

**MEMORANDUM**

**TO:** City of Chehalis

**FROM:** Ryan Shea, PTP, Senior Transportation Planner

**DATE:** December 10, 2021

**PROJECT:** Jackson Highway Apartments Phase 3 (SCJ # 21-000989)

**SUBJECT:** Traffic Scoping Analysis

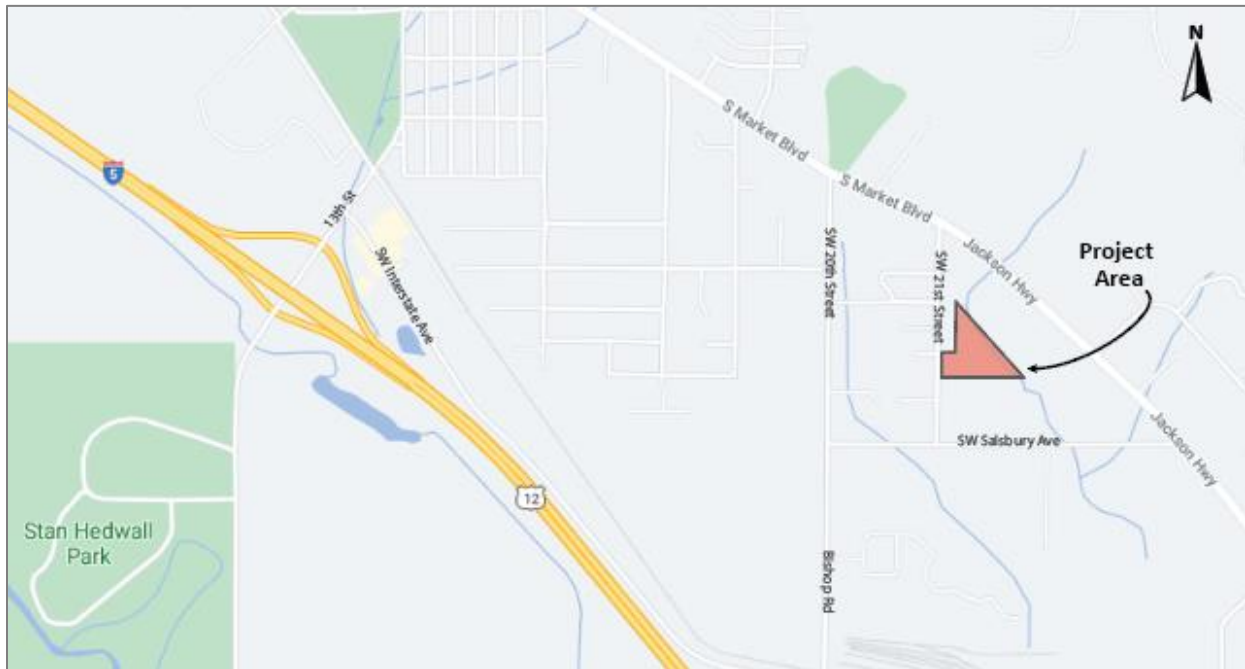
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## Introduction

K & W Properties proposes to construct the *Jackson Highway Apartments Phase 3* project along 21<sup>st</sup> Street in Chehalis, WA. The project site is adjacent to the Jackson Highway Apartments phases 1 and 2 projects, which both have access on Jackson Highway. This scoping letter identifies the potential traffic that could be added by the project on the study area street system to determine if further analysis should be undertaken.

**Figure 1** illustrates the site vicinity and the transportation network serving the project area.

**Figure 1. Site Vicinity**





## Proposed Development

The proposed project would construct 68 multifamily units on vacant property along 21<sup>st</sup> Street within the City of Chehalis. Access to the property will be provided by a driveway on 21st Street and by a connection to the phase 2 development, which will provide access to Jackson Highway. The proposed project will provide 136 parking stalls plus 16 garages. The project is anticipated to open in 2022.

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. These are discussed in the following paragraphs.

## Site Generated Traffic Volumes

Vehicle trip generation was estimated using the trip generation rates contained in the 11th edition of the Trip Generation Manual by the Institute of Transportation Engineers (ITE). The land-use category Multifamily Housing (Low-Rise) Not Close to Rail Transit (land use code 220) best matches the proposed development and has been used to calculate the trip generation.

For this analysis, the “fitted-curve” equation was used to estimate trips in preference to using the average trip rate as this approach was recommended by ITE. The PM peak hour trip generation rates used for the proposed project are shown in **Table 1**.

