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Project Memorandum

Project No: 210062.01 Date: August 18, 2022
Project Name: Emergency Vet of Tualatin
Subject: Tualatin Traffic Study Proposal
By: Samantha Luck
To: Mike McCarthy, P.E.

This is an addition that will expand the use of the current emergency vet clinic (EVCOT) and vet diagnostic imaging clinic (VDIC) located at 8250 SW Tonka Street. This addition consists of several small additions on the north, south and west side to the existing building and a large addition to the east. Total additional square footage to the building is approximately 3,600 sf. The expansion includes two new exam rooms, a staff break room, a new laundry room, more dog and cat cages, and a large separate area for VDIC's imaging clinic.

The current number of trips to the site is 50 for EVCOT in a 24-hour period, and 21 for VDIC in the standard 8-5. They do not expect an increase with the expansion.

The traffic flow and circulation will not change with this addition, and the sight distance at the sites access points are not changing.

See attached document for Site Plan.

Below is a statement from the owner regarding the traffic on this site:

EVCOT's parking usage varies from day-to-day and varies hour-by-hour considerably. The general usage of the hospital is as follows:

Staff usage:

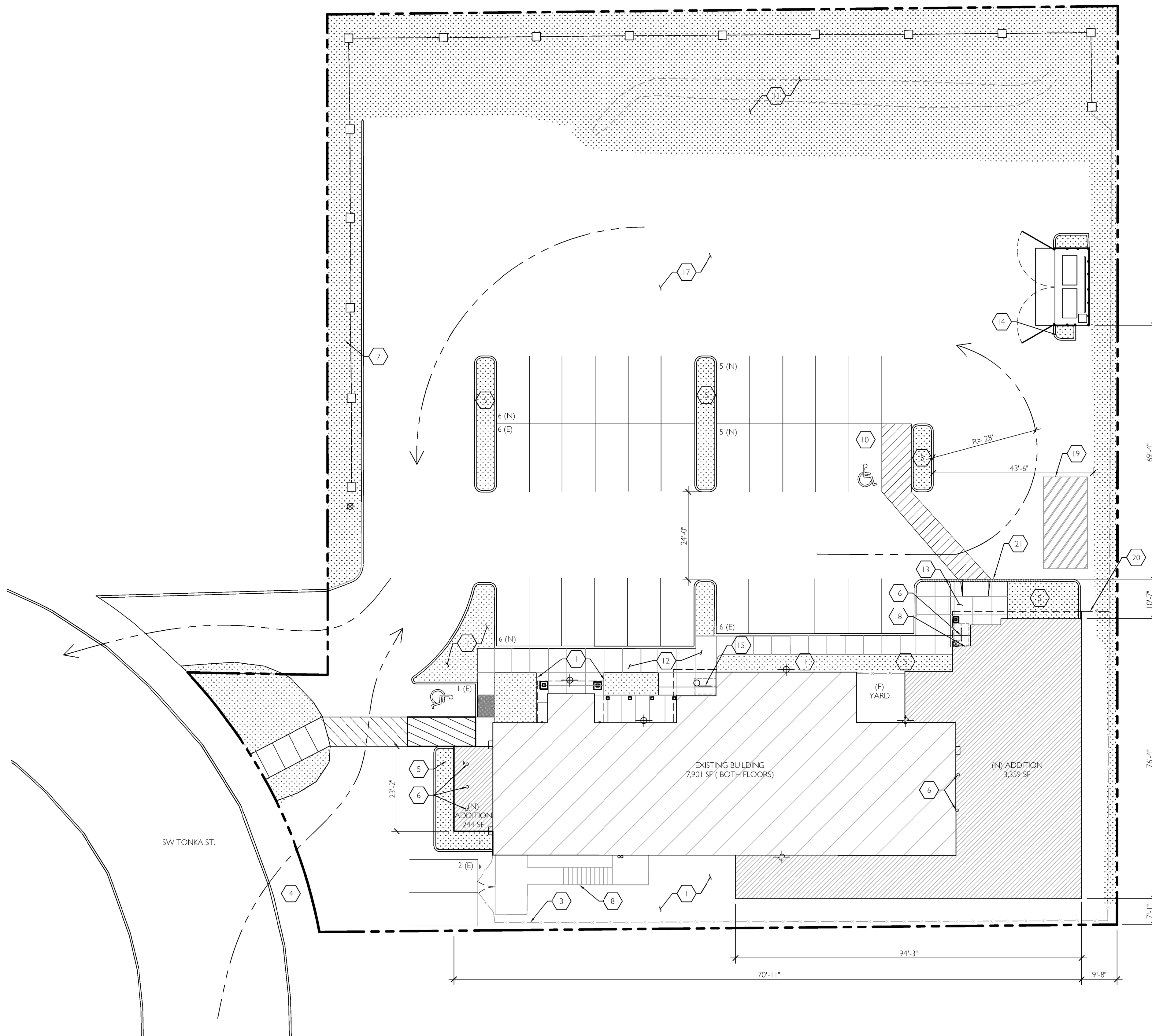
- EVCOT Staff varies between 6 to 15 people on site at any time based on the time of day. There are large times of day where we may not have any clients physically present at the building due to staffing and wait times.
- VDIC Staffing is typically 5-8 staff members at a time on site during daytime hours (8am -5 pm)

