



September 21, 2022

Re: Traffic Memo for 710 NW Arkansas Way – Panda Express

BHC has been asked to review the traffic impact of a proposed redevelopment at 710 NW Arkansas Way in Chehalis, Washington. The development involves building a Panda Express restaurant with a parking lot. The existing parcel is a 2.23-acre parcel, which will be split into two parcels as a part of this project. The subject development will occur on a resulting 1.00-acre parcel. This traffic memo will focus on the activity of the 1.00-acre parcel. The other part of the resulting split parcel is a small parking lot, and it will be unchanged by this development.

EXISTING CONDITIONS

The existing site is a 1.00-acre site. It is a vacant pad site and is at the dead end street of NW Arkansas Way off of Louisiana Avenue. Arkansas Way is a two lane street with a center turning lane. Cars heading west-bound on NW Arkansas Way will have to either turn into the subject development or turn into driveways for the Home Depot or Walmart stores. The said Home Depot and Walmart driveways seem to primarily be for delivery vehicles for their stores. Approximately 400 feet east of the site is a two-lane roundabout intersection of NW Arkansas Way and Louisiana Avenue. All vehicles coming to the site must come from Louisiana Avenue. Louisiana Avenue is a four lane arterial street with a center turning lane.

The surrounding area is in the Twin City Town Center shopping center anchored by Walmart and Home Depot. There are several out lots in front of the big box stores. This shopping center is directly off of interstate 5 highway between Chehalis and Centralia. To the west of the shopping center is the Chehalis-Centralia Airport. Reference Figure 1 for the project location and surrounding roads.



Figure 1: Project Location

PROPOSED CONDITIONS

The proposed site is a 2600 sf Panda Express restaurant with a drive-thru and associated parking. The proposed site layout will have one main driveway from NW Arkansas Way and another driveway from the Home Depot site. The site layout can be seen below in Figure 2.

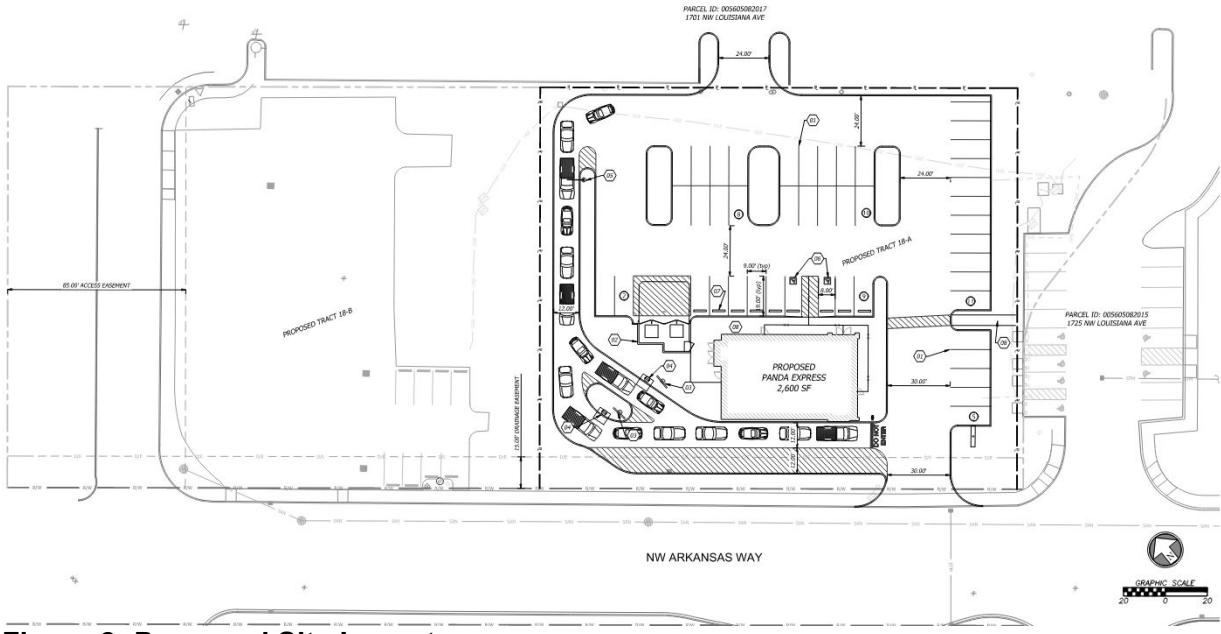


Figure 2: Proposed Site Layout

ITE TRIP GENERATION

A trip generation analysis was performed using the ITE TripGen web-based app. The 10th edition of the ITE Trip Generation Manual was used. The land use code selected for the proposed use is 934 – Fast-Food Restaurant with Drive-Through Window.

Because the site is in a commercial shopping center, the proposed trips during the peak hour on a Saturday was generated. The summary of the proposed trips for the Saturday peak hour can be seen in Table 1.

Table 1 – Proposed Trip Generation							
ITE Code	ITE Land Use	Variable	Value	Avg. Rate	Trip Ends		
					Total	Enter	Exit
Saturday Peak Hour							
934	Fast-Food Restaurant with Drive-Through Window	Per 1000 SF	2.600	54.86	143	73	70
			Total Trips		143	73	70

The existing portion of the 1.00-acre site does not generate any trips, so there would be 143 new peak trips generated by this development during the PM peak hour weekday event.

TRIP DISTRIBUTION

It is assumed that 90% of the site generated entering/exiting traffic will travel from points east of the site via NW Arkansas Way. The remaining 10% of site generated traffic will travel from the Home Depot driveway. All of these trips must come from Louisiana Avenue.

CONCLUSION

The proposed site use is expected to result in 143 additional vehicle trips during the Saturday peak hour, as shown in Table 1. The site is on a dead end street and will be the only destination stop on this street, other than delivery vehicles for Walmart and Home Depot. Because of this, there is no concern for capacity issues on NW Arkansas Way. These additional trips must come from Louisiana Avenue. Because Louisiana Avenue already has four lanes and a center turning lane, there is already likely plenty of capacity on Louisiana Avenue to serve this development.

If there are any questions regarding this traffic memo, please contact me at your convenience at 913-905-1567 or kurt.yoder@ibhc.com.

Sincerely,



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