JACKSON VILLAS 4
TRAFFIC IMPACT ANALYSIS

Lewis County, WA


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## JACKSON VILLAS 4

TRAFFIC IMPACT ANALYSIS

## 1. INTRODUCTION

The main goals of this study focus on the analysis of existing roadway conditions and forecasts of newly generated project traffic. The first task includes the review of general roadway information on the adjacent street system, baseline vehicular volumes, and entering sight distance data. Forecasts of future traffic and dispersion patterns on the street system are then determined using established trip generation and distribution techniques. As a final step, appropriate conclusions and mitigation measures are defined.

## 2. PROJECT DESCRIPTION

Jackson Villas 4 is a proposed development consisting of up to 69 multi-family dwelling units located in the Chehalis Urban Growth Area of Lewis County. The subject property is situated on the southeast corner of the Jackson Highway \& Kennicott Road intersection on 4.32-acre parcel \#: 010799001000 . The lot is largely undeveloped with the exception of two small shed structures which are to be removed for new construction. Two accesses extending southeast from Kennicott Road are proposed to serve the subject site. Illustrated below is an aerial image demarcating the subject lot boundaries. Figure 1 on the following page identifies the adjacent street system and general project vicinity. A conceptual site plan of the project is presented in Figure 2.




## 3. EXISTING CONDITIONS

### 3.1 Existing Roadway Characteristics

The major roadways and arterials defined in the study area are listed and described below.
Jackson Highway: is a northwest-southeast, two-lane arterial bordering the subject site to the southwest. Travel lanes are approximately 11-feet in width. Shoulders are composed of paved segments 4 - to 8 -feet in width. No non-motorist facilities are present in the area. The roadway has a posted speed limit of 35 mph in the vicinity of the subject site.

Kennicott Road: is a northwest-southeast, two-lane local roadway bordering the subject site to the northwest. Travel lanes are approximately 11 -feet in width. Vertical curb is present for an approximate 550-foot segment on the north side of the roadway from Jackson Highway. Elsewhere, shoulders are grass/gravel with no non-motorist facilities. The posted speed limit is 25 mph .

### 3.2 Pedestrian and Bicycle Activity

During field observations, no non-motorist transport was observed along Jackson Highway or Kennitcott Road. The area is rural in nature with limited walkable amenities. No significant increase with respect to non-motorist transport would be expected from the development given the limited non-motorist infrastructure in the vicinity of the subject site.

### 3.3 Existing Peak Hour Volumes and Patterns

Field data for this study was collected in November of 2020. Traffic counts were taken at the intersection of Jackson Highway \& Kennicott Road, which would receive the bulk of the anticipated vehicular demands. Data was obtained during evening peak period between the hours of 4:00 PM - 6:00 PM, which generally translates to highest overall roadway volumes in a given 24 -hour period. The one hour reflecting highest overall roadway volumes (peak hour) was then derived from these counts.

Additionally, the WSDOT COVID-19 Transportation System Performance Multimodal Executive Summary showed that traffic volumes in the area along state facilities in Lewis County were on average $8 \%$ lower than typical baseline conditions on the date the count was taken. To remain conservative in analysis, existing PM peak hour volumes were increased by $10 \%$. Adjusted baseline 2020 PM peak hour volumes at the study intersection are illustrated in Figure 3 on the following page. Full-count sheets have been included in the appendix.


### 3.4 Public Transit

A review of the Twin Transit regional bus schedule indicates that Route 444 - Downtown Chehalis provides service in the vicinity of the subject site. While the nearest stop in relation to the development is provided at Wallace Road \& Jackson Highway ( 0.40 miles northwest), riders may flag down a bus at any safe and visible area along the route. Weekday service is provided from 7:00 AM - 7:00 PM (60-minute headways) while weekend service is provided from 7:00 AM - 3:00 PM (60-minute headways). Refer to the Twin Transit bus schedule for further details.

### 3.5 Roadway Improvements

A review of the Lewis County Six-Year (2021-2026) Transportation Improvement Program indicates the following planned projects in the general area.

