



September 20, 2021

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Subject: Traffic Study, Nicholas Washington Ave

To whom it may concern:

The purpose of this letter is to summarize the anticipated trip generation for the proposed Nicholas Washington Ave project.

#### PROJECT DESCRIPTION

The project, Nicholas Washington Ave, is located near Washington Avenue and consists of the construction of a 24-unit condominium with necessary access and parking. It proposes the installation of five buildings, totaling 24 dwelling units.

#### DISTRIBUTION/DIRECTIONAL FLOW

The project proposes 2 accesses. The first will be via an extension of SE 12<sup>th</sup> Street which will serve 20 dwelling units and the second will be from SE Aust Manor and serve 4 dwelling units. Distribution refers to percentage of trips exiting and entering the development. Directional flow refers to the expected direction the traffic will exit to and enter from the development. Directional flow on 12<sup>th</sup> Street and Washington Avenue intersection is estimated to be 50% to the Southwest along 12<sup>th</sup> street and 50% to the Northwest along Washington. Flow for the Aust segment is expected to be 75% to the south and 25% to the north, both along SE Aust Manor. Distribution for both accesses the same. They are expected to be primarily exiting in the AM peak hour and entering in the PM peak hour. This is further shown in the below table

#### ANALYSIS

The weekday morning and evening peak hour generation for the Nicholas Washington Ave project was developed using the ITE Trip Generation Manual 10<sup>th</sup> edition. The table below summarizes the trip generation and the calculated trip rates for the average weekday, morning and evening peak hours based on each access and the number of dwelling units expected to be served for the condominium project (Land Use Code 220).

Washington/12 <sup>th</sup> Street – Vehicle Trip Generation – 20 DU				
Time Period	Trip Rate	Entering	Exiting	Total
Average Weekday	7.32 per DU	73.2 (50%)	73.2 (50%)	146.4 trips
Morning Peak Hour	0.46 per DU	2.1 (23%)	7.1 (77%)	9.2 trips
Evening Peak Hour	0.56 per DU	7.1 (63%)	4.1 (37%)	11.2 trips

\*DU – Dwelling units

SE Aust Manor – Vehicle Trip Generation – 4 DU				
Time Period	Trip Rate	Entering	Exiting	Total
Average Weekday	7.32 per DU	14.6 (50%)	14.6 (50%)	29.28 trips
Morning Peak Hour	0.46 per DU	0.4 (23%)	1.3 (77%)	1.8 trips
Evening Peak Hour	0.56 per DU	1.4 (63%)	0.8 (37%)	2.2 trips

\*DU – Dwelling units

## SUMMARY

In summary, the proposed accesses will provide adequate and safe distribution for trips entering and exiting the condominiums. The project is estimated to add an additional 11 trips to the weekday peak morning hour and 13.4 trips to the weekday peak evening hour.

Thank you for taking the time to review the traffic study for the proposed development of the Nicholas Washington Ave Condominiums. Please do not hesitate to reach out to Fuller Designs with any questions or comments concerning this traffic study.

Sincerely,



Melanie Frey, EIT  
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Enc: ITS traffic studies for multifamily (low rise). Average weekday, AM peak, and PM peak hour distributions.

# Multifamily Housing (Low-Rise) (220)

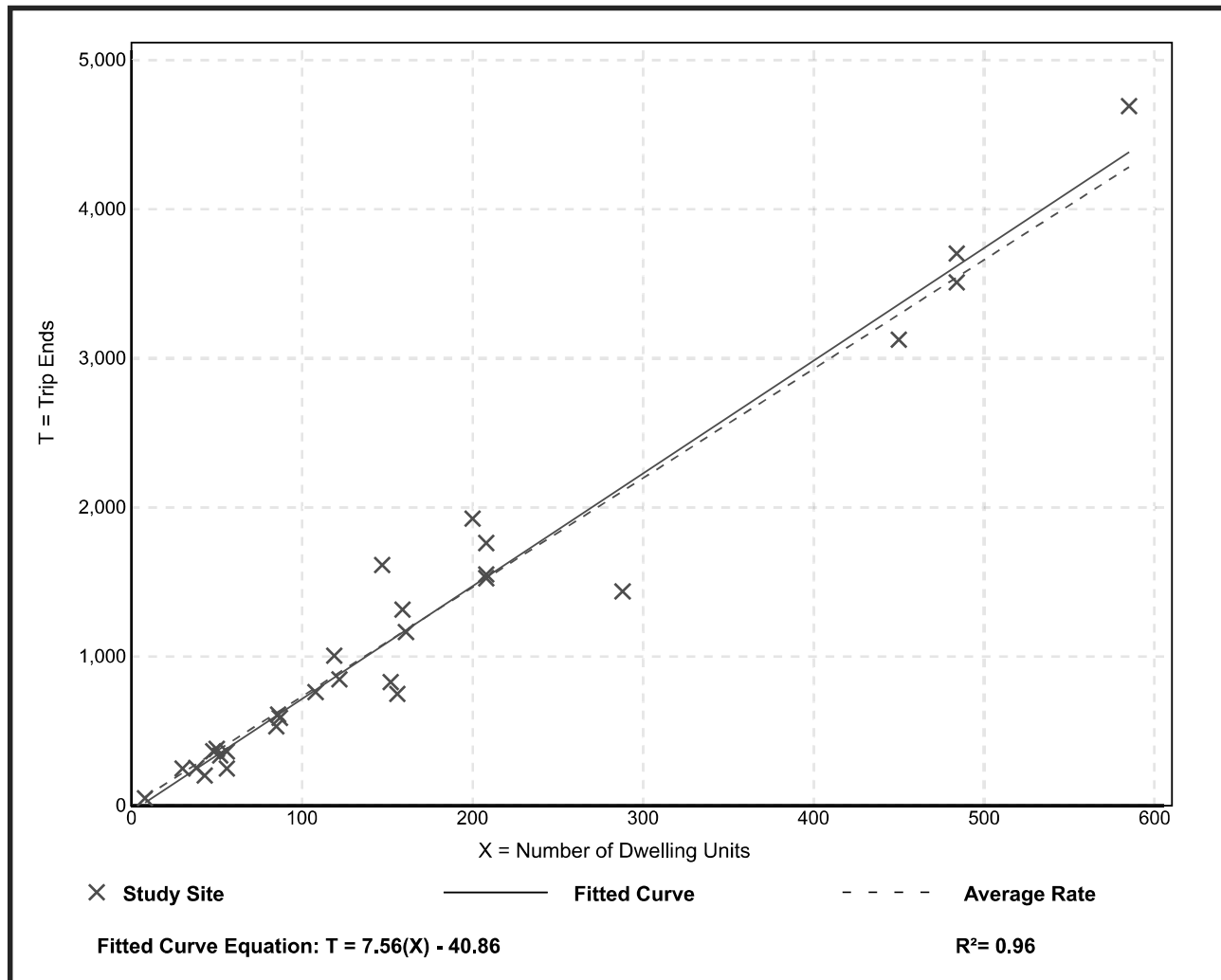
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 29  
Avg. Num. of Dwelling Units: 168  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

