



DESIGN → PERMIT → MANAGE

November 23, 2021

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

Re: Alderwood Terrace Preliminary Plat
RBE NO. 17025

Dear Tammy:

This letter summarizes the anticipated trip generation for the proposed residential preliminary plat.

Project Description

The plat will consist of a 20-lot residential subdivision for single-family homes, with lot sizes of roughly $\frac{1}{4}$ acre to $\frac{1}{2}$ ac. A Boundary Line Adjustment will create a 1.40-acre General Commercial lot corresponding to an existing commercial operation on the site. The remaining 13.79 platted acreage (within City limits and UGA) will be platted into twenty single family residential lots under R2 zoning, for a density of 1.45 du per acre. One of the proposed lots will accommodate an existing care-taker's house (mobile home).

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, 10th Edition*. Table 1 summarizes the trip generation and trip rates calculated. Trips from the existing commercial operation and single existing house are factored as existing trips.

Table 1 VEHICLE TRIP GENERATION - ALDERWOOD TERRACE				
Time Period	Trip Rate	Trips Entering	Trips Exiting	TOTAL
New Car Sales (ITE Land Use Code 210) 20 Dwelling Units				
Average Weekday	T=9.44X	95 (50%)	94 (50%)	189
AM Peak Hour	T=0.74X	4 (25%)	11 (75%)	15
PM Peak Hour	T=0.99X	13 (63%)	7 (37%)	20

X = per dwelling unit
T = trips

Distribution

The site is accessed from Jackson Highway (SW Market Blvd), with two entrances, one accommodating three lower lots, and a second new private street accommodating thirteen new lots. Average vehicular trip ends (AVTE) distribution on Jackson Highway is estimated to be 80% to the west, and 20% to the east. Existing background PM peak hour trips on Jackson Hwy at the site are 850 PMPH trips, with an average of 8,000 AVDT (average vehicle daily trips) which would include pipeline traffic (other proposed projects), extrapolated from 2019 data. The project would represent 2.3% of existing PMPH trips and total AVDT.

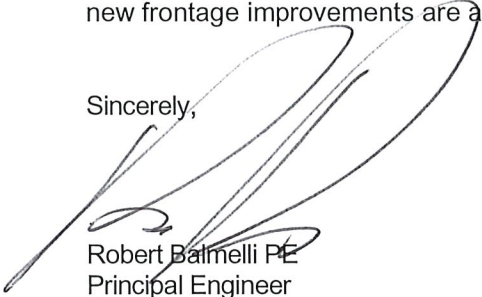
Street segments and key intersections serving this site include NW Market Blvd (Jackson Hwy), extending to downtown commercial nodes at W Main Street and Chamber of Commerce Way; affected intersections include Jackson Hwy at SW 20th, SW 13th, W Main St., Parkland/Interstate Ave, Parkland/I-5, and Chamber of Commerce Way at N. National.

Summary

The project will add an estimated fifteen trips to the weekday AM peak hour with a modest increase of 20 trips for the PM peak hour.

The proposed new driveway onto Jackson Hwy will provide safe distribution of entering/exiting trips to the site without warrants for new center turn lanes. Except for curb returns and approach for new driveway, no new frontage improvements are anticipated for Jackson Hwy.

Sincerely,



Robert Balmelli PE
Principal Engineer

Cc: Project File

Enclosure: Trip Generation Distribution Exhibit

