

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: South Meridian Medical/General Office Date: 05.13.2024
 Applicant Name: Imad Bahbah, AIA, Principal Telephone Number: 1.253.468.7696
 Project Description: 6-story mixed Medical/General Office Year of Occupancy: 2025/2026
 Project Location: SEC S. Meridian at 17th Ave. SE Parcel Size: 0.792 acres; 34,500 sf
 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 (16,139 sf), 720 (12,368 sf) & 930 (2,200 sf)					86.1
Net New Trips					86.1
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500.00 = \$ 387,450.00					

- * 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 5. 23rd Ave. SE at South Meridian
2. SR-512 EB ramps at South Meridian 6. 31st Ave. SE at South Meridian
3. 15th Ave. SE at South Meridian 7. _____
4. 17th Ave. SE at South Meridian (non-arterial) 8. _____

Prepared by: Traffic Engineer: Mark J. Jacobs, PE, PTOE Telephone Number: 206.762.1978 o
206.799.5692 c
 Address: 2614 39th Ave. SW, Seattle, WA 98116 - 2503 JakeTraffic@Comcast.net

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/Equation	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; 16,139 sf) - General Office														
Weekday	16,139	10.84	50%	87.5	50%	87.5	174.9	-	-	-	-	-	-	-
AM peak hour	16,139	1.52	88%	21.6	12%	2.9	24.5	-	-	-	-	-	-	-
PM peak hour	16,139	1.44	17%	4.0	83%	19.3	23.2	-	-	-	-	-	-	23.2
Proposed: Medical-Dental Office Building - Within/Near Hospital Campus - General Urban/Suburban (ITE LUC 720; 12,368 sf) - MOB & Massage														
Weekday	12,368	42.97(X) - 108.01	50%	211.7	50%	211.7	423.4	-	-	-	-	-	-	-
AM peak hour	12,368	0.90ln(X) + 1.34	81%	29.7	19%	7.0	36.7	-	-	-	-	-	-	-
PM peak hour	12,368	4.07(X) - 3.17	25%	11.8	75%	35.4	47.2	-	-	-	-	-	-	47.2
Proposed: Fast Casual Restaurant - General Urban/Suburban (ITE LUC 930; 2,200 sf) - Retail/Food Service														
Weekday**	2,200	97.14	50%	106.9	50%	106.9	213.7	-	-	-	-	-	-	-
AM peak hour**	2,200	1.43	50%	1.6	50%	1.6	3.1	-	-	-	-	-	-	-
PM peak hour	2,200	12.55	55%	15.2	45%	12.4	27.6	-	-	-	-	-	43%	15.7
Total: Projected Site Traffic														
Weekday	-	-	-	406.0	-	406.0	812.1	-	-	-	-	-	-	-
AM peak hour	-	-	-	52.9	-	11.5	64.4	-	-	-	-	-	-	-
PM peak hour	-	-	-	30.9	-	67.1	98.0	-	-	-	-	-	-	86.1

Where X = # units or 1,000 sf

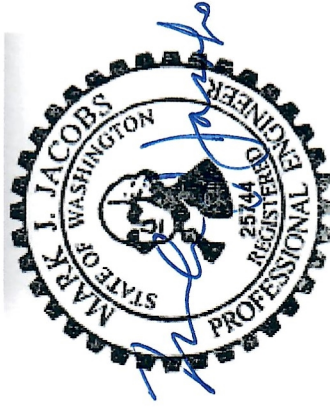
* - pass-by percent per ITE and **JTE** Traffic Engineering experience