Rush Road Improvements (Bishop Road to s/o Holloway Drive; Priority \#15): This project entails a major widening of the roadway to include curb, gutter sidewalk and more. Local funds allocated to the project total $\$ 2,280,000$ and construction is to begin in 2023.

Downie Road Extension (southerly extension; Priority \#25): This project entails extending the roadway south to Maurin Road. Federal discretionary funding totals $\$ 1,200,000$ and construction is to begin in 2025.

A review of the City of Chehalis Six-Year (2021-2026) Transportation Improvement Program indicates the following planned project in the general area.

Market Blvd - $13^{\text {th }}$ to City Limits. This project entails reconstruction and pedestrian improvements along Market Blvd with a start year of 2023 and a total estimate cost of $\$ 4,600,000$.

### 3.6 Site Access \& Driveway Design

As shown in the provided site plan, two accesses extending southeast from Kennicott Road are proposed. The northern driveway has been positioned such that approximately 160 feet of spacing has been provided from centerline-to-centerline with Wallace Road. In addition, field measurements indicate sight lines to measure to 280-285 feet when looking north through the Wallace Road intersection - meeting applicable code standards ${ }^{1}$. No sight distance deficiencies are identified with either proposed access driveway.

[^0]
### 3.7 Level of Service

Baseline intersection delays were determined through the use of the Highway Capacity Manual6th Edition. Capacity analysis is used to determine level of service (LOS) which is an established measure of congestion for transportation facilities. The range ${ }^{1}$ for intersection level of service is LOS A to LOS F with the former indicating the best operating conditions with low control delays and the latter indicating the worst conditions with heavy control delays. Detailed descriptions of intersection LOS are given in the 2016 Highway Capacity Manual. Level of service calculations were made through the use of the Synchro 10 analysis program. For side-street, stop-controlled intersections, LOS is determined by the approach with the highest delay. Table 1 below presents baseline 2020 PM peak hour LOS delays for the key intersection of study.

Table 1: Baseline 2020 PM Peak Hour Level of Service
Delays given in seconds per vehicle

| Intersection | Control | Movement | LOS | Delay |
| :---: | :---: | :---: | :---: | :---: |
|  <br> Kennicott Road | Stop | SWB | A | 9.7 |

SWB: Southwest-bound

Existing PM peak hour conditions are shown to operate with minimal delays at LOS A indicating stable operations during the critical PM peak hour of travel.

[^1]| Stop Controlled Intersections - Level of Service <br> Control Delay per |  |
| :---: | :---: |
| Level of Service |  |
| A | $\leq 10$ |
| B | $>10$ and $\leq 15$ |
| C | $>15$ and $\leq 25$ |
| D | $>25$ and $\leq 35$ |
| E | $>35$ and $\leq 50$ |
| F | $>50$ |

## 4. FUTURE TRAFFIC CONDITIONS

### 4.1 Trip Generation

Trip generation is used to determine the magnitude of project impacts on the surrounding street system. This is usually denoted by the quantity or specific number of new trips that enter and exit a project during a designated time period, such as a specific peak hour (AM or PM) or an entire day. Data presented in this report was taken from the Institute of Transportation Engineer's publication Trip Generation, 10th Edition. The designated land use for this project is defined as Multifamily Housing Low-Rise (LUC 220). Table 2 below summarizes the estimated project trip generation using ITE rates. Included are the average weekday daily traffic (AWDT) and the AM and PM peak hours. Refer to the appendix for trip generation output.

Table 2: Project Trip Generation

| Land Use | Size | AWDT | AM Peak-Hour Trips |  |  | PM Peak-Hour Trips |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  | In | Out | Total | In | Out | Total |
| Multi-Family Low-Rise | 69 units | 505 | 7 | 25 | 32 | 24 | 15 | 39 |

Based on ITE data, the project is anticipated to generate 505 new daily weekday trips with 32 trips occurring in the AM peak hour and 39 in the PM peak hour.

