

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

21-115353-RP

Trip Generation Estimate

Street _____
Bin # _____ TGE # 2021057
Date Received 9-9-2019

Section 1 (To be completed by applicant.)

Applicant Name: Deacon Development, LLC Telephone: 503-297-8791
Applicant Mailing Address: 019 NE Glisan St suite 100, Portland OR 97232
Location of New Development: 420 Center Street
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)
Description and Size of New Development: New 157 unit apartment building.
(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): Retail building.
~72,000 SF
Planning Action Involved, if any: SPR 3, Driveway, DR Building Permit Involved: Yes ☒ No ☐
(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.)

Section 2 (To be completed by City staff.)

Proposed Use	Existing Use
Development Quantity: <u>157 APARTMENTS</u>	Development Quantity: <u>72,000 SF RETAIL</u>
ITE Land Use Code: <u>222-HIGH RISE APTS</u>	ITE Land Use Code: <u>875-DEPARTMENT STORE</u>
Trip Generation Rate/Equation: <u>4.45 TRIPS/UNIT</u>	Trip Generation Rate or Equation: <u>72.88 TRIPS/KSF</u>
Average Daily Trips: <u>699</u>	Average Daily Trips: <u>1,647</u>
ELNDT Adjustment Factors	ELNDT Adjustment Factors
Trip Length: <u>0.97</u> Linked Trip: <u>1.0</u>	Trip Length: <u>0.97</u> Linked Trip: <u>0.75</u>
TSDC Trips: <u>678</u>	TSDC Trips: <u>605</u>

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)	Transportation Systems Development Charge
Net Increase in Average Daily Trips: <u>-948</u> (Proposed use minus existing use.)	Net Increase in TSDC Trips: <u>73</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: 10-26-2021

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

By: Tony

Tony Martin

From: Jennifer Scott
Sent: Wednesday, September 8, 2021 4:58 PM
To: Tony Martin
Subject: 21-115353-RP_420 Center St NE_TGE and more
Attachments: 70-Trip-Ge (10).pdf

Tony,

Attached is the TGE for a proposed 5-story apartment building to be located where Nordstrom's was downtown. I also have the following questions for completeness from Glenn:

- Completeness:
 - Need preliminary stormwater report/plan
 - Question for Tony: Do you have what you need for new driveway?
 - Question for Tony: Any TIA-type issues?
 - Are the ped bridges remaining in place or being demolished? Question for Tony: Do we have a preference?
- Fatal Flaw:
 - Need to confirm what is required for streetscape. Jennifer to check with Shari Wahrgren or Annie Gorski maybe?

I notice that the driveway spacing does not meet standards for a Major Arterial, a Class 2 ADJ is needed. Unless there is something special that I'm missing about downtown?

Completeness is due to the planner by next Wednesday. Sorry for the late notice, this was buried in my email and I just realized that it was up to me to route to you. Sorry.

Thanks,

-Jennifer Scott | Office: 503-588-6211 ext. 7349 | Cell: 503-871-2823