

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: South Meridian Medical/General Office Date: 10.15.2024
 Applicant Name: Imad Bahbah, AIA, Principal Telephone Number: 1.253.468.7696
 Project Description: 6-story mixed Medical/General Office Year of Occupancy: 2026/2027
 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 (22,846 sf), 720 (19,029 sf) & 930 (2,457 sf)					124.8
Net New Trips					124.8
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500.00 = \$ <u>561,600</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*, 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: Signalized I/S's except as noted otherwise

- 7th Ave. SE at South Meridian
- 9th Ave. SE at South Meridian
- SR-512 WB ramps at South Meridian
- SR-512 EB ramps at South Meridian
- 15th Ave. SE at South Meridian
- 17th Ave. SE at South Meridian (non-signal)
- 23rd Ave. SE at South Meridian
- 31st Ave. SE at South Meridian

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

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; 22,846 sf) - General Office														
Weekday	22,846	10.84	50%	123.8	50%	123.8	247.7	-	-	-	-	-	-	-
AM peak hour	22,846	1.52	88%	30.6	12%	4.2	34.7	-	-	-	-	-	-	-
PM peak hour	22,846	1.44	17%	5.6	83%	27.3	32.9	-	-	-	-	-	-	32.9
Proposed: Medical-Dental Office Building - Stand-Alone - General Urban/Suburban (ITE LUC 720; 19,029 sf) - MOB & Massage														
Weekday	19,029	42.97(X) - 108.01	50%	354.8	50%	354.8	709.7	-	-	-	-	-	-	-
AM peak hour	19,029	0.90Ln(X) + 1.34	81%	43.8	19%	10.3	54.1	-	-	-	-	-	-	-
PM peak hour	19,029	4.07(X) - 3.17	25%	18.6	75%	55.7	74.3	-	-	-	-	-	-	74.3
Proposed: Fast Casual Restaurant - General Urban/Suburban (ITE LUC 930; 2,457 sf) - Retail/Food Service														
Weekday**	2,457	97.14	50%	119.3	50%	119.3	238.7	-	-	-	-	-	-	-
AM peak hour**	2,457	1.43	50%	1.8	50%	1.8	3.5	-	-	-	-	-	-	-
PM peak hour	2,457	12.55	55%	17.0	45%	13.9	30.8	-	-	-	-	-	43%	17.6
Total: Projected Site Traffic														
Weekday	-	-	-	598.0	-	598.0	1,196.0	-	-	-	-	-	-	-
AM peak hour	-	-	-	76.1	-	16.2	92.3	-	-	-	-	-	-	-
PM peak hour	-	-	-	41.1	-	96.9	138.0	-	-	-	-	-	-	124.8

Where X = # units or 1,000 sf

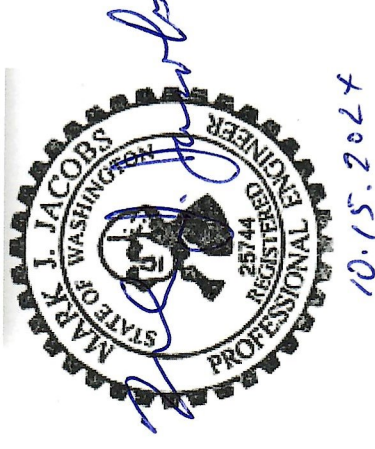
* - pass-by percent per ITE and JTE Traffic Engineering experience