Client Usage

- EVCOT clients average ~3 to 3.5 clients per hour during our busiest days (typically holidays and weekends). At most we have 8-10 clients at the building at any given time. Those clients may be present for 1-2 hours depending on what is happening in the hospital.
- VDIC clients average 2-3 clients per hour during daytime hours.

E:\d\21100201 - Emergency Vet\Drawings\CADD\CADD01 - A01 SITE PLAN.dwg Aug 23, 2022 - 11:48am

1 **SITE PLAN**
A0.1 1/16"=1'-0"



SITE PLAN LEGEND

- DS DOWNSPOUT
- ⊠ HANDICAP PARKING STALL
- C COMPACT PARKING STALL
- ⊙ MANHOLE/DRYWELL
- FH FIRE HYDRANT
- ▲ FIRE DEPARTMENT CONNECTION
- (N) NEW
- (E) EXISTING
- DOWNSPOUT
- ⊠ LP (E) LIGHT POLE
- SIDEWALK RAMP
- - - - - TRAFFIC FLOW

KEYNOTES

- | | |
|--|---|
| 1 (E) LANDSCAPING TO REMAIN | 14 (E) TRASH ENCLOSURE RELOCATED |
| 2 (E) DOWNSPOUTS | 15 (E) COVERED BIKE PARKING |
| 3 (E) FENCE TO REMAIN, TYP. | 16 (N) COVERED BIKE PARKING, SEE 3/A0.2 |
| 4 (E) PUBLIC SIDEWALK | 17 (E) PAVING TO REMAIN |
| 5 (N) LANDSCAPING | 18 (N) BICYCLE PARKING SIGN-- SEE 5/A0.2 FOR MORE INFORMATION |
| 6 (E) BOLLARDS TO BE REMOVED | 19 (N) STRIPPED LOADING SPACE |
| 7 (E) UTILITY EASEMENT | 20 (N) FENCE |
| 8 (E) EXTERIOR STAIR | |
| 9 EDGE OF FLOODPLAIN, AS DETERMINED BY JOHN R. WADE ON FEB. 18TH 2015.- NOT USED/SHOWN | |
| 10 (N) ADA PARKING SPACE | |
| 11 (E) SWALE TO REMAIN | |
| 12 (E) SIDEWALK TO REMAIN | |
| 13 (N) SIDEWALK | |

**PRELIMINARY
 PLAN ONLY-NOT
 FOR
 CONSTRUCTION**

08/23/2022 ARCHITECTURAL REVIEW SET
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TENANT IMPROVEMENT FOR:
EMERGENCY VETERINARY CLINIC OF TUALATIN
 8250 SW TONKA ST.
 TUALATIN, OREGON 97062

SITE PLAN
A0.1
 JOB NO. 21006201
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