

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: South Meridian Medical/General Office Date: 04.10.2023
 Applicant Name: IHB Architects / Imad Bahbah Telephone Number: 253-468-7696
 Project Description: 6-story mixed Medical/General Office Year of Occupancy: 2024/2025
 Project Location: SEC S. Meridian at 17th Ave. SE Parcel Size: .700 ac / 30,513
 Proposed Number of Access Point(s): one Existing Number of Access Point(s): none

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Existing Use(s)					
None					
Proposed Use(s)					
See attached Table 1; LUC's 710 (14,085 sf), 720 (15,885 sf) & 930 (1,982 sf)					68.3
Net New Trips					68.3
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500.00 = \$ 307,350.00					

- * The peak hour 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 R² 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: Arterial I/S's except as noted otherwise

1. SR-512 WB ramps at South Meridian
2. SR-512 EB ramps at South Meridian
3. 15th Ave. SE at South Meridian
4. 17th Ave. SE at South Meridian (non-arterial)
5. 23rd Ave. SE at South Meridian
6. _____
7. _____
8. _____

Prepared by: Traffic Engineer: Mark J. Jacobs, PE, PTOE Telephone Number: 206.762.1978 o
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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 broberts@puyallupwa.gov

TABLE 1 - TRIP GENERATION
SOUTH MERIDIAN MEDICAL/GENERAL OFFICE - PUYALLUP
TRAFFIC SCOPING WORKSHEET

Time Period	Size	TG Rate	Enter %	Enter Trips	Exit %	Exit Trips	Trip Total	Internal Enter %	Shared Enter Trips	Internal Exit %	Shared Exit Trips	Total	Pass-by*	Street Grid
Proposed: Office Building - General Urban/Suburban (ITE LUC 710; 14,085 sf) - General Office														
Weekday	14,085	10.84	50%	76.3	50%	76.3	152.7	-	-	-	-	-	-	-
AM peak hour	14,085	1.52	88%	18.8	12%	2.6	21.4	-	-	-	-	-	-	-
PM peak hour	14,085	1.44	17%	3.4	83%	16.8	20.3	0%	0	0%	0	20.3	0%	20.3
Proposed: Medical-Dental Office Building - Within/Near Hospital Campus - General Urban/Suburban (ITE LUC 720; 15,885 sf) - MOB														
Weekday	15,885	31.86	50%	253.0	50%	253.0	506.1	-	-	-	-	-	-	-
AM peak hour	15,885	2.68	81%	34.5	19%	8.1	42.6	-	-	-	-	-	-	-
PM peak hour	15,885	2.84	25%	11.3	75%	33.8	45.1	0%	0	0%	0	45.1	25%	33.8
Proposed: Fast Casual Restaurant - General Urban/Suburban (ITE LUC 930; 1,982 sf) - Retail/Food Service														
Weekday**	1,982	97.14	50%	96.3	50%	96.3	192.5	-	-	-	-	-	-	-
AM peak hour**	1,982	1.43	50%	1.4	50%	1.4	2.8	-	-	-	-	-	-	-
PM peak hour	1,982	12.55	55%	13.7	45%	11.2	24.9	0%	0	0%	0	24.9	43%	14
Total: Projected Site Traffic														
Weekday	-	-	-	425.7	-	425.7	851.3	-	-	-	-	-	-	-
AM peak hour	-	-	-	54.7	-	12.1	66.8	-	-	-	-	-	-	-
PM peak hour	-	-	-	28.4	-	61.9	90.3	-	-	-	-	90	-	68.3

Where X = # units or 1,000 sf

* - pass-by percent per ITE and JTE Traffic Engineering experience

** - Limited ITE data

Trip Generation per the Institute of Transportation Engineers Trip Generation Manual 11th Edition

Note: Due to rounding some values may not add up

A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination (exiting or entering) inside the study site. The above trip generation values account for all the site trips made by all vehicles for all purposes, including commuter, visitor, recreation, and service and delivery vehicle trips.