** - 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.



NORTH

LEGEND

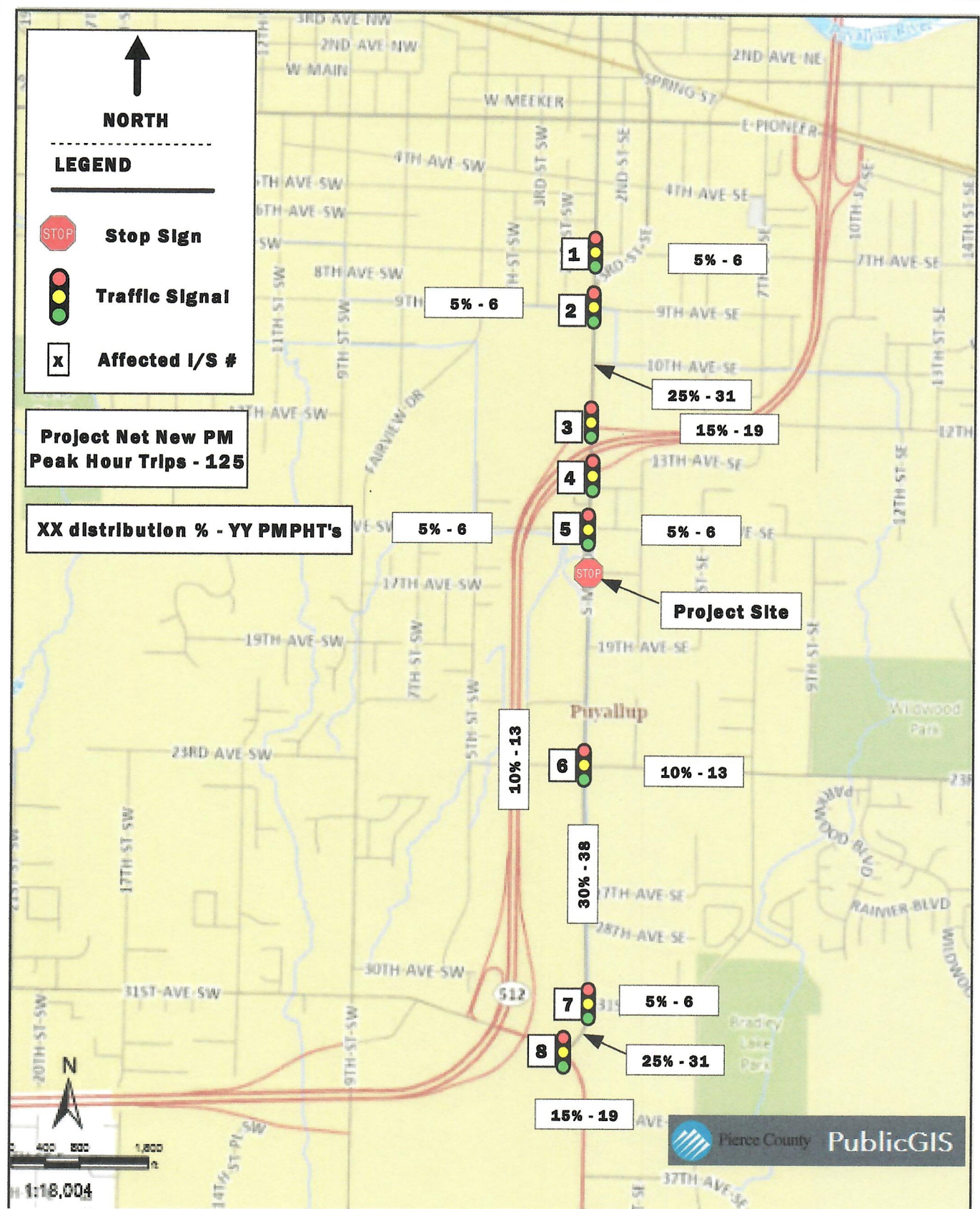
 **Stop Sign**

 **Traffic Signal**

 **Affected I/S #**

**Project Net New PM
Peak Hour Trips - 125**

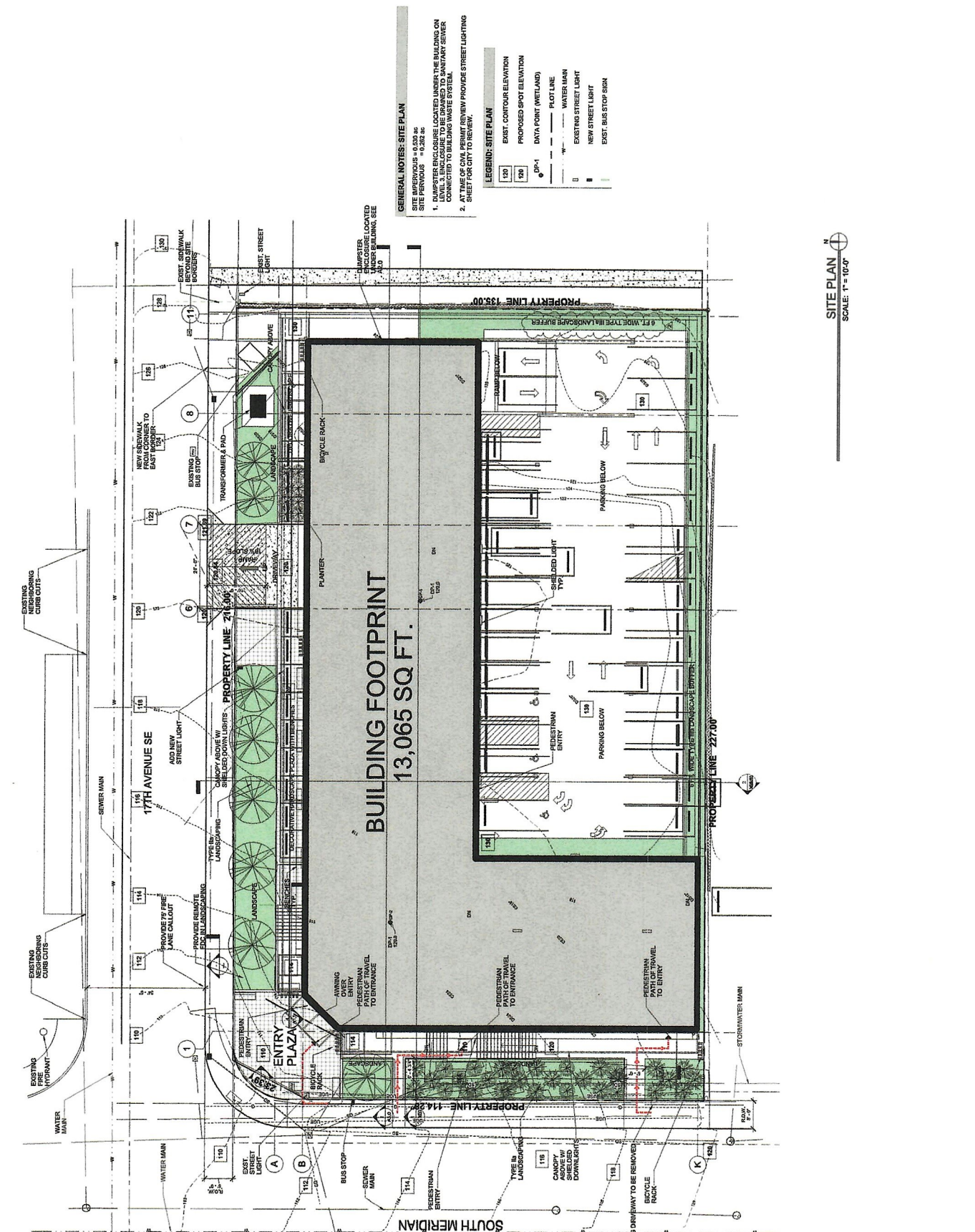
XX distribution % - YY PMPHT's



JTE, Inc.
FIGURE 1

Reprint in Color Only

**SOUTH MERIDIAN MEDICAL/GENERAL OFFICE
TRAFFIC SCOPING WORKSHEET
PROJECT PM PEAK HOUR TRAFFIC VOLUMES
AND DISTRIBUTION**



SITE PLAN
SCALE: 1" = 10'-0"



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

August 05, 2024

Imad Bahbah

21620 84th Ave. S., Ste. 200

Kent, WA 98032

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	3
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:

-Scoping assumptions NOT approved by the City. Once the traffic scoping worksheet is approved, a written response would be sent to the applicant's traffic engineer outlining the scope of the project's Traffic Impact Study (TIS).