### 4.2 Trip Distribution and Assignment

Trip distribution describes the process by which project generated trips are dispersed on the street network surrounding the site. PM peak hour trips generated by the project are expected to follow the general trip pattern as shown on Figure 4 on the following page. Percentages are generally based on the existing travel patterns identified in the field counts and location of the nearby roadway network. All project generated traffic was consolidated to a single access to remain conservative in analysis.

### 4.3 Future Peak Hour Volumes

A 5 -year horizon of 2025 was used for future traffic delay analysis. The proposed development is located within the Chehalis Urban Growth Area of Lewis County. The City is forecasted to grow at an annual rate of $1.50 \%{ }^{2}$ according to the Chehalis Comprehensive Plan (2017). Therefore, forecast 2025 background traffic volumes were derived by applying a 1.5 percent compound annual growth rate to the baseline 2020 PM peak hour volumes shown in Figure 3. Forecast 2025 PM peak hour volumes without and with the addition of project-generated traffic are shown in Figures 5 and 6, respectively.

[^2]



### 4.4 Future Level of Service

Level of service analyses were made of the future PM peak hour volumes without (background) and with project related trips added to the key roadways and intersections. This analysis once again involved the use of the Synchro 10 analysis program. Delays for the study and access intersections under future conditions are shown below in Table 3.

## Table 3: Forecast 2025 PM Peak Hour Level of Service

Delays given in seconds per vehicle

|  |  | Background |  | With Project |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Intersection | Control | Movement | LOS | Delay | LOS | Delay |
|  <br> Kennicott Road | Stop | SWB | A | 9.8 | B | 11.3 |
|  <br> Kennicott Road | Stop | NWB | - | - | A | 8.9 |

SWB: Southwest-bound NWB: Northwest-bound

Forecast 2025 PM peak hour Level of Service at the proposed access and study intersection are shown to operate at LOS B or better. No operational deficiencies are identified as a result of the proposed development.

### 4.5 Left Turn Lane Warrants

Left turn lanes are a means of providing necessary storage space for left turning vehicles at intersections. For this impact study, procedures described by the WSDOT Design Manual Exhibit 1310-7a were used to ascertain storage requirements at the study intersection of Jackson Highway \& Kennicott Road. Requirements are based on a function of vehicular volumes, number of left-turning vehicles from the major roadway, and posted speed limits. Based on forecast 2025 PM peak hour volumes with project traffic, a left turn lane would not be warranted. Refer to the appendix for the warrant nomographs.

## 5. SUMMARY

Jackson Villas 4 is a proposed 69-unit multi-family development located in the Chehalis Urban Growth Area of Lewis County. The subject site is located on 4.32-acre tax parcel \#: 010799001000 . Access to the site is to be provided via two driveways extending southeast from Kennicott Road as shown in the site plan on Figure 2. Based on ITE data the project would be anticipated to generate 32 new AM peak hour trips (7 in / 25 out) and 39 new PM peak hour trips ( 24 in / 15 out).

Existing level of service (LOS) is summarized in Table 1 and indicates Jackson Highway \& Kennicott Road operating with delays of LOS A. For forecast analyses, a five-year horizon was evaluated to asses impacts under future conditions. Table 3 summarizes forecast 2025 PM peak hour LOS delays without and with the project. Forecast 2025 conditions are shown to operate satisfactorily with LOS B or better conditions indicating no operational deficiencies.

Based on the analysis above, no mitigation is identified at this time.

Please feel free to contact me should you have further questions or concerns.

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APPENDIX

## LEVEL OF SERVICE

The following are excerpts from the 2016 Highway Capacity Manual - Transportation Research Board Special Report 209.

Six LOS are defined for each type of facility that has analysis procedures available. Letters designate each level, from A to $F$, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions and the driver's perception of those conditions.

## Level-of-Service definitions

Level of service A represents primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the arterial classification. Vehicles are seldom impeded in their ability to maneuver in the traffic stream. Delay at signalized intersections is minimal.

Level of service $B$ represents reasonably unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the arterial classification. The ability to maneuver in the traffic stream is only slightly restricted and delays are not bothersome.

Level of service Crepresents stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than in LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the average free-flow speed for the arterial classification.