04/10/2023

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	South Meridian General and MOB			Organization:	JTE, Inc
Project Location:	SEC 17th Ave. SE at South Meridian I/S			Performed By:	MJJ
Scenario Description:	Proposed Use			Date:	04.05.2023
Analysis Year:				Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710/720	29,970	per 1,000 sf	85	14	51
Retail				0		
Restaurant	930	1,982	per 1,000 sf	25	14	11
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				90	28	62

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	90	28	62
Internal Capture Percentage	0%	0%	0%
External Vehicle-Trips ⁵	90	28	62
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	0%	0%
Retail	N/A	N/A
Restaurant	0%	0%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

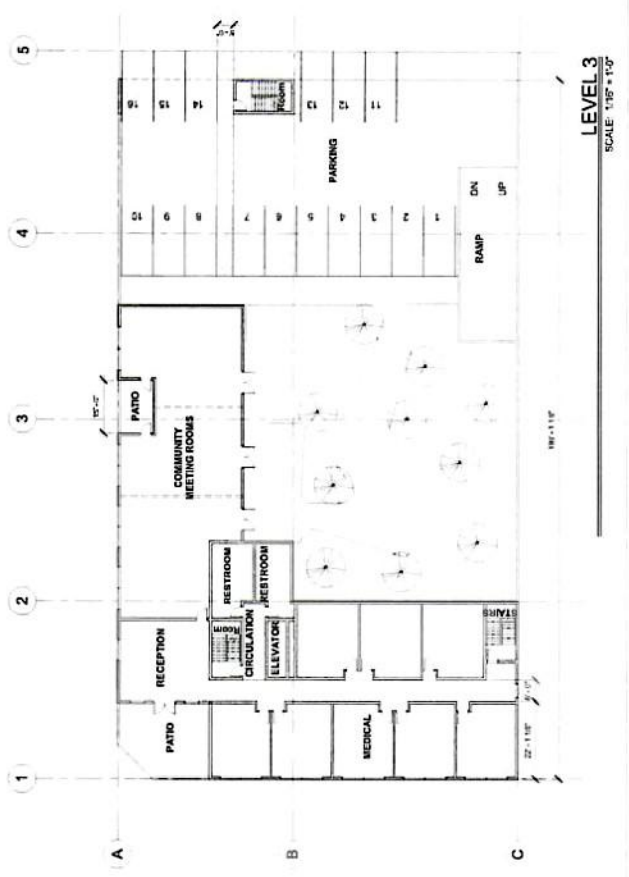
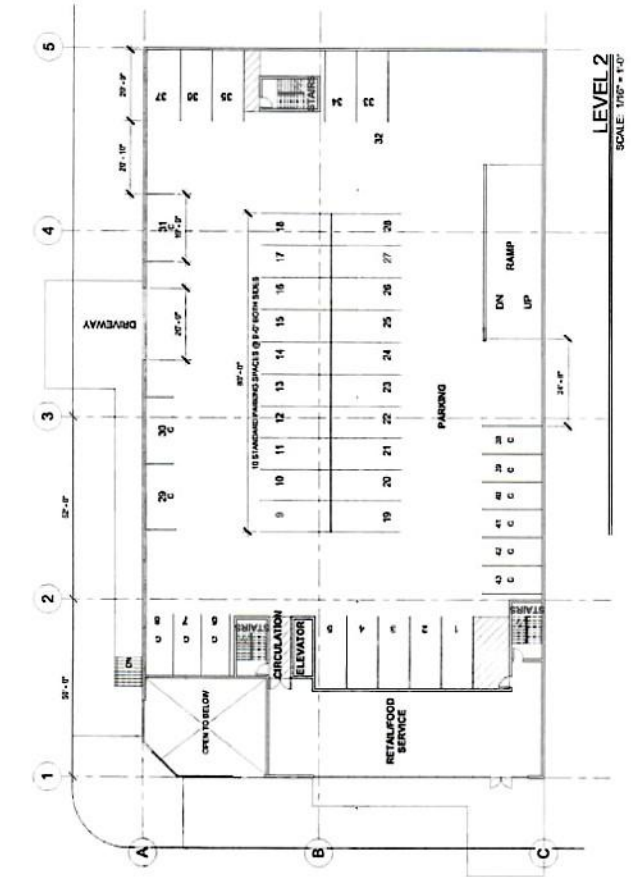
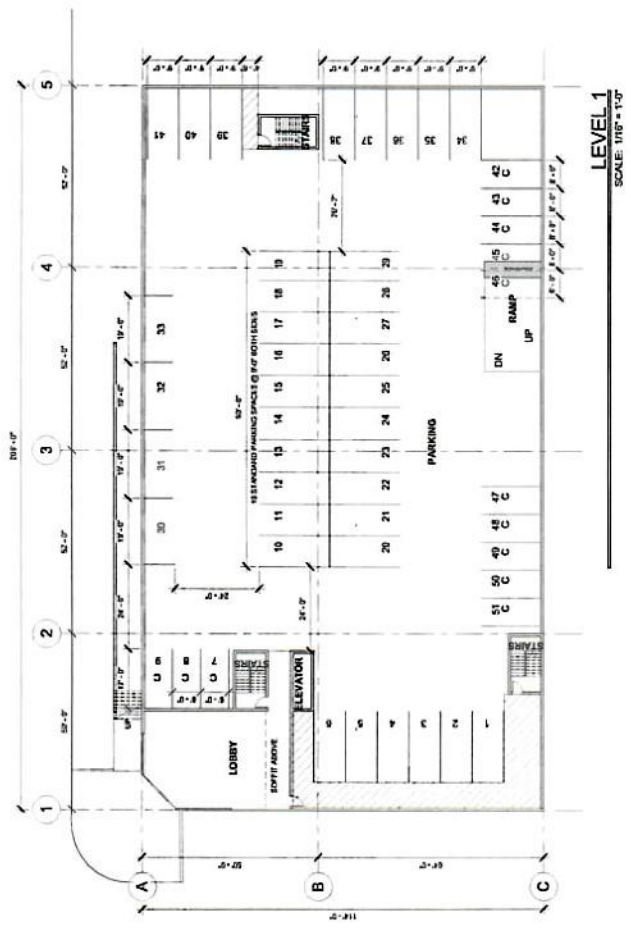
¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NG:

