

19-114686-DR/
19-114687-RP

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 _____

Section 1 (To be completed by applicant.)

Applicant Name: Gretchen Stone - CB Two Architects Telephone: (503) 480-8700
Applicant Mailing Address: 500 Liberty Street SE, Suite 100, Salem, OR 97301
Location of New Development: 990 Broadway Street NE
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)
Description and Size of New Development: New mixed use development - 23 multi-family units and 2,344 SF retail space
(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 pad and 26 space parking lot.
Planning Action Involved, if any: Design Review, Site Plan Review, Adjustments 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	Existing Use
Development Quantity: <u>See Attached</u>	Development Quantity: <u>Vacant</u>
ITE Land Use Code: _____	ITE Land Use Code: _____
Trip Generation Rate/Equation: _____	Trip Generation Rate or Equation: _____
Average Daily Trips: <u>213</u>	Average Daily Trips: _____
ELNDT Adjustment Factors	ELNDT Adjustment Factors
Trip Length: _____ Linked Trip: _____	Trip Length: _____ Linked Trip: _____
TSDC Trips: <u>129</u>	TSDC Trips: <u>0</u>

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)	Transportation Systems Development Charge
Net Increase in Average Daily Trips: <u>213</u> (Proposed use minus existing use.)	Net Increase in TSDC Trips: <u>129</u> (Proposed use minus existing use.)
<input type="checkbox"/> A TIA will be required: <input type="checkbox"/> Arterial/Collector—1000 Trip/day Threshold <input type="checkbox"/> Local Street/Alley—200 Trip/day Threshold <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> A TSDC will be required. (Fee determined by Development Services.)
<input checked="" type="checkbox"/> A TIA will not be required.	<input type="checkbox"/> 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: 1-28-2020

- cc: ☐ Chief Development Services Engineer
☐ Community Development
☐ Building Permit Application
☐ _____

By: Tom

Trip Generation Estimate Worksheet

ITE Trip Generation Manual 10th Edition

Development Type: Building Permit



TGE #
AMANDA # 19-14686
19-14687

Address or Location:

Street Classification: Minor Arterial

Proposed Use 1

Size	ITE CODE	Land Use	Average Rate	per Unit	ADT ₁	TLF ₂	LTF ₃	TSDC ₄
23,221	<input type="text"/>	Multifamily Housing (Mid-Rise) (unit-avg)	5.44	Dwelling Unit	125	0.97	1	121

>175 UNITS

Proposed Use 2

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
2,344,820	<input type="text"/>	Shopping Center (<50 KSF) (retail-avg)	37.75	1000 Sq Feet GFA	88	0.31	0.28	8

<428,100 SF

Proposed Use 3

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
<input type="text"/>	Select Code <input type="text"/>	or Select Use <input type="text"/>	-	-	-	0	0	-

Proposed Use 4

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
<input type="text"/>	Select Code <input type="text"/>	or Select Use <input type="text"/>	-	-	-	0	0	-

New Development ADT: 213 New TSDC Trips: 129

Existing/Past Use 1

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
<input type="text"/>	Select Code <input type="text"/>	or Select Use <input type="text"/>	-	-	-	0	0	-

Existing/Past Use 2

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
<input type="text"/>	Select Code <input type="text"/>	or Select Use <input type="text"/>	-	-	-	0	0	-

Existing/Past Use 3

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
<input type="text"/>	Select Code <input type="text"/>	or Select Use <input type="text"/>	-	-	-	0	0	-

Existing/Past Use 4

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
<input type="text"/>	Select Code <input type="text"/>	or Select Use <input type="text"/>	-	-	-	0	0	-

Existing/Past Use ADT: - Past TSDC Trips: -

Traffic Impact Analysis (TIA)

Net Increase in Average Daily Trips 213
TRAFFIC IMPACT ANALYSIS TRIP THRESHOLD FOR
MINOR ARTERIAL STREET IS 1000 Trips/Day
TIA Required? NO

Transportation System Development Charge (TSDC)

Net Increase in TSDC Trips: 129 ESTIMATE* OF TSDC: \$ 39,216.00

* This will be the final TSDC fee if no changes are made to the development proposal prior to building permit. Development Services will collect the TSDC with the Building Permit issuance at a rate of \$304 per new vehicle trip. Current TSDC rate effective through June 30, 2020.

¹ Average Daily Traffic

² Trip Length Factor

³ Linked Trip Factor

⁴ Transportation System Development Charge

By:
Printed Date: 1/28/2020