** - Limited ITE data

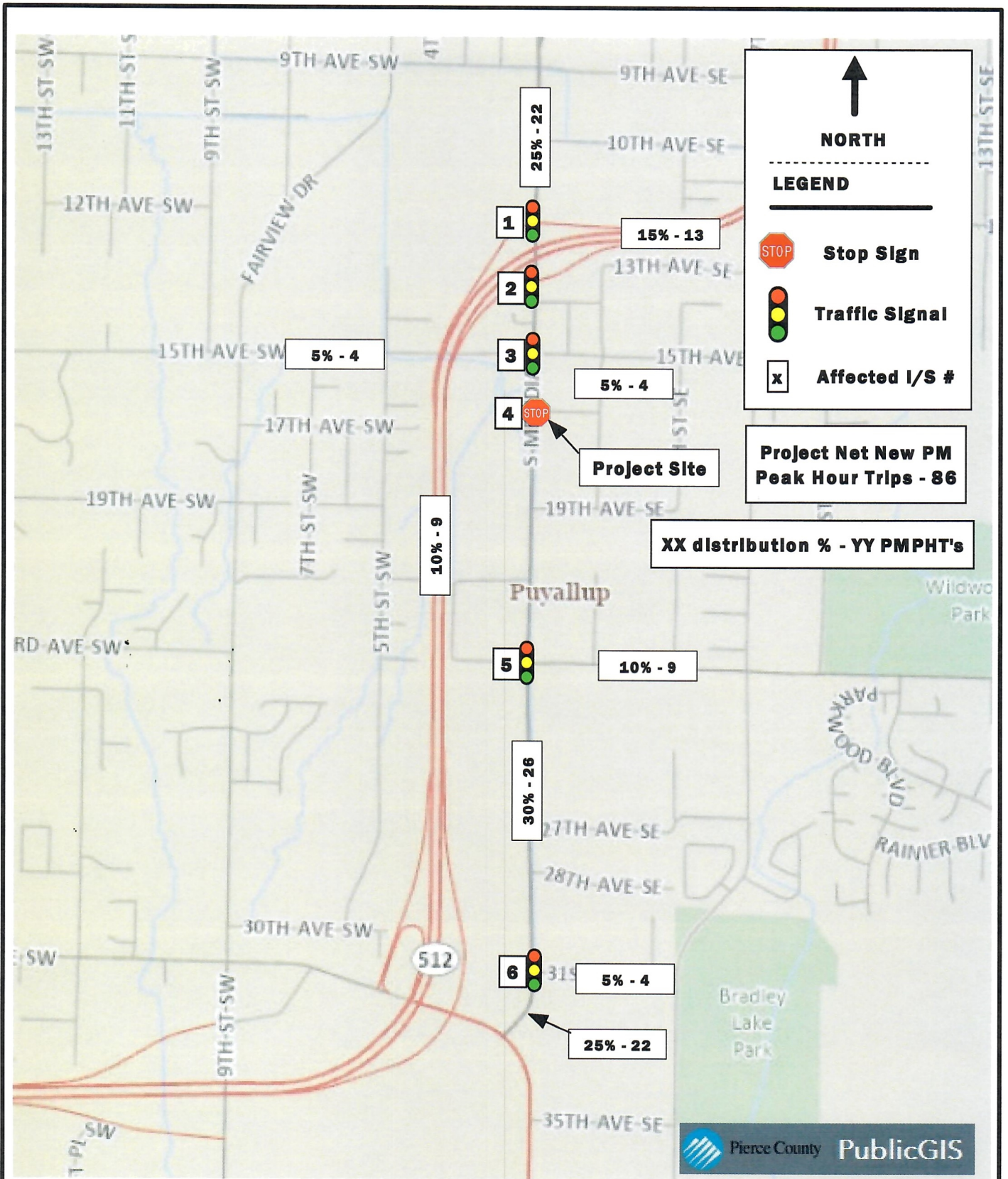
Trip Generation per the Institute of Transportation Engineers Trip Generation Manual 11th Edition

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.



05/17/2024



JTE, Inc.
FIGURE 1

Reprint In Color Only

**SOUTH MERIDIAN MEDICAL/GENERAL OFFICE
TRAFFIC SCOPING WORKSHEET**

**PROJECT PM PEAK HOUR TRAFFIC VOLUMES
AND DISTRIBUTION**



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

November 01, 2023

Imad Bahbah
 21620 84th Ave. S., Ste. 200
 Kent, WA 98032

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLPSP20230072
PROJECT NAME	Puyallup Medical Office Building
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	4 levels of medical / general office floors over 2 levels of structured parking. Event space and retail also included.
SITE ADDRESS	1617 S MERIDIAN, PUYALLUP, WA 98371;
PARCEL #	7790000140;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20220159
APPLICATION DATE	June 25, 2023
APPLICATION COMPLETE DATE	August 14, 2023
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	N/A – Active permit application, not approved
CONDITIONS	Active permit application, not approved; Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter. DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City's adopted development standards and codes.