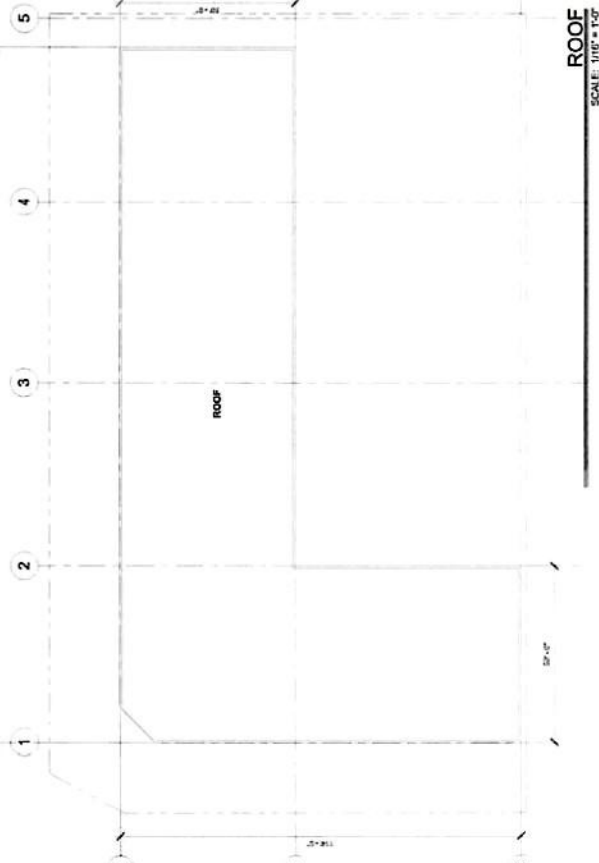
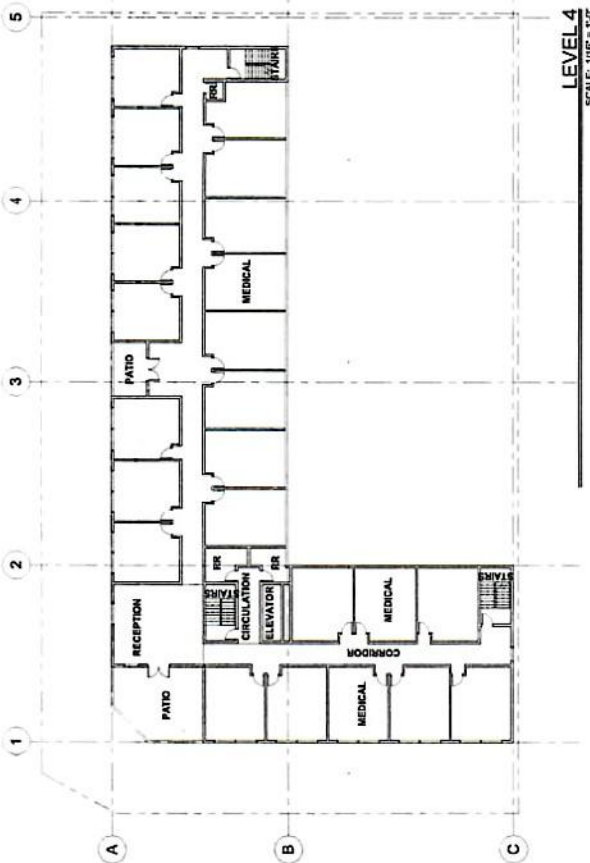
