



DESIGN → PERMIT → MANAGE

August 12, 2021

Tammy Baraconi, Building and Planning manager  
City of Chehalis Community Development  
1321 S. Market Blvd.  
Chehalis, WA 98532

Re: Awesome Chevrolet Buick of Chehalis  
RBE NO. 20125

Dear Tammy:

This letter summarizes the anticipated trip generation for the proposed auto dealership.

**Project Description**

The project consists of a new car dealership facility with sales, service, and parts departments. The building will be roughly 25,669 square feet, constructed in one phase. The site will include parking for customers, staff and new/used inventory, site lighting, landscaping, along with stormwater and utility service connections. The building includes a 2,094 s.f. second floor mezzanine for parts storage. The site also accommodates future construction of a 2,500 s.f. detail shop. The dealership will take access (one existing and one proposed) from Louisiana Avenue, which is fully developed for street improvements. This facility will displace the existing Awesome Chevrolet Buick dealership currently on North National Avenue.

**Analysis Summary**

Weekday AM and PM peak hour trip generation for the proposed project was developed using projected trip rates provided in the ITE *Trip Generation Manual*. Table 1 summarizes the trip generation and trip rates calculated.

Table 1				
VEHICLE TRIP GENERATION - AWESOME CHEVROLET BUICK				
Time Period	Trip Rate	Trips Entering	Trips Exiting	TOTAL
New Car Sales (ITE Land Use Code 841)		28,169 GFA (including Detail Shop)		
Average Weekday	T=33.34X	469 (50%)	470 (50%)	939
AM Peak Hour	T=2.05X	43 (74%)	51 (26%)	58
PM Peak Hour	T=2.64X	29 (39%)	45 (61%)	74

X = per 1,000 sq. ft. gross floor area  
T= trips

### Distribution

The project is accessed from NW Louisiana Avenue from an existing driveway approach. A second driveway approach of similar size is proposed 200 feet north. AVTE distribution on Louisiana is estimated to be roughly 75% to the south, and 25% to the north.

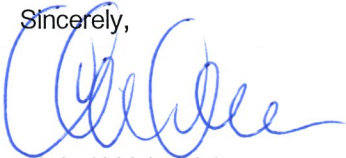
Street segments serving this site include NW Louisiana Ave, Chamber of Commerce Way, NW State Avenue, and N. National Ave. Impacted intersections from new trips will include Chamber of Commerce Way at Louisiana, SR-5 SB and NB ramps, NW State Ave, and N. National Ave.

### Summary

The project will add an estimated 58 trips to the weekday AM peak hour with a moderate increase of 74 trips for the PM peak hour.

The proposed new driveway onto Louisiana will provide safe distribution of entering/exiting trips to the site and will be able to utilize the existing center turn lane in Louisiana. With the exception of curb returns and approach for new driveway, no new frontage improvements are anticipated for Louisiana Avenue.

Sincerely,



Chris Aldrich, RLA  
Planning Manager

Cc: RBE#20125