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Roy Heikkala
PO Box 211
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*Subject: Site Traffic Generation, Teresa's Little School
La Center, Washington*

Roy:

This is a site traffic generation estimate for the amount of traffic that could come from the 6,620 sq. ft. GFA private school for tutoring to be known as Teresa's Little School. The site is located in the Heritage Center at 419 Cedar Ave. in La Center. A private school for tutoring would be a conditional use under Chapter 18.150 (14, Services - Educational, h., Public/private educational institutions) of the La Center Municipal Code. The site is in the Downtown Commercial (C-1) District.

I based my calculations on 24 students that would attend the school during the peak hour of school activities. This would be the peak hour of the generator, i.e. the school. I also used a land use of Private School (K-12) and an independent variable of students. Private School (K-12) is land use code 536 in the ITE Trip Generation Manual, 10th edition. Based on my calculations the site could generate 14 trips during the PM peak hour of activities at the school. A trip is a one directional vehicle movement.

In comparison to other permitted land uses for an assumed 6,620 sq. ft. GFA building under the C-1 zoning 14 trips is a minimal impact in regards to traffic. Other permitted land uses under the C-1 zoning for a building of comparable size would be a Quality Restaurant (ITE code 931, 31 PM trips), Small Office Building (ITE code 712, 25 PM trips), Athletic Club (ITE code 493, 42 PM trips) and a Copy, Print and Express Ship Store (ITE code 920, 81 PM trips).

Please contact me if you have any questions regarding the above. I can be reached at 360-433-7530 or e-mail to Kellyengineer@comcast.net.

Sincerely,

David Kelly

David Kelly, P.E.
Transportation Engineer



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