

Technical Memo

To: City of Woodland
From: Ryan Shea, PTP, Senior Transportation Planner
Date: October 28, 2022
Project: Woodland DaVita Dialysis Clinic
Subject: Traffic Scoping Analysis

Introduction:

A DaVita Dialysis clinic is being proposed on an undeveloped parcel located at 467 Beechwood Street in Woodland, Washington. This Traffic Scoping Letter has been prepared to document the expected trip generation and distribution for the proposed development, and to provide guidance in the preparation of a Traffic Impact Analysis (TIA) should additional analysis be necessary. The site vicinity is shown below.

Figure 1. Site Vicinity



Proposed Development

The proposed project would construct an approximate 7,400 square foot medical facility to be occupied by DaVita Dialysis. The project is located on undeveloped land at 467 Beechwood Street in the City of Woodland. Access to the project will be provided by two full access driveways on Beechwood Street. For this analysis, all project trips have been assigned to one site driveway. The project is anticipated to open in 2023.

The preliminary site plan is attached.

Project Traffic Characteristics

The two project-related characteristics having the most effect on area traffic conditions are peak hour trip generation and the directional distribution of traffic volumes on the surrounding roadway network.

Site-Generated Traffic Volumes

Vehicle trip generation was calculated using the trip generation rates contained in the 11th edition of the Trip Generation Manual by the *Institute of Transportation Engineers (ITE)*. Clinic (land use code 630) land use category best matches the proposed development and has been used to calculate the trip generation.

Table 1 shows the trip generation characteristics for the land use category Clinic.

Table 1. ITE Trip Generation Rate – Clinic (Land Use Code 630)

Time Period	Variable	Trip Rate	Enter %	Exit %
AM Peak Hour	1,000-sqft	2.75	81%	19%
PM Peak Hour	1,000-sqft	3.69	30%	70%
Daily	1,000-sqft	37.60	50%	50%

The total trip generation expected from this project is calculated by applying the unit measure for each land use category to the appropriate trip generation rate. The trip generation for the proposed *Woodland DaVita Dialysis Clinic* project is shown in **Table 2** below.

