



City of Lacey

DEPARTMENT OF PUBLIC WORKS
420 College Street S.E.
Lacey, WA 98503-1238
(360) 491-5600

COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 05-11-2022 Project No.: 21-84
 Project Name: Hogum Bay Building Parcel No.: 11802140502
 Project Address: 8401 Hogum Bay Lane NE, Lacey, WA 98516
 Applicant's Name: Bright Hill Property Group, Randy Hobbs Phone: 360-860-0562
 Applicant's Address: 22889 S Kingston Road NE, Kingston, WA 98346

Existing Use

Is there an existing use on the proposed project site: Yes No
 Has the existing use been vacant for more than 18 months? Yes No
 Will any of the existing buildings be demolished? Yes No

Please explain the current use, if any (type of business; business license number, if available; size in gross square feet; number of employees; hours of operation, etc.):

The current use of the existing 12,000 s.f. building on the site is for marijuana growing and processing. The proposal would add a new 5,000 s.f. building that would also be used for growing and processing.

The maximum number of employees on the site occupying the existing and new building would be 18 and would vary depending on the stage in the growing process of the product.

Typical hours of operation when employees are present on site would be between 7AM and 6PM.

Most building departments classify the use under the IBC as an F-1/S-1 occupancy.

The ITE trip generation rate for each 1,000 s.f. of building area for manufacturing (Land Use Code 140) is .67 trips. The ITE trip generation rate for each 1,000 s.f. of building area for general light industrial (Land Use Code 110) is .63 trips.

Based on an average trip generation rate of .65 trips per 1,000 s.f. of building area, the new 5,000 s.f. building is expected to generate between 3 and 4 new trips during the PM peak hour.

Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project 1.33 acres Site Gross Acres: Number of Gas Pumps / Fueling Positions:
 Building Size 5,000 Gross Square Feet: Number of Drive-through Windows:
 Number 18 employees of Employees: Number of Service Bays:
 Number of Parking 18 stalls Stalls: Number of Car Wash Stalls:
 Number of Students / Children: _____ Number of Seats (Theaters, etc.): _____
 Number of Rooms (Hotels, etc.): _____ Number of Courts / Fields / Tees: _____

Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature Chris Carlson Date: 05.16.2022

For Official Use Only:			
HTE	Number:	Approved for Traffic Division	By:
Development	Reviewer:	Planner:	_____
Land Use	Code:	Discounts	Applied:
Total PM Peak Hour Trips:	_____	New PM Peak Hour Trips:	_____
Comments:	_____		
Calculated by:	_____		