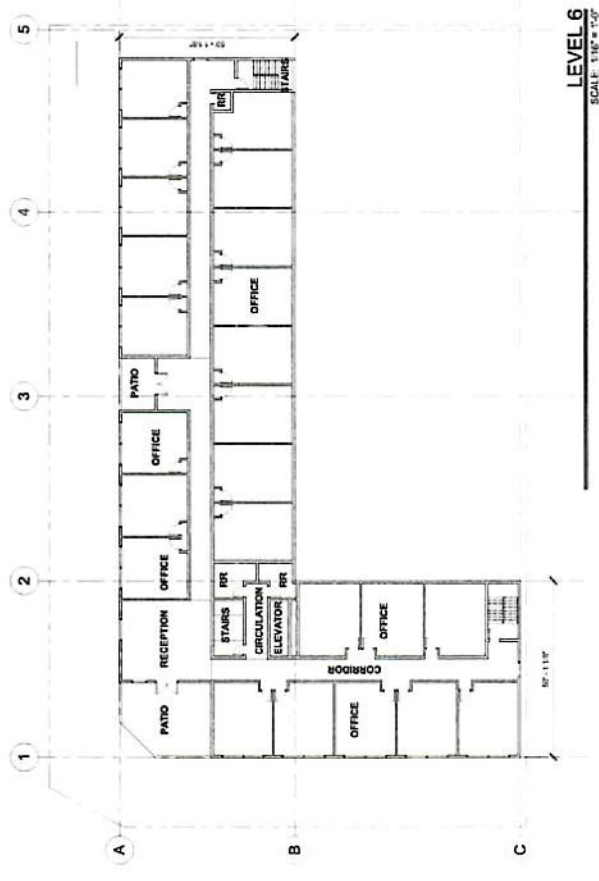
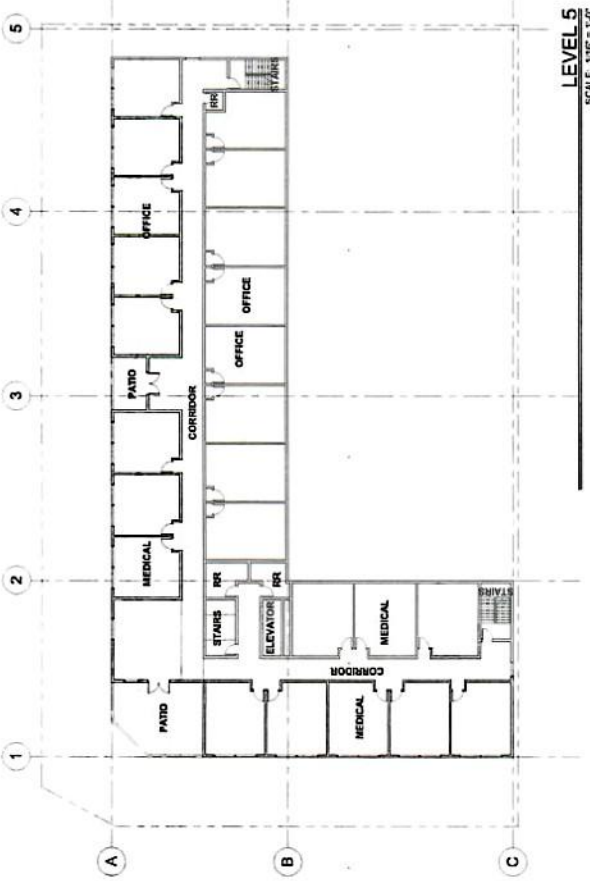
BASE BUILDING HEIGHT: 50 FT