Level of service $D$ borders on a range in which small increases in flow may cause substantial increases in approach delay and hence decreases in arterial speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these. Average travel speeds are about 40 percent of free-flow speed.

Level of service $E$ is characterized by significant delays and average travel speeds of onethird the free-flow speed or less. Such operations are caused by some combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.

Level of service Fcharacterizes arterial flow at extremely low speeds, from less than onethird to one-quarter of the free-flow speed. Intersection congestion is likely at critical signalized locations, with long delays and extensive queuing.

# Heath \& Associates 

2214 Tacoma Rd E
Puyallup, WA 98371

File Name : 4528a
Site Code : 00004528
Start Date : 11/10/2020
Page No : 1
Groups Printed- Class 1

|  | Jackson Hwy Southbound |  |  |  | Kennicott Rd Westbound |  |  |  | Jackson Hwy Northbound |  |  |  | Driveway Eastbound |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Start Time | Right | Thru | Left | App. Total | Right | Thru | Left | App. Total | Right | Thru | Left | App. Total | Right | Thru | Left | App. Total | Int. Total |
| 04:00 PM | 0 | 60 | 3 | 63 | 3 | 0 | 0 | 3 | 4 | 78 | 1 | 83 | 0 | 0 | 0 | 0 | 149 |
| 04:15 PM | 0 | 71 | 3 | 74 | 5 | 0 | 0 | 5 | 3 | 51 | 0 | 54 | 0 | 0 | 0 | 0 | 133 |
| 04:30 PM | 0 | 85 | 7 | 92 | 2 | 0 | 0 | 2 | 2 | 40 | 0 | 42 | 0 | 0 | 0 | 0 | 136 |
| 04:45 PM | 0 | 92 | 8 | 100 | 4 | 0 | 0 | 4 | 4 | 41 | 0 | 45 | 0 | 0 | 0 | 0 | 149 |
| Total | 0 | 308 | 21 | 329 | 14 | 0 | 0 | 14 | 13 | 210 | 1 | 224 | 0 | 0 | 0 | 0 | 567 |
| 05:00 PM | 0 | 86 | 2 | 88 | 3 | 0 | 0 | 3 | 1 | 39 | 0 | 40 | 0 | 0 | 0 | 0 | 131 |
| 05:15 PM | 0 | 87 | 5 | 92 | 1 | 0 | 3 | 4 | 2 | 28 | 0 | 30 | 1 | 0 | 0 | 1 | 127 |
| 05:30 PM | 0 | 62 | 3 | 65 | 4 | 0 | 2 | 6 | 2 | 31 | 0 | 33 | 0 | 0 | 0 | 0 | 104 |
| 05:45 PM | 0 | 43 | 3 | 46 | 2 | 0 | 5 | 7 | 4 | 30 | 0 | 34 | 0 | 0 | 0 | 0 | 87 |
| Total | 0 | 278 | 13 | 291 | 10 | 0 | 10 | 20 | 9 | 128 | 0 | 137 | 1 | 0 | 0 | 1 | 449 |
| Grand Total | 0 | 586 | 34 | 620 | 24 | 0 | 10 | 34 | 22 | 338 | 1 | 361 | 1 | 0 | 0 | 1 | 1016 |
| Apprch \% | 0 | 94.5 | 5.5 |  | 70.6 | 0 | 29.4 |  | 6.1 | 93.6 | 0.3 |  | 100 | 0 | 0 |  |  |
| Total \% | 0 | 57.7 | 3.3 | 61 | 2.4 | 0 | 1 | 3.3 | 2.2 | 33.3 | 0.1 | 35.5 | 0.1 | 0 | 0 | 0.1 |  |

