed developments and which show an increase of 25 or more daily trips. Therefore, 134 Avenue East will need to be reconstructed to secondary arterial standards in accordance with Pierce County Standard Drawing PC.A1.1 to provide adequate lane widths to accommodate vehicles and non-motorized transportation due to the direct increase in traffic generated by this development.
- The development's **trip distribution and travel assignment percentages from the project site to the surrounding road network are not presented in the TIA.** We request revision of the TIA to **include the trip distribution and travel assignment percentages.**
- The site layout presented in the TIA indicates this development will be constructed within the existing Pierce County right of way for 134 Avenue East and also for 74 Street East. We request revision of the site plan to reflect that any development related work, with the exception of roadway reconstruction, will remain outside of the existing Pierce County right of way.
- The TIA states that portions of 134 Avenue East will be constructed as parcels develop. Public improvements are typically required to be completed and accepted before building permits are issued. We request PALS comment on this issue.
- As requested in the scoping process, the applicant needs to provide an access analysis at all driveways along the Pierce County portion of 134 Avenue East and 80 Street East, along with an HRR 211 analysis for two-way left-turn lane needs. This should include information on proportion of trucks and passenger vehicles.
- The north end of 134 Avenue East shows three driveways exiting from the cul de sac bulb, which is not allowed, especially the driveway that is in line with the roadway.
- It appears the existing right of way width on 134 Avenue East and 74 Street East does not meet the minimum required right of way width of 70 feet for a secondary arterial, in accordance with the *Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County*. We request further review by PALS on this issue.

- If the Van Lierop project is not constructed, this development will be required to construct the necessary improvements to gain access to Shaw Road East and Pioneer Way East. The applicant will also need to coordinate these improvements with the City of Puyallup for any work within their jurisdiction.
- This development and its access to public property may impact WSDOT, the City of Puyallup and the City of Sumner. If you have not already done so, please forward a copy of this TIA to those agencies for review and comment.
- This multi-use industrial development proposes to add 3,012,000 square feet of new buildings that comprise a warehouse distribution center, general warehouse and manufacturing facility. This development falls within TSA Zone 5. The exact traffic impact fee amount will be determined at the time of application for building permits, and is subject to rates in effect at that time.

If you should have any questions regarding these comments, please contact Eric Yannello or me.

BAC/ey

cc: Kathy Davis, P.E., PTOE, Traffic Lead Engineer, Public Works Traffic Section  
Eric Yannello, Engineer, Public Works Traffic Section  
Traffic File