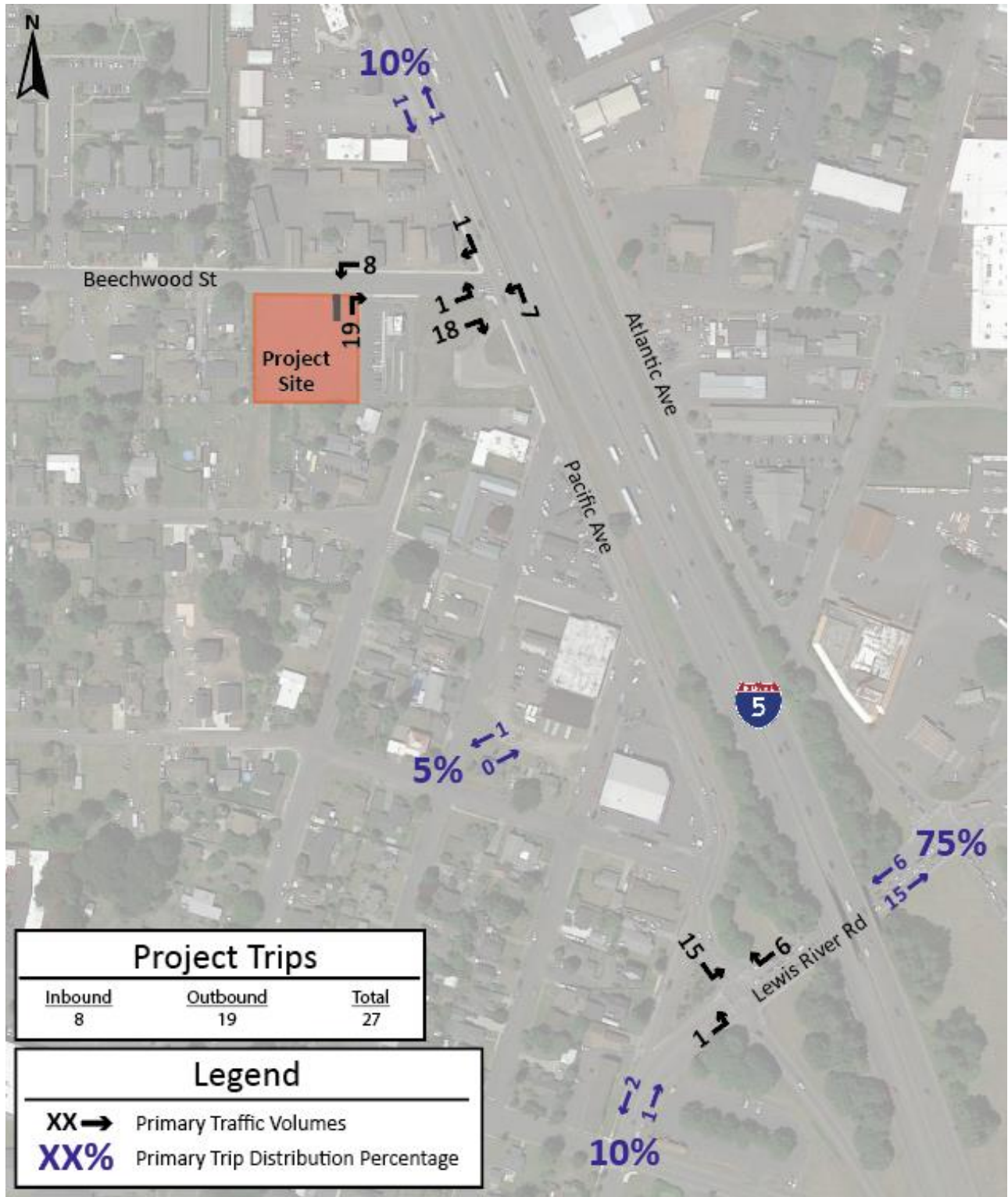
Table 2. Project Trip Generation

Time Period	Size	Total Trips	Enter	Exit
AM Peak Hour	7.40	20	16	4
PM Peak Hour	7.40	27	8	19
Daily	7.40	278	139	139

Site Traffic Distribution and Assignment

For this study, the regional distribution of traffic to and from the proposed project was estimated based on locations and densities of the potential customer base. The regional traffic distribution percentages and site traffic assignment for the proposed development for the PM peak hour are shown on **Figure 2**.

Figure 2. PM Peak Hour Site Generation





We have presented this information for WSDOT and the City to use in determining the Scope of Work for a TIA, should additional analysis be necessary. If you have any questions or need additional information, please call me at 360.352.1465.

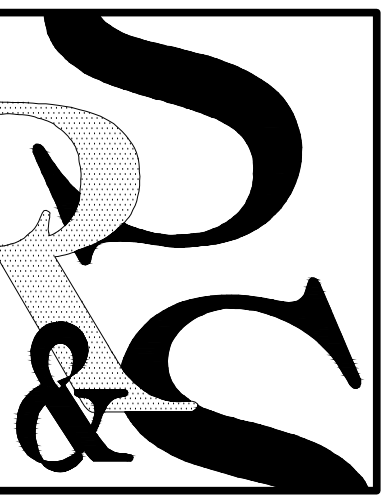
Respectfully,
SCJ Alliance

A handwritten signature in blue ink, appearing to read "Ryan Shea", is placed over a light grey rectangular background.

Ryan Shea, PTP
Senior Transportation Planner

Enclosures: Preliminary Site Plan

N:\Projects\5189 LDC Surveying Engineering Planning\22-000643 DaVita Clinic - Woodland\Phase 01 – Traffic scoping Analysis\Dels\2022-1028 Davita Woodland Traffic Scoping.docx

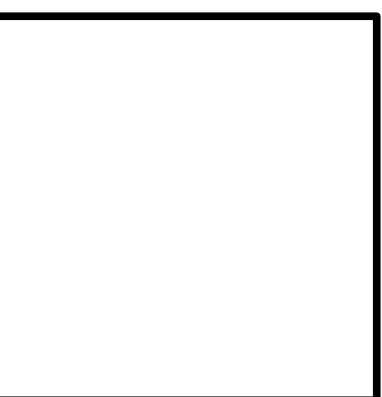


SEARER, ROBBINS & STEPHENS, INC.
 ARCHITECTURE INTERIORS PLANNING
 1730 EAST NORTHERN AVENUE, SUITE 124, PHOENIX, ARIZONA 85020 602.277.1187