## Data Plot and Equation



# Multifamily Housing (Low-Rise) (220)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

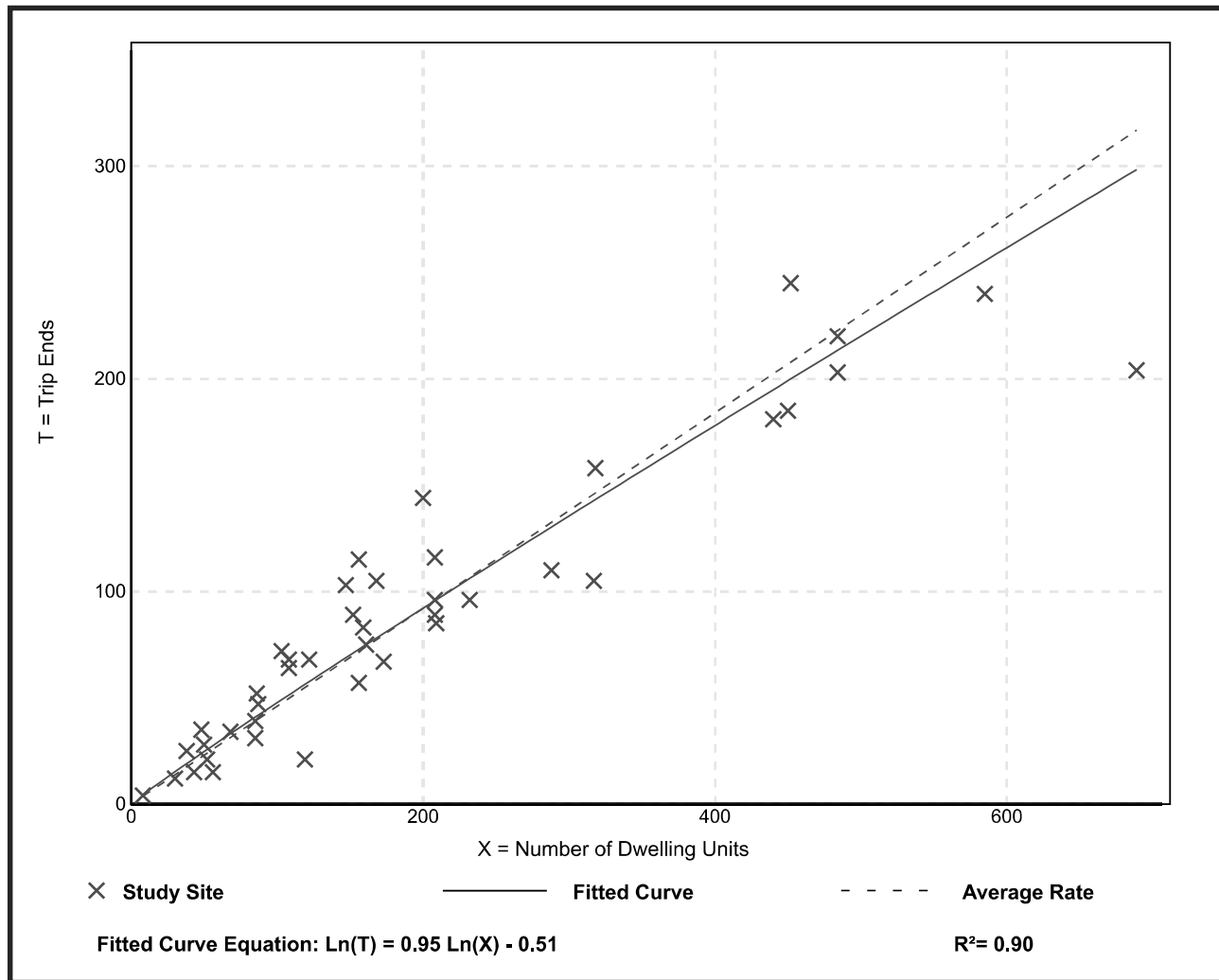
**Setting/Location: General Urban/Suburban**

Number of Studies: 42  
 Avg. Num. of Dwelling Units: 199  
 Directional Distribution: 23% entering, 77% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

## Data Plot and Equation



# Multifamily Housing (Low-Rise) (220)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 50  
 Avg. Num. of Dwelling Units: 187  
 Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

## Data Plot and Equation