Engineering Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Traffic Scoping Comments:

The scoping worksheet needs to use gross floor area for estimating trip generation per ITE. ✓

This site not located within the Good Samaritan Hospital campus and is not immediately adjacent to campus property. Use the stand-alone rates for LUC 720. ✓

Per ITE, there are no pass-by trips for LUC 720. Please recalculate trip generation by removing pass-by rates for this land use. ✓

other agencies allow 25% for this LUC. No adjustment taken

The scoping worksheet assumptions are not consistent with architect drawing package ✓

Day spa, event space, have not been accounted for. All land uses must be included in trip generation calculations. ✓

Deep tissue massage is a medical treatment

Need more information on possible end user of retail space. Application describes as "future tenant space for either retail or service-type business. There's a lot of variability within this type of land uses. *Fast Casual Restaurant presumed*

- General Comments:

Traffic scoping worksheet will be required for this project. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition. In general, trip generation regression equations shall be used when the R2 value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's Trip Generation, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development. ✓

Once the traffic scoping worksheet is reviewed, a written response would be sent to the applicant's traffic engineer outlining the scope of the project's Traffic Impact Study (TIS). ✓

The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance. ✓

Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.

Based on the materials submitted, 17th Ave SE along the site shall consist of 34-foot street with curb and gutter, sidewalk, wheelchair ramps (where applicable), street trees and streetlights in a 60-foot right-of-way (ROW). The improvements shall be measured from street centerline. City standard streetlights can likely connect with existing junction box on the SE corner of S Meridian/17th Ave SE.

Frontage improvements on 17th Ave SE will require 4ft wide x 10ft long tree cutouts (with Silva cells) with a 8ft wide clear walking path (12ft wide frontage overall). Please coordinate with Engineering/Planning on specific details.

Engineering may required an AMR (Alternative Methods Request) for the proposed frontage on S Meridian (maintain 8ft wide sidewalks).

Commercial driveway shall be minimum 30ft wide.

No dumpster storage/staging in ROW

Entering sight distance analysis required (per City standards). Based on preliminary site plan, there appear to be multiple sight obstructions along S Meridian frontage. Analysis (horz + vertical) must confirm design will not have any sight obstruction

jaketraffic@comcast.net

From: jaketraffic@comcast.net
Sent: Friday, May 17, 2024 9:52 AM
To: jaketraffic@comcast.net
Subject: 2023.017 - Puyallup Medical Office Building - Round 2 of comments

Matthew

I have prepared the attached updated City of Puyallup Scoping in response to City comments.

I treated the Service item as a Medical Massage use and added the SF to the MOB calculations. The Retail/Deli use was identified as a Fast Casual Restaurant use LUC 930, this use is similar to a high turnover Sit – Down Restaurant that has 43% pass-by rate.

The event space activity is presumed to occur on weekends and evenings after 1900.

Contact me with any questions.

Thank you

Mark
206.762.1978 o
206.799.5692 c

From: Matthew McKee <matthew@ihbarchitects.com>
Sent: Wednesday, May 8, 2024 8:48 AM
To: jaketraffic@comcast.net
Subject: Re: 2023.017 - Puyallup Medical Office Building - Round 2 of comments

Mark-
The calculations are in GSF.
Thanks,

Matthew McKee, AIA
Senior Architect/ Project Manager
Direct: 253-876-5747

IHB Architects
Seattle, WA - Austin, TX
ihbarchitects.com

On Wed, May 8, 2024 at 8:20 AM <jaketraffic@comcast.net> wrote:

Matthew

Are the sf noted in the parking calculations GSF, if not I need the GSF of each use.

Thank you

Mark

206.799.5692 c

PARKING CALCULATIONS

USE	AREA	RATIO	PARKING RQ'D
MEDICAL	8851	1/200	44
GENERAL OFFICE	16139	1/300	53
SERVICE (DAY SPA)	3517	1/300	12
RETAIL/ DELI	2200	1/300	7
PARKING REQUIRED			116
PARKING PROVIDED			
LEVEL 1			55
LEVEL 2			40
LEVEL 3			21
TOTAL PARKING PROVIDED			116
EVENT SPACE PARKING	2872	1/35	82*

* EVENT SPACE WILL BE DEDICATED FOR USE AFTER BUSINESS HOURS OR ON WEEKENDS, THEREFORE PARKING WILL BE SHARED.

From: Matthew McKee <matthew@ihbarchitects.com>

Sent: Tuesday, May 7, 2024 8:21 AM

To: jaketraffic@comcast.net

Subject: Puyallup Medical Office Building - Round 2 of comments

Mark-

We have gotten comments back from the 2nd round of review. Please send responses and any supporting documentation. I have attached the comments from the traffic engineer and our current plans. Let me know what your schedule looks like, but I am looking to resubmit in about 2 weeks. Let me know what you can do.