SITE/FLOOR PLAN

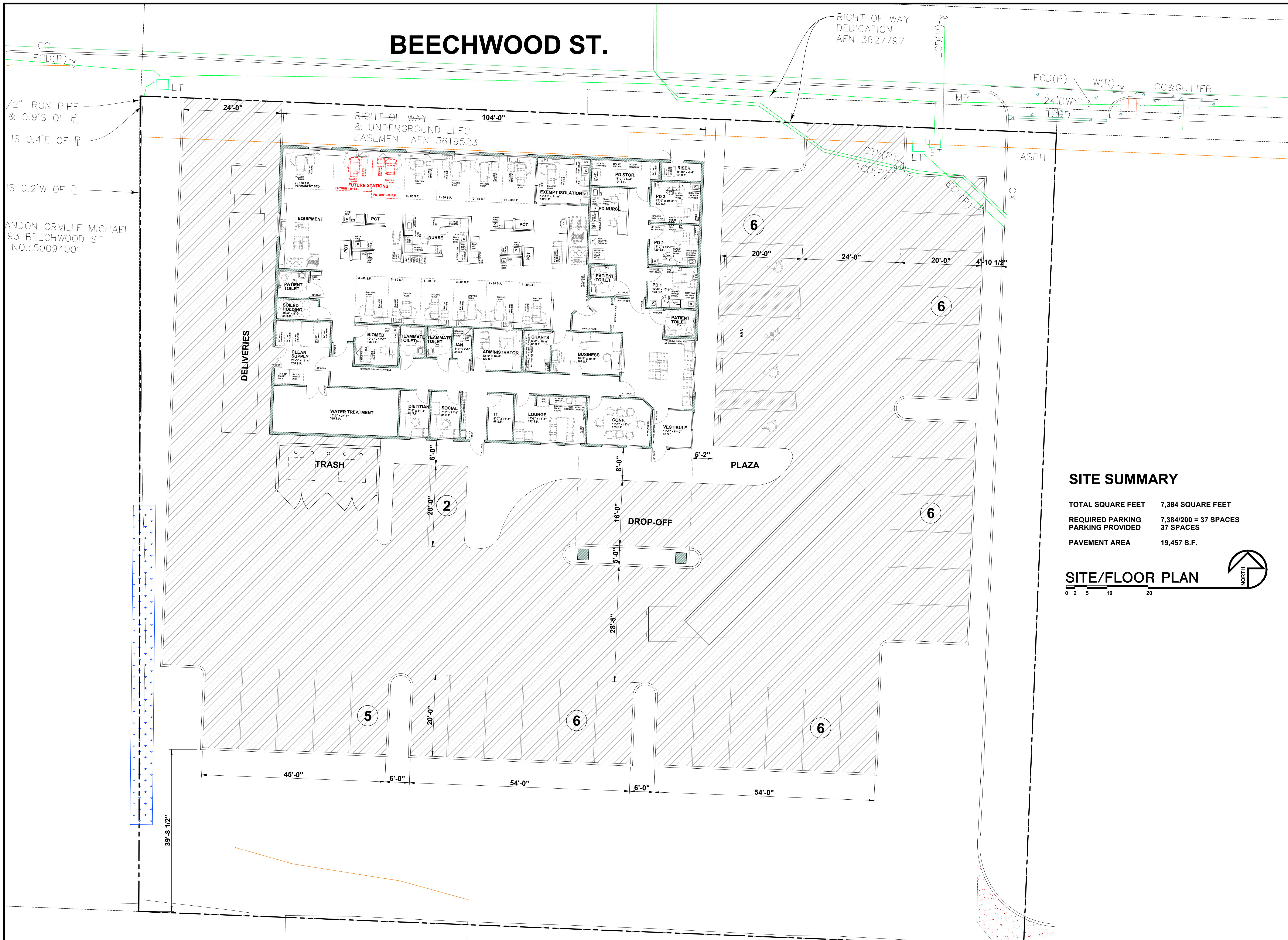
DRAWN DBR
 CHECKED DBR
 JOB NO. 2062
 DATE OCT. 25, 2022

REVISIONS



Davita
 Woodland Dialysis
 at
 467 Beechwood Street
 Woodland, Washington 98674

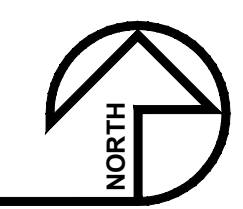
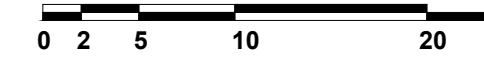
SHEET NO.
PSP-E



SITE SUMMARY

TOTAL SQUARE FEET	7,384 SQUARE FEET
REQUIRED PARKING	7,384/200 = 37 SPACES
PARKING PROVIDED	37 SPACES
PAVEMENT AREA	19,457 S.F.

SITE/FLOOR PLAN



CC
 ECD(P)
 ET
 1/2" IRON PIPE
 & 0.9'S OF R
 IS 0.4'E OF R
 IS 0.2'W OF R
 ANDON ORVILLE MICHAEL
 93 BEECHWOOD ST
 NO.: 50094001

RIGHT OF WAY
 DEDICATION
 AFN 3627797

RIGHT OF WAY
 & UNDERGROUND ELEC
 EASEMENT AFN 3619523

ECD(P) W(R) CC&GUTTER
 24'DWY
 TCD(P)
 MB
 ASPH
 XC

DELIVERIES

PLAZA

DROP-OFF

TRASH

5

6

6

6

6

6

39'-8 1/2"

45'-0"

20'-0"

6'-0"

54'-0"

6'-0"

54'-0"

28'-5"

5'-0"

16'-0"

8'-0"

6'-0"

20'-0"

5'-2"

4'-10 1/2"

20'-0"

20'-0"

24'-0"

24'-0"

104'-0"