**Table 1 PM Peak Hour Trip Generation Rates -**

Land Use	Land Use Code (LUC)	Variable	Trip Rate	Enter %	Exit %
Multifamily Housing (Low-Rise) Not Close to Rail Transit	220	Dwelling Units	0.73 <sup>1</sup>	63%	37%

1. Fitted Curve Equation was used

The total trip generation expected from this project is calculated by applying the unit measure to the appropriate trip generation rate. The PM peak hour trip generation for the *Jackson Highway Apartments Phase 3* project is shown in **Table 2** below. The trip generation calculations for the AM peak hour, PM peak hour, and Daily are attached.

**Table 2. Project Trip Generation – PM Peak Hour**

Land Use Category	Units	Total Trips	Enter	Exit
Multifamily Housing (Low-Rise) Not Close to Rail Transit	68	50	31	19



## Site Traffic Distribution and Assignment

For this study, the directional distribution of traffic to and from the proposed project was estimated based on the traffic distribution used for the Jackson Highway Apartments phases 1 and 2 projects. The resultant traffic distribution percentages and PM peak hour site traffic assignment are shown on **Figure 2**.

Thank you for reviewing the enclosed materials which we have prepared to assist you in determining if further traffic analysis will be warranted.

If you have any questions or comments about the enclosed information, please contact me at (360) 352-1465.

Respectfully,

SCJ Alliance

Ryan Shea, PTP  
Senior Transportation Planner

Attachments:  
Preliminary Site Plan  
Trip Generation Calculations  
Figure 2

# JACKSON PARK III

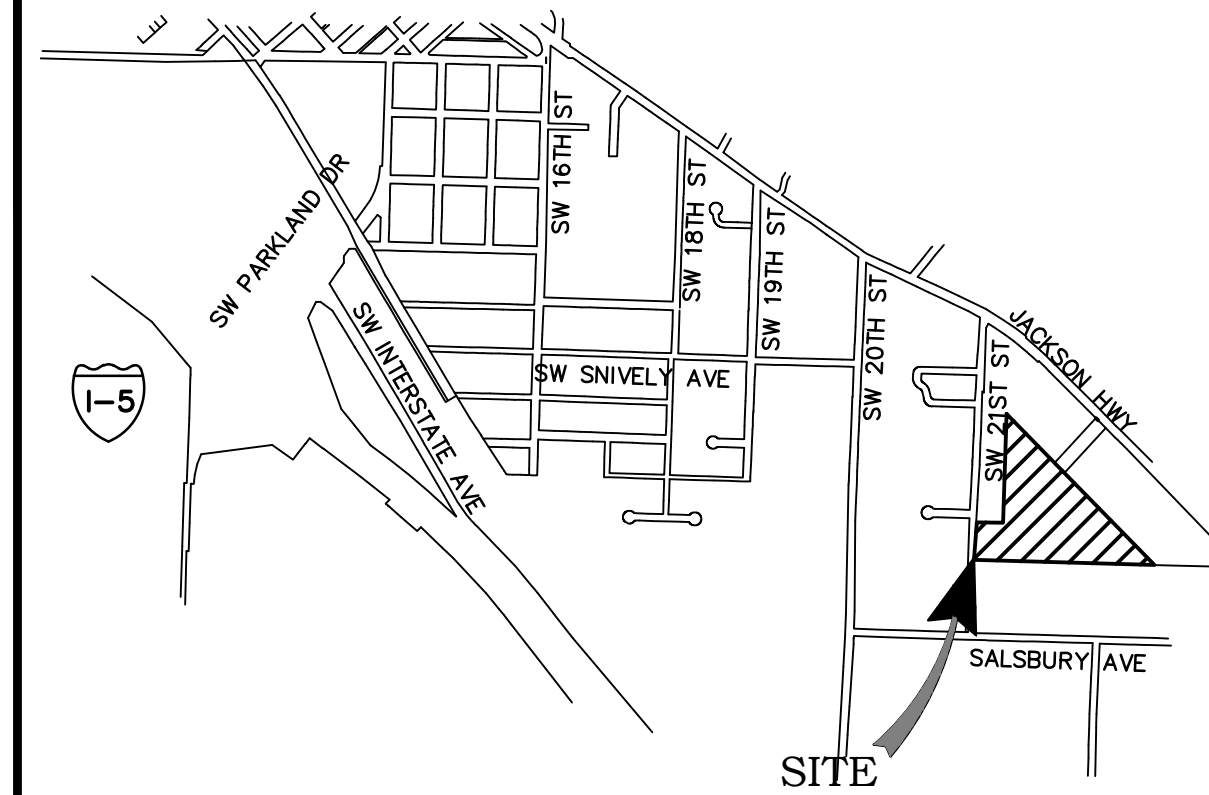
SECTION 4, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.  
"CHEHALIS", WASHINGTON



SCALE: 1"=40 FEET  
0 20 40 80

### VICINITY MAP

N.T.S.