Thanks,

Matthew McKee, AIA

Senior Architect/ Project Manager

Direct: 253-876-5747

IHB Architects

Seattle, WA - Austin, TX

ihbarchitects.com



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PUYALLUP MEDICAL OFFICES

A COMMERCIAL OFFICE PROJECT

DESIGN DEVELOPMENT

FEBRUARY 23, 2024



OWNER
 PUYALLUP MEDICAL OFFICES, LLC
 1817 S. MERIDIAN
 PUYALLUP, WA 98444
 PROJECT MANAGER: DR. ASHLEY BAKER

DEFERRED SUBMITTALS
 THESE ARE THE DEFERRED SUBMITTALS FOR THE CITY OF PUYALLUP BUILDING DEPARTMENT. THE CITY OF PUYALLUP BUILDING DEPARTMENT IS NOT RESPONSIBLE FOR THE VERIFICATION OF THE DEFERRED SUBMITTALS. THE CITY OF PUYALLUP BUILDING DEPARTMENT WILL REVIEW THE DEFERRED SUBMITTALS AND ISSUE A PERMIT TO CONSTRUCTION FOR THE PROJECT. THE CITY OF PUYALLUP BUILDING DEPARTMENT IS NOT RESPONSIBLE FOR THE VERIFICATION OF THE DEFERRED SUBMITTALS.

DEFERRED SUBMITTALS CHECKLIST FOR REFERENCE ONLY:
 * FIRE ALARM LIST
 * LIFE SAFETY LIST
 * ELECTRICAL SCHEDULES
 * PLUMBING SCHEDULES
 * MECHANICAL SCHEDULES
 * STRUCTURAL SCHEDULES
 * MECHANICAL SCHEDULES
 * ELECTRICAL SCHEDULES
 * PLUMBING SCHEDULES
 * MECHANICAL SCHEDULES

ARCHITECT
 JHB ARCHITECTS
 21620 34TH AVE. S.
 BLDG. 200
 KENT, WA 98032
 (253) 462-7698
 www.jhbarchitects.com

PROJECT DESCRIPTION
 NEW 500,000 SQ. FT. COMMERCIAL OFFICE BUILDING CONSISTING OF 12 FLOORS OF OFFICE SPACE, 3 FLOORS OF RETAIL SPACE, AND 1 FLOOR OF MECHANICAL SPACE. THE PROJECT IS SCHEDULED TO BE COMPLETED IN PHASES. THE FIRST PHASE WILL BE THE CONSTRUCTION OF THE MECHANICAL FLOOR AND THE FIRST FLOOR OFFICE SPACE. THE SECOND PHASE WILL BE THE CONSTRUCTION OF THE SECOND THROUGH FIFTH FLOORS OFFICE SPACE. THE THIRD PHASE WILL BE THE CONSTRUCTION OF THE SIXTH THROUGH NINTH FLOORS OFFICE SPACE. THE FOURTH PHASE WILL BE THE CONSTRUCTION OF THE TENTH THROUGH TWELFTH FLOORS OFFICE SPACE. THE FIFTH PHASE WILL BE THE CONSTRUCTION OF THE RETAIL SPACE.

PROJECT INFORMATION
 PROJECT LOCATION:
 1817 S. MERIDIAN
 PUYALLUP, WA 98444

PROJECT TEAM
 CIVIL ENGINEER: JHB ARCHITECTS
 STRUCTURAL ENGINEER: JHB ARCHITECTS
 MECHANICAL ENGINEER: JHB ARCHITECTS
 ELECTRICAL ENGINEER: JHB ARCHITECTS
 PLUMBING ENGINEER: JHB ARCHITECTS
 LANDSCAPE ARCHITECT: JHB ARCHITECTS
 ADVERTISING: JHB ARCHITECTS
 TRANSPORTATION/TRAFFIC ENGINEER: JHB ARCHITECTS
 GEOTECHNICAL ENGINEER: JHB ARCHITECTS
 SURVEYOR: JHB ARCHITECTS
 GENERAL CONTRACTOR & FIRE PROTECTION SERVICES: JHB ARCHITECTS

JHB ARCHITECTS

21620 34TH AVE. S.
BLDG. 200
KENT, WA 98032
(253) 462-7698
www.jhbarchitects.com

PROJECT NO. 230000000

PUYALLUP MEDICAL OFFICES
 1817 S. MERIDIAN
 PUYALLUP, WA

COVER SHEET

DATE: 04-23-24
 DRAWN BY: PSF
 CHECKED BY: JHB

A.00



LEVEL	1	2	3	4	5	6	7	8	9	10	11	12	13	TOTAL
MECHANICAL FLOOR														
RETAIL SPACE														
FLOOR 1 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 2 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 3 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 4 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 5 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 6 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 7 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 8 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 9 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 10 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 11 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
FLOOR 12 OFFICE	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
TOTAL														2,160,000

