



DESIGN → PERMIT → MANAGE

July 21, 2022

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

Re: Blue Sky Industrial Master Plan  
RBE NO. 20114

Dear Tammy:

This letter summarizes the anticipated trip generation for the proposed industrial project.

**Project Description**

The industrial master plan consists of 225,000 square feet of warehousing in a three-phase project. The project involves 5 parcels that will be consolidated, totaling 20.03 acres. There are no dwelling units or other commercial uses proposed. The final use for the proposed metal buildings will be General Warehousing and storage, rather than High-Cube or cross-dock/transload type facility with robotics. For purposes of traffic estimation we are using Land Use Code 150: Warehousing, from the ITE manual.

**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, 10<sup>th</sup> 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 – BLUE SKY I.M.P.				
Time Period	Trip Rate	Trips Entering	Trips Exiting	TOTAL
Warehousing (ITE Land Use Code 150)		225,000 square feet (full build-out)		
Average Weekday	T=1.74X	196 (50%)	196 (50%)	392
AM Peak Hour	T=0.17X	29 (77%)	9 (23%)	38
PM Peak Hour	T=0.19X	11 (27%)	32 (73%)	43

X = per dwelling unit  
T= trips

### Distribution

The site is accessed from Hamilton Road with a single private entrance/exit. The site is roughly on-half mile south of the Labree Road/I-5 interchange serving Port of Chehalis, and 1.25 miles north of the I-5 interchange at Rush Road. Average vehicular trip ends (AVTE) distribution on Hamilton Road Highway is estimated to be 80% to the north, and 20% to the south. The trip generation from proposed warehouse is not expected to significantly degrade level of service (LOS) on Hamilton Road or at the I-5 interchanges.

Street segments and key intersections serving this site include the Labree Road and Rush Road interchanges at I-5. Proposed commercial traffic to the site is not expected to impact other surface streets in the Chehalis grid.

### Summary

Based on distribution assumptions, the project will add an estimated 38 trips to the weekday AM peak hour and 43 trips for the PM peak hour, with 34 PMPH trips at the Labree Road interchange and 9 at Rush Road.

The proposed new driveway onto Hamilton Road will provide safe visibility for 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 Hamilton Road.

Sincerely,



Chris Aldrich, RLA  
Planning Manager

Cc: Project File

Enclosure: