



**Trip Generation Estimate**

Street \_\_\_\_\_

Bin # \_\_\_\_\_ TGE # \_\_\_\_\_

Date Received 11-16-2023

**Section 1** (To be completed by applicant.)

Applicant Name: AKS Engineering & Forestry, LLC Telephone: 503-400-6028

Applicant Mailing Address: 3700 River Road, Suite 1, Keizer, OR 97303

Location of New Development: 1105 & 1375 Front Street NE, Salem, OR

(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.) 373 units per Tyler Roth

Description and Size of New Development: approx. 370 retail units; with additional commercial space, see attached

(e.g., 150 single-family homes, 20,000 sq. ft. office addition, 12-pump gas station, 50-student day care, additional parking, etc.)

Description and Size of Existing/Past Development, if any (note whether to remain or be removed): Past Use: Truitt Cannery

196,422 Square Feet

Planning Action Involved, if any: Subdivision / SPR Building Permit Involved:

(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.) Yes  No

**Section 2** (To be completed by City staff.)

**Proposed Use**

Development Quantity: Apartments plus Retail

ITE Land Use Code: Various - See Worksheet

Trip Generation Rate/Equation: Various - See Worksheet

Average Daily Trips: 4,465

**ELNDT Adjustment Factors**

Trip Length: Various Linked Trip: Various

TSDC Trips: 1,883

**Existing Use**

Development Quantity: 196,422 Square Feet

ITE Land Use Code: 140 - Manufacturing

Trip Generation Rate or Equation: 4.75 Trips/KSF

Average Daily Trips: 933

**ELNDT Adjustment Factors**

Trip Length: 1.00 Linked Trip: 1.00

TSDC Trips: 933

**Section 3** (To be completed by City staff.)

**Transportation Impact Analysis (TIA)**

Net Increase in Average Daily Trips: 3,532

(Proposed use minus existing use.)

A TIA will be required:

Arterial/Collector—1000 Trip/day Threshold

Local Street/Alley—200 Trip/day Threshold

Other: \_\_\_\_\_

A TIA will not be required.

**Transportation Systems Development Charge**

Net Increase in TSDC Trips: 950

(Proposed use minus existing use.)

A TSDC will be required.

(Fee determined by Development Services.)

A TSDC will not be required.

(For additional information, refer to the back of this application.)

**Section 4** (To be completed by City staff.)

Remarks: \_\_\_\_\_ Date: \_\_\_\_\_

cc:  Chief Development Services Engineer

Community Development

Building Permit Application

\_\_\_\_\_

By: \_\_\_\_\_



## Information Required to Assess the Need for a Traffic Impact Analysis and Transportation Systems Development Charge



The following information is required in order to assess the need for a Traffic Impact Analysis (TIA) and to calculate the Transportation Systems Development Charge (TSDC) to be levied on a proposed new development.

### TIA Determination:

The City of Salem may require that a TIA be prepared as part of the approval process for major new development. The purpose of a TIA is to estimate the traffic impacts created by a new development on the surrounding street system. Any significantly adverse traffic impacts identified in the TIA must be mitigated by the applicant.

The estimated daily traffic generation of a new development is used as the criteria for determining whether a TIA is needed. If the new development access is located on an arterial or collector and the estimated daily traffic generation is more than 1000 trips, a TIA may be required. If access is located on a local street or alley and the generated trips exceed 200, a TIA may be required. Other criteria such as site access issues, driveway restrictions, and existing facilities deficiencies may also be used, if recommended by City Traffic Engineering staff.

The City Traffic Engineer makes the determination as to whether a TIA is required. (For more information on TIA criteria, see Development Bulletin No. 19 dated January 20, 1995.) When the determination has been made, copies of the Trip Generation Estimate form are sent to Public Works Development Services Division and the applicant. If a planning action is required, a copy is also forwarded to the Community Development Department.

### TSDC Analysis:

The City of Salem charges a TSDC on all new development that creates a net increase in traffic on the surrounding street system. The total charge is assessed on a per trip fee times the TSDC trips calculated for the development. For more information on the TSDC, see Council Staff Report dated October 9, 1995.

To assist in estimating the daily trips generated by a new development, please answer the questions in Section 1 of this sheet and return it to Room 325 of the Civic Center. If you have any questions, Traffic Engineering staff are available at 503-588-6211. A copy of the completed trip generation estimate will be returned to you at the address provided in Section 1.

***No Land Use, Planning, or Development Approval applications requiring Trip Generation Estimates will be processed until this information has been provided and the TIA/TSDC assessment has been made by City Traffic Engineering staff.***

Total apartment units: 379  
 Retail space: 28,500 sf  
 Adaptive reuse food hall: 19,000 sf  
 Adaptive reuse (winery or similar): 4040 sf  
 Adaptive reuse (Brewery or similar): 6700 sf

PROPOSED USES:

SIZE	ITE #	LAND USE DESCRIPTION	Trip Rate	Unit	ADT	TLF	LTF	TSDC
373	221	Multifamily Housing (Mid-Rise)	4.54	Dwelling Unit	1,693	0.97	1.00	1,643
28,500	855	Strip Retail Plaza	54.54	1,000 SF	1,554	0.31	0.28	135
12	926	"Food Cart Pod" (Food Hall)	51.49	Per Cart	618	0.31	1.00	54
4,040	970	"Wine Tasting Room"	45.96	1,000 SF	186	0.31	0.28	16
6,700	971	"Brewery Tap Room"	61.69	1,000 SF	413	0.31	0.28	36
TOTAL ADT					4,465	TOTAL TSDC		1,883