PARKING CALCULATIONS

USE	AREA	RATIO	PARKING RATIO
MEDICAL GENERAL OFFICE	18139	1/200	90
GENERAL OFFICE	18139	1/300	59
SERVICE (DAY SPA)	3517	1/300	12
RETAIL DELI	2200	1/200	7
TOTAL PARKING REQUIRED			116

PARKING PROVIDED	AREA	RATIO	PARKING RATIO
LEVEL 1	2872	1/35	82
LEVEL 2			55
LEVEL 3			40
TOTAL PARKING PROVIDED			116

EVENT SPACE PARKING	AREA	RATIO	PARKING RATIO
LEVEL 1	2872	1/35	82
LEVEL 2			55
LEVEL 3			40
TOTAL PARKING PROVIDED			116

* EVENT SPACE WILL BE DEDICATED FOR USE AFTER BUSINESS HOURS OR ON WEEKENDS.
 * THEREFORE PARKING WILL BE SHARED.

PARKING TYPES
 STANDARD SPACES: 33
 COMPACT SPACES: 63
 ACCESSIBLE SPACES: 5 INCLUDING 1 VAN SPACE

ELECTRIC VEHICLE CHARGING*
 REQUIRED BY CHARGING STATIONS (EV)
 REQUIRED BY READY CHARGING STATIONS (EVC)
 REQUIRED BY CAPABLE CHARGING STATIONS (EVC)

TOTAL REQUIRED
 REQUIRED ACCESSIBLE (EV) STATIONS: 33
 *PER WAC-51-50-229.2

SHEET INDEX

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A.00	COVER SHEET	COVER SHEET
G0.1	PROJECT STATISTICS & ZONING COMPLIANCE	PROJECT STATISTICS & ZONING COMPLIANCE
G0.2	ABBREVIATIONS AND GENERAL NOTES	ABBREVIATIONS AND GENERAL NOTES
G0.3	CODE PLANS	CODE PLANS
G0.4	ASSEMBLY	ASSEMBLY
G0.5	ASSEMBLY	ASSEMBLY
G0.6	ASSEMBLY	ASSEMBLY
G0.7	ASSEMBLY	ASSEMBLY
G0.8	ASSEMBLY	ASSEMBLY
G0.9	ASSEMBLY	ASSEMBLY
G0.10	ASSEMBLY	ASSEMBLY
G0.11	ASSEMBLY	ASSEMBLY
G0.12	ASSEMBLY	ASSEMBLY
G0.13	ASSEMBLY	ASSEMBLY
G0.14	ASSEMBLY	ASSEMBLY
G0.15	ASSEMBLY	ASSEMBLY
A.0	SITE PLAN	SITE PLAN
A.1	LEVEL 1 FLOOR PLAN	LEVEL 1 FLOOR PLAN
A.2	LEVEL 2 FLOOR PLAN	LEVEL 2 FLOOR PLAN
A.3	LEVEL 3 FLOOR PLAN	LEVEL 3 FLOOR PLAN
A.4	LEVEL 4 FLOOR PLAN	LEVEL 4 FLOOR PLAN
A.5	LEVEL 5 FLOOR PLAN	LEVEL 5 FLOOR PLAN
A.6	LEVEL 6 FLOOR PLAN	LEVEL 6 FLOOR PLAN
A.7	ROOF TOP	ROOF TOP
A.8	ELEVATIONS	ELEVATIONS
A.9	RESTROOM DETAILS	RESTROOM FLOOR PLAN AND ELEVATIONS
A.10	RESTROOM DETAILS	RESTROOM DETAILS
A.11	EXTERIOR RENDERS	EXTERIOR RENDERS
A.12	EXTERIOR RENDERS	EXTERIOR RENDERS
A.13	BUILDING SECTIONS	BUILDING SECTIONS
A.14	BUILDING SECTIONS	BUILDING SECTIONS
A.15	WALL SECTIONS & DETAILS	WALL SECTIONS & DETAILS
A.16	DOOR SCHEDULE & DOOR DETAILS	DOOR SCHEDULE & DOOR DETAILS
A.17	HARDWARE SCHEDULE	HARDWARE SCHEDULE
A.18	CURTAIN WALL SCHEDULE & DETAILS	CURTAIN WALL SCHEDULE & DETAILS
A.19	WINDOW SCHEDULE	WINDOW SCHEDULE
A.20	PANS AND SECTIONS-ELEVATIONS	PANS AND SECTIONS-ELEVATIONS