

MEMORANDUM

TO: City of Chehalis

FROM: Ryan Shea, PTP, Senior Transportation Planner

DATE: September 21, 2022

PROJECT #: Powersports Northwest

SUBJECT: Trip Generation and Distribution Letter

Introduction

JRHH Properties, LLC plans to construct a new dealership facility for Powersports Northwest at 197 N Hamilton Road in Lewis County. The project includes a powersports showroom and shop and a separate warehouse building. This Trip Generation and Distribution Letter estimates the trip generation and distribution for the proposed development. The site vicinity is shown below.





Project Description

The proposed Powersports Northwest project will be located at 197 N Hamilton Road in Lewis County. The existing site currently contains the Housing Mart, Inc, which will be removed as part of the proposed project. The project proposes to construct a 30,600-square foot powersports showroom and shop and an 8,000-square foot warehouse that will be used to store inventory. The project anticipates having 26 full time employees. The completed project will provide 80 automobile parking stalls and 19 trailer parking stalls.

Access to the project will be provided by the existing driveway on N Hamilton Road, which will be used by passenger vehicles, and an existing driveway to the northwest that connects to an east/west local access road with a connection to N Hamilton Road, which will serve larger vehicles.

The preliminary site plan is attached.

Project Trip Generation

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)*. There is no exact match for the proposed land use contained in the ITE manual. Of the available land use categories, the land use category Automobile Sales (New) (land use code 840) was determined to best match the proposed project. Based on the proposed size and employment levels of the project, square footage was determined as the most appropriate variable to use for this analysis. However, given that the Automobile Sales land use typically does not store inventory, i.e. vehicles, in buildings, the 8,000 square feet of warehouse space for the proposed project was not included in the trip generation calculation. We believe this allows for a more accurate use of the Automobile Sales land use code.

Table 1 shows the trip generation characteristics for the land use category Automobile Sales (New).

Table 1. ITE Trip Generation Rate – Automobile Sales (New) (land use code 840)

Peak Period	Variable	Trip Rate	Enter %	Exit %
AM peak hour of Adjacent Street	1,000 sqft	1.86	73%	27%
PM peak hour of Adjacent Street	1,000 sqft	2.48	40%	60%

The total trip generation expected from this project is calculated by applying the unit measure for the land use category to the trip generation rate. The trip generation for the proposed Powersports Northwest project is shown in **Table 2** below.

Table 2. Project Trip Generation

Peak Period	Size	Total Trips	Enter	Exit
AM peak hour of Adjacent Street	30.6	57	42	15
PM peak hour of Adjacent Street	30.6	76	30	46



Site Traffic Distribution and Assignment

For this study, the regional distribution of traffic to and from the proposed project was estimated based on locations and densities of the potential customer base. The regional traffic distribution percentages and site traffic assignment for the proposed development for the PM peak hour on **Figure 1**.

Thank you for reviewing the enclosed materials. We have presented this information for the City's use in determining the Scope of Work for a TIA, should additional analysis be necessary.

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

Respectfully,
SCJ Alliance

Ryan Shea
Senior Transportation Planner

Enclosures: Preliminary Site Plan
Figure 1

JUL 14, 2022 8:45:29am - User: bjohnson
 N:\2 - PROJECTS\145 RALPH HUBBERT\145.001 197 N HAMILTON ROAD COMMERCIAL DEV\145.001\CONCEPTUAL PLANNING



LEGEND

- PROPERTY LINE
- CONCRETE CURB & GUTTER
- CEMENT CONCRETE SIDEWALK (0.14 ACRES)
- ASPHALT PAVING (2.10 ACRES)
- PROPOSED BUILDING (0.89 ACRES)
- EXISTING BUILDING (0.03 ACRES)
- LANDSCAPING/STORM/OPEN (1.54 ACRES)



SITE DATA

TPN	017897011001 & 017896006014
PARCEL AREA	± 4.70 ACRES
EXISTING BUILDING	± 1,200 SF (WAREHOUSE)
NEW BUILDING 1	30,600 SF (SHOWROOM)
NEW BUILDING 2	8,000 SF (WAREHOUSE)

PARKING DATA

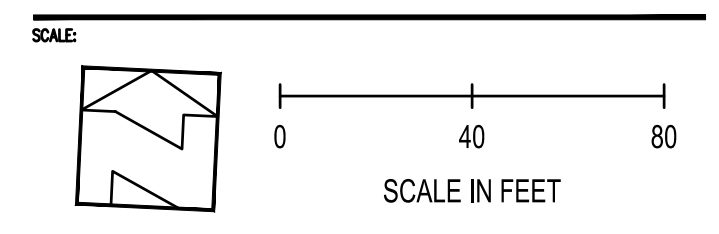
TYPE	TOTAL	ADA
AUTOMOBILE	80	4
TRAILER / RV	19	
TOTAL PARKING	99	4