NO.	DATE	REVISION

DESIGNED BY: CA  
DRAWN BY: ALE  
CHECKED BY: RWB  
DATE: 7/9/2021  
SCALE: 1" = 40'

### PROJECT INFORMATION

APPLICANT/OWNER: K&W PROPERTIES LLC.  
ATTN: STEPHANIE & KARL WERNER  
148 ROSEWOOD DR.  
CHEHALIS, WA 98532  
(360) 520-4080  
STEPHANIEWERNER@MSN.COM

PARCEL NO: 005604183244

SITE ADDRESS: "0" SW 21ST STREET  
CHEHALIS, WA. 98532

ZONING: R4 - MULTI-FAMILY, HIGH DENSITY

SITE AREA: TOTAL = 5.1 AC  
WETLAND = 0.56 AC  
NET = 4.54 AC

DENSITY: 13.3 (GROSS)  
15.0 (NET)

PARKING - REQUIRED: 136 STALLS (2 PER UNIT)  
PROVIDED: 126 STD./RESERVED  
3 ADA  
16 GARAGES  
145 TOTAL STALLS

SOILS: GALVIN SILT LOAM, LACAMAS SILT LOAM

WATER: CITY OF CHEHALIS

SEWER: CITY OF CHEHALIS

FIRE DISTRICT: FIRE DISTRICT 6

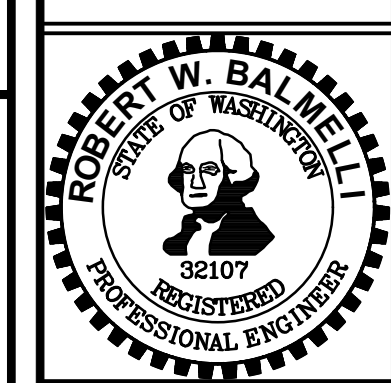
BUILDING SETBACKS: FRONT YARD = 20'  
ADJACENT PARCELS = 5'

### LEGEND

EXISTING	PROPOSED	
W	W	WATER MAIN
SS	SS	SANITARY SEWER MAIN
FM	FM	FORCE MAIN
SD	SD	STORM MAIN
RD	RD	ROOF DRAIN
	FD	FOOTING DRAIN
G	G	GAS LINE
UGP	UGP	POWER LINE
T	T	TELEPHONE LINE
TV	CATV	CABLE TV LINE
		ROADWAY CENTERLINE
		RIGHT-OF-WAY LINE
		EASEMENT LINE
		FRONT/BACK OF CURB
		EDGE OF GRAVEL SHOULDER
EP		EDGE OF PAVEMENT

JACKSON PARK III  
CHEHALIS, WA 98532  
LEWIS COUNTY WA.