-sqft calculations not consistent with updated site plan. *per Architects
sf calculations*

-Provide detailed calculation of GFA computation per ITE definition. GFA includes (but not limited to), circulation corridors, lobbies, bathrooms, storage, etc. ✓

-Per the latest site plan submittal, the GFA was 53,854sqft (parking excluded). Scoping worksheet only included 30,707sqft of GFA *44,332 sf*

-Per previous comment, it is not reasonable to assume conference rooms/event space will not be utilized during normal operating hours of the facility. Proposed meeting rooms sqft must included in trip generation calculation. This type of partitioned meeting rooms are common within offices. ✓

jaketraffic@comcast.net

From: Giuseppe Cipolla <giuseppe@ihbarchitects.com>
Sent: Monday, October 14, 2024 2:40 PM
To: jaketraffic@comcast.net
Cc: Imad Bahbah
Subject: Re: 2023.017 - 1617 S. Meridian Ave Puyallup - Medical Office - Corrections

Here you go.

ELECTRIC VEHICLE CHARGING*

REQUIRED EV CHARGING STATIONS (EV)	11
REQUIRED EV READY CHARGING STATIONS (EVR)	11
REQUIRED EV CAPABLE CHARGING STATIONS (EVC)	11

TOTAL REQUIRED	33
REQUIRED ACCESSIBLE (EV) STATIONS	1

*PER WAC-51-50-429.2

TRAFFIC SCOPING GFA CALCULATION

General Office (including circulation and restroom)	22846
MOB and Massage (including circulation and restroom)	19029
Retail/ Food Service (including circulation)	2457
Total GFA (parking excluded)	44332

Lobby is included in the General Office.

Best Regards,
Giuseppe Cipolla, AIA
Project Manager
Direct: 425 281 9399

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

On Mon, Oct 14, 2024 at 2:25 PM <jaketraffic@comcast.net> wrote:

Giuseppe

PROJECT STATISTICS

FLOOR	MEDICAL OFFICE	LOBBY	GENERAL OFFICE	SERVICE (DAY SPA)	RETAIL/DELI	EVENT SPACE	CIRCULATION	BOH/RESTROOM	PARKING	TOTAL GROSS SQFT	CONSTRUCTION TYPE	OCCUPANCIES
LEVEL 1		1052					1296	820	19710	22878	I-A	S-2/M
LEVEL 2					1743		714		18251	20708	I-A	S-2/M
LEVEL 3				3781		3175	1433	481		8870	II-B	B/A-3
LEVEL 4	2643		5761				1414	204		10022	II-B	B
LEVEL 5	3029		5790				1716	204		10739	II-B	B
LEVEL 6	4810		2114				2058	94		9076	II-B	B
TOTALS	10482	1052	13665	3781	1743	3175	8631	1803	37961	82293		

ROOF TOP DECK

82,243
- 37,961
44,332 SF

PARKING CALCULATIONS

USE	AREA	RATIO	PARKING REQ'D
MEDICAL	10482	1/200	52
GENERAL OFFICE	13665	1/300	46
SERVICE (DAY SPA)	3781	1/300	12
RETAIL/DELI	1743	1/300	6
PARKING REQUIRED			116
PARKING PROVIDED			
LEVEL 1			57
LEVEL 2			40
LEVEL 3			21
TOTAL PARKING PROVIDED			118

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

TOTAL REQUIRED 33
REQUIRED ACCESSIBLE (EV) STATIONS 1

*PER WAC-51-50-429.2

TRAFFIC SCOPING GFA CALCULATION

General Office (including circulation and restroom) 22846
MOB and Massage (including circulation and restroom) 18310
Retail/ Food Service (including circulation and restroom) 3176

Total GFA (parking excluded)

44332

EVENT SPACE PARKING 3175 1/35 90*

* 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 83
ACCESSIBLE SPACES 5 INCLUDING 1 VAN SPACE