

CITY OF Salem

AT YOUR SERVICE

Traffic Engineering Section

Public Works Department

555 Liberty Street SE, Room 325 Telephone: 503-588-6211

Salem, Oregon 97301-3513 TTY: 503-588-6292

Trip Generation Estimate

Street _____

Bin # _____ TGE # _____

Date Received 5-24-2024

Section 1 (To be completed by applicant.)

Applicant Name: AKS Engineering & Forestry, LLC - Zach Pelz Telephone: (503) 400-6028

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

Location of New Development: 3010 Kettle Court SE

(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: 115-room hotel, 99-stall parking area, associated improvements

(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): vacant lot

Planning Action Involved, if any: Site Plan Review, Design Review Building Permit Involved: Yes [x] No []

Section 2 (To be completed by City staff.)

Proposed Use	Existing Use
Development Quantity: 115 Room Hotel	Development Quantity: Vacant
ITE Land Use Code: 310 - Hotel	ITE Land Use Code: _____
Trip Generation Rate/Equation: 7.99 Trips/Room	Trip Generation Rate or Equation: _____
Average Daily Trips: 919	Average Daily Trips: _____
ELNDT Adjustment Factors	ELNDT Adjustment Factors
Trip Length: 0.69 Linked Trip: 0.75	Trip Length: _____ Linked Trip: _____
TSDC Trips: 476	TSDC Trips: NONE

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)	Transportation Systems Development Charge
Net Increase in Average Daily Trips: 919 (Proposed use minus existing use.)	Net Increase in TSDC Trips: 476 (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 TSDC will be required. (Fee determined by Development Services.) At building permit.
☒ A TIA will not be required.	☐ 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.