### PRELIMINARY SITE PLAN



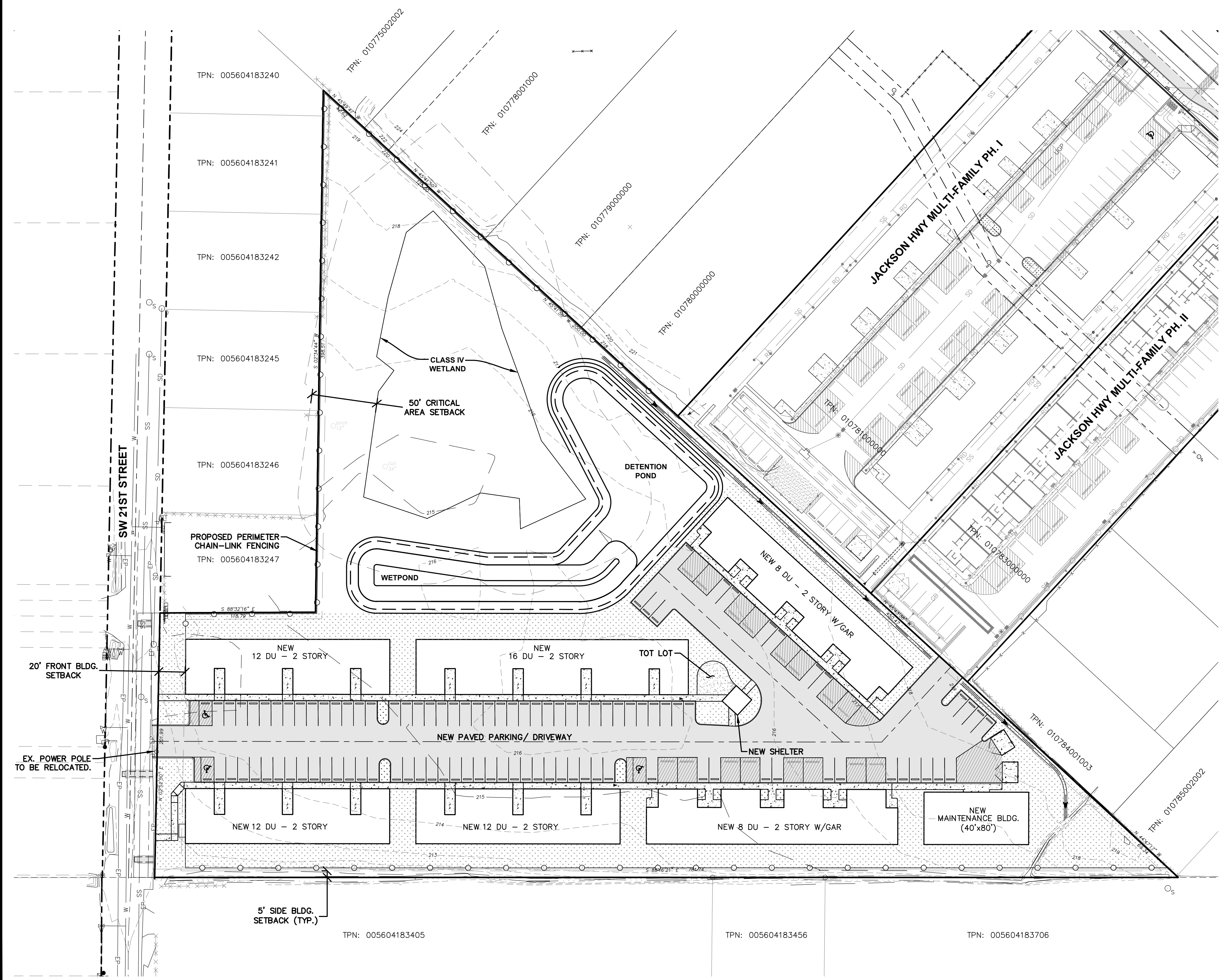
**RB Engineering**  
DESIGN - PERMIT - MANAGE

OFF: (360) 740-8819  
EMAIL: CnrProse@RBEng.com

P.O. Box 923  
CHEHALIS, WA 98532

811 Know what's below. Call 811 before you dig.

JOB NUMBER: 21011  
DRAWING NAME: 21011\_PSP  
**C1.0**  
1 OF 4





# Jackson Highway Apartments Phase 3

## Trip Generation

PM Peak Hour Trip Generation										
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips		
						In	Out	In	Out	Total
Multifamily Units	220	Multifamily Housing (Low-Rise) Not Close to Rail Transit	Dwelling Units	68.0	0.73	63%	37%	31	19	50
<b>Total</b>								<b>31</b>	<b>19</b>	<b>50</b>