REV.	DATE	COMMENT	BY
0	12/20/21	ISSUED FOR REVIEW	BLJ

DRAWN BY: L. SATER
 CHECKED BY: B. JOHNSON

SEAL:

PRELIMINARY



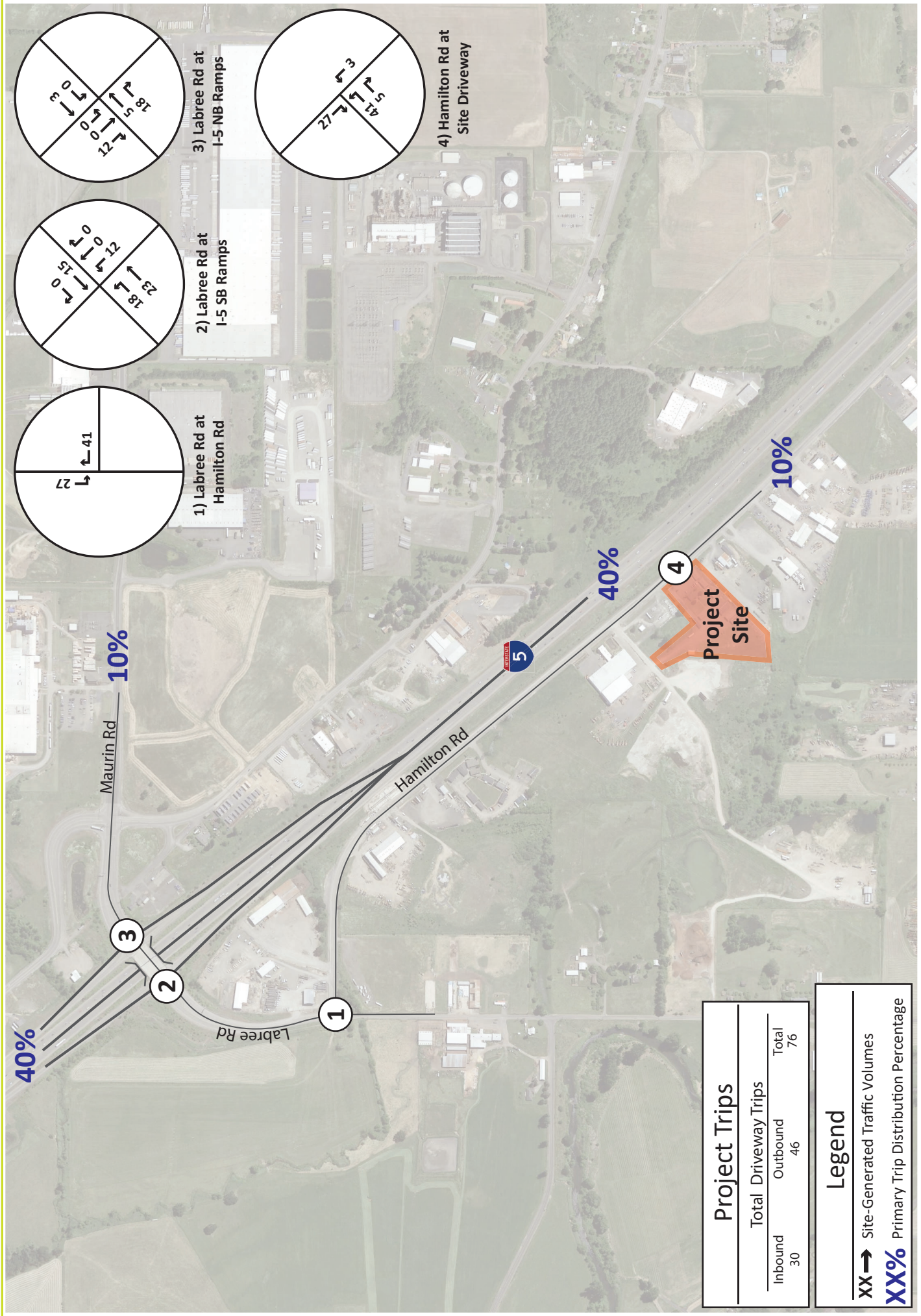


Figure 1
PM Peak Hour Site Generated
Traffic Volumes

Chehalis Powersports Northwest
Trip Generation and Distribution