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2214 Tacoma Rd E
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File Name : 4528a
Site Code : 00004528
Start Date : 11/10/2020
Page No : 2

|  | Jackson Hwy Southbound |  |  |  | Kennicott Rd Westbound |  |  |  | Jackson Hwy Northbound |  |  |  | Driveway Eastbound |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Start Time | Right | Thru | Left | App. Total | Right | Thru | Left | App. Total | Right | Thru | Left | App. Total | Right | Thru | Left | App. Total | Int. Total |
| Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1 Peak Hour for Entire Intersection Begins at 04:00 PM |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 04:00 PM | 0 | 60 | 3 | 63 | 3 | 0 | 0 | 3 | 4 | 78 | 1 | 83 | 0 | 0 | 0 | 0 | 149 |
| 04:15 PM | 0 | 71 | 3 | 74 | 5 | 0 | 0 | 5 | 3 | 51 | 0 | 54 | 0 | 0 | 0 | 0 | 133 |
| 04:30 PM | 0 | 85 | 7 | 92 | 2 | 0 | 0 | 2 | 2 | 40 | 0 | 42 | 0 | 0 | 0 | 0 | 136 |
| 04:45 PM | 0 | 92 | 8 | 100 | 4 | 0 | 0 | 4 | 4 | 41 | 0 | 45 | 0 | 0 | 0 | 0 | 149 |
| Total Volume | 0 | 308 | 21 | 329 | 14 | 0 | 0 | 14 | 13 | 210 | 1 | 224 | 0 | 0 | 0 | 0 | 567 |
| \% App. Total | 0 | 93.6 | 6.4 |  | 100 | 0 | 0 |  | 5.8 | 93.8 | 0.4 |  | 0 | 0 | 0 |  |  |
| PHF | . 000 | . 837 | . 656 | . 823 | . 700 | . 000 | . 000 | . 700 | . 813 | . 673 | . 250 | . 675 | . 000 | . 000 | . 000 | . 000 | . 951 |



# 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










| Major/Minor | Minor1 | Major1 |  |  | Major2 |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Conflicting Flow All | 73 | 56 | 0 | 0 | 69 | 0 |  |
| Stage 1 | 56 | - | - | - | - | - |  |
| Stage 2 | 17 | - | - | - | - | - |  |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |  |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |  |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |  |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |  |
| Pot Cap-1 Maneuver | 931 | 1011 | - | - | 1532 | - |  |
| Stage 1 | 967 | - | - | - | - | - |  |
| Stage 2 | 1006 | - | - | - | - | - |  |
| Platoon blocked, \% |  |  | - | - |  | - |  |
| Mov Cap-1 Maneuver | 931 | 1011 | - | - | 1532 | - |  |
| Mov Cap-2 Maneuver | 931 | - | - | - | - | - |  |
| Stage 1 | 967 | - | - | - | - | - |  |
| Stage 2 | 1006 | - | - | - | - | - |  |
|  |  |  |  |  |  |  |  |
| Approach | NW |  | NE |  | SW |  |  |
| HCM Control Delay, s | 8.9 |  | 0 |  | 0 |  |  |
| HCM LOS | A |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| Minor Lane/Major Mvm |  | NET | NER | WLn1 | SWL |  |  |
| Capacity (veh/h) |  | - | - | 931 | 1532 | - |  |
| HCM Lane V/C Ratio |  | - | - | 0.018 | - | - |  |
| HCM Control Delay (s) |  | - | - | 8.9 | 0 | - |  |
| HCM Lane LOS |  | - | - | A | A | - |  |
| HCM 95th \%tile Q(veh |  | - | - | 0.1 | 0 | - |  |

Exhibit 1310-7a Left-Turn Storage Guidelines: Two-Lane, Unsignalized



[^0]:    ${ }^{1}$ City of Chehalis Engineering Development Code Chapter 12.04.280 Streets, Section M. Sight Obstruction. Based on 25 mph roadway and two-lane roadway, 255 feet of intersection sight distance is required.

[^1]:    1 Signalized Intersections - Level of Service
    Control Delay per Level of Service $\quad$ Vehicle (sec)

    A
    $\leq 10$
    B $\quad>10$ and $\leq 20$
    D $\quad>35$ and $\leq 55$
    E $\quad>55$ and $\leq 80$
    F $>80$
    Highway Capacity Manual, 6th Edition

[^2]:    ${ }^{2}$ Chehalis Comprehensive Plan 2017: Chapter 3 Land Use, pg. 4