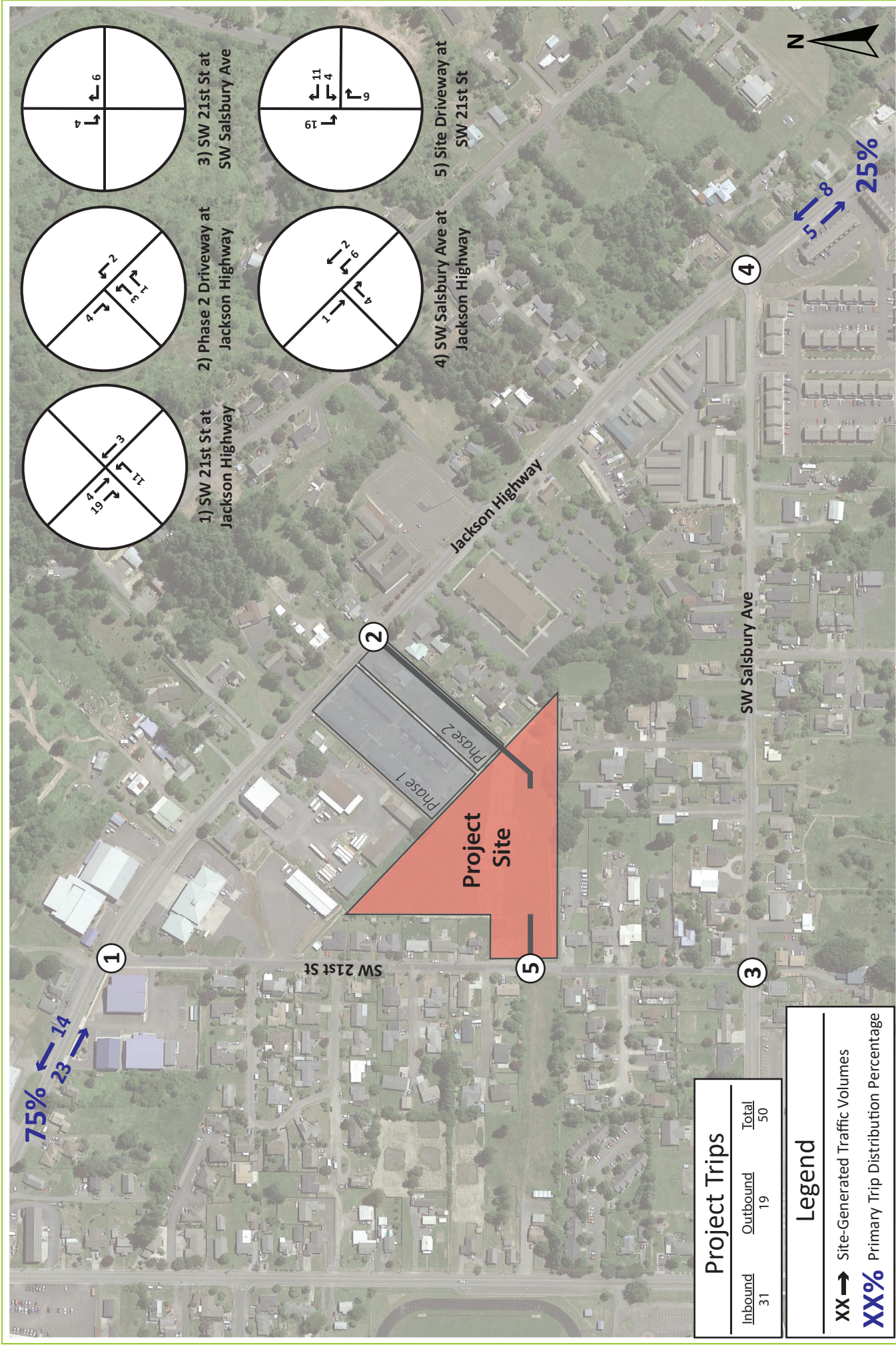
220 Fitted Curve Equation 0.73

AM Peak Hour Trip Generation										
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips		
						In	Out	In	Out	Total
Multifamily Units	220	Multifamily Housing (Low-Rise) Not Close to Rail Transit	Dwelling Units	68.0	0.65	24%	76%	11	33	44
<b>Total</b>								<b>11</b>	<b>33</b>	<b>44</b>

220 Fitted Curve Equation 0.65

Daily Trip Generation										
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips		
						In	Out	In	Out	Total
Multifamily Units	220	Multifamily Housing (Low-Rise) Not Close to Rail Transit	Dwelling Units	68.0	7.52	50%	50%	255	256	511
<b>Total</b>								<b>255</b>	<b>256</b>	<b>511</b>

220 Fitted Curve Equation 7.52



Project Trips		
Inbound	Outbound	Total
31	19	50

Legend	
<b>XX</b> →	Site-Generated Traffic Volumes
<b>XX%</b>	Primary Trip Distribution Percentage

Figure 2  
 Site-Generated Traffic Volumes  
 PM Peak Hour

Jackson Highway Apartments Phase 3  
 Traffic Scoping Analysis  
 Chehalis, Washington