FLOOR PLANS

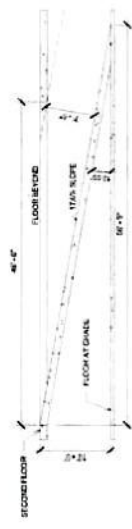
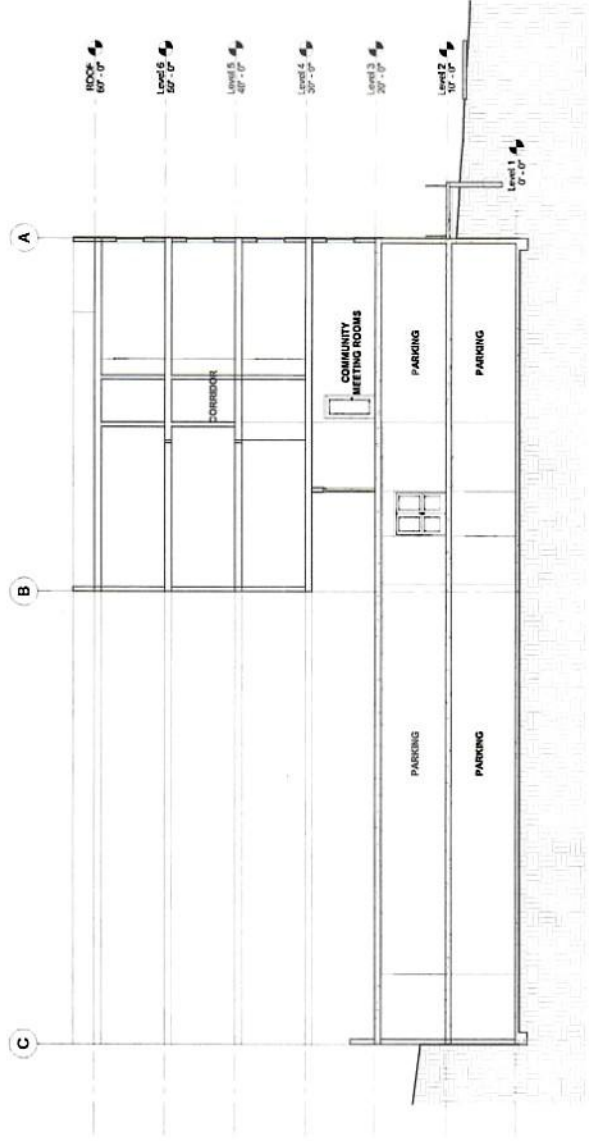
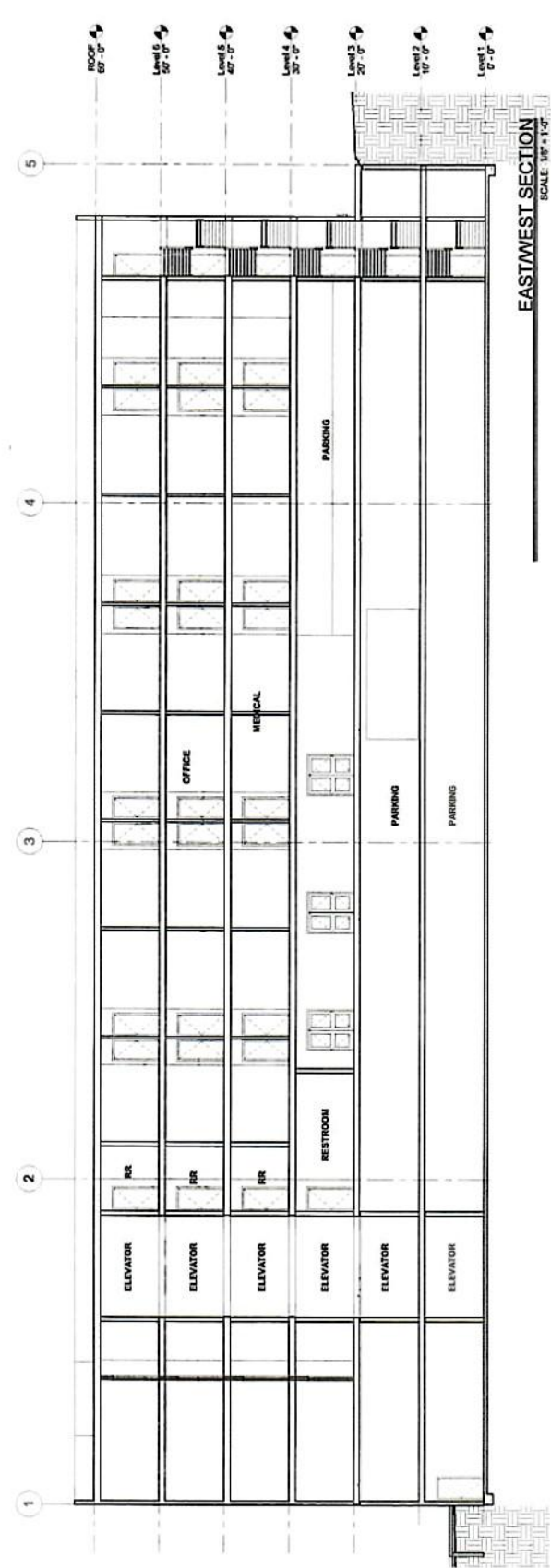
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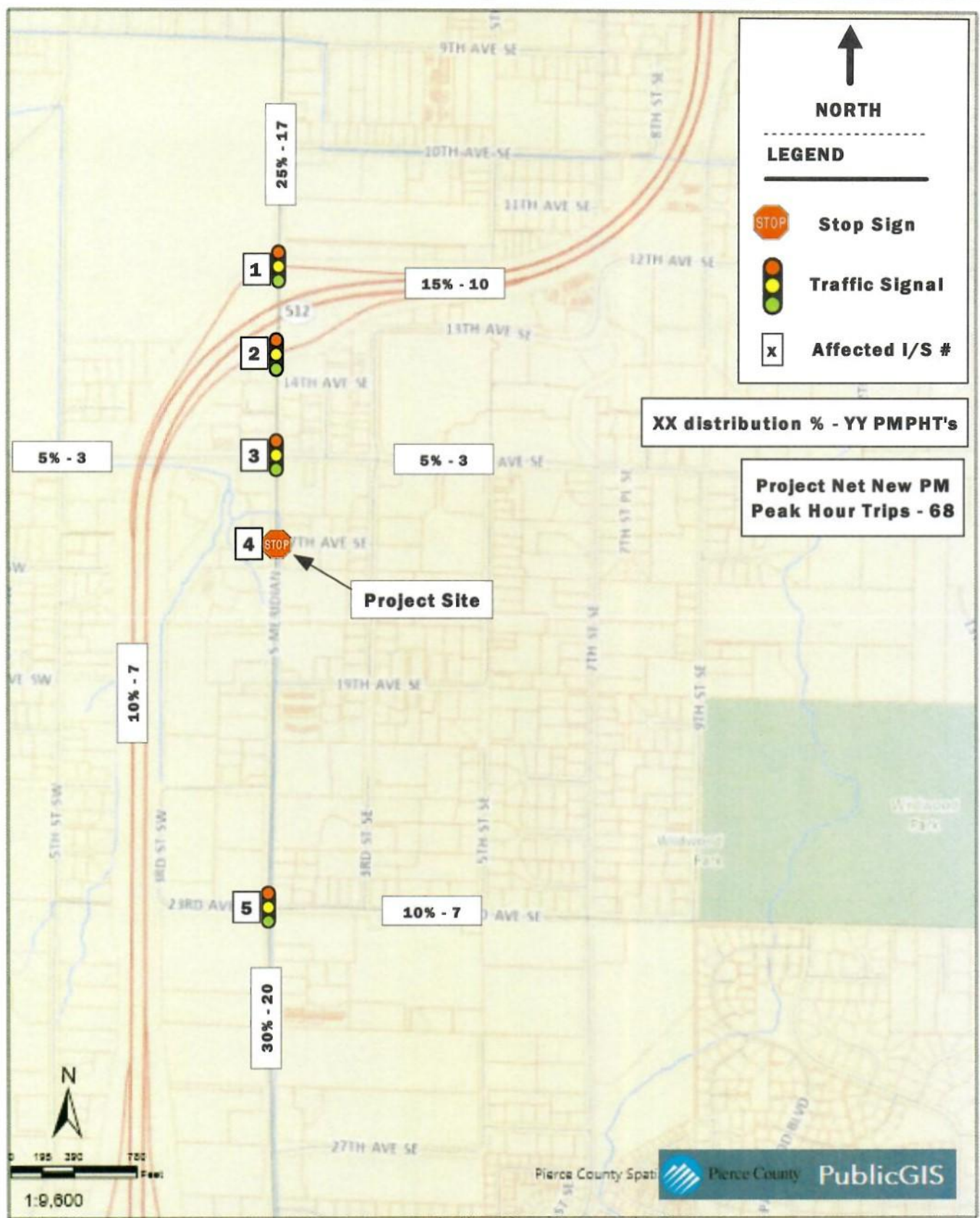


FLOOR PLANS



SECTIONS





JTE, Inc.
FIGURE 1

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SOUTH MERIDIAN MEDICAL/GENERAL OFFICE TRAFFIC SCOPING WORKSHEET

PROJECT PM PEAK HOUR TRAFFIC VOLUMES AND DISTRIBUTION