

21-111937

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 # 2021037
Date Received 7-2-2021

Section 1 (To be completed by applicant.)

Applicant Name: Luke Gmazel Telephone: 503-688-6211
Applicant Mailing Address: 555 Liberty St. Salem OR, 97206
Location of New Development: 1457 23rd ST SE
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)
Description and Size of New Development: 45,000 sf Administrative Office 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): _____
Office building and shops on site consolidated to new building. Adding 52 new people.
Planning Action Involved, if any: Type II Class 3 Site Plan Review 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>45,000 SF</u>	Development Quantity: <u>Vacant</u>
ITE Land Use Code: <u>710-GEN. OFFICE BLDG</u>	ITE Land Use Code: _____
Trip Generation Rate/Equation: <u>9.74 TRIPS/KGF</u>	Trip Generation Rate or Equation: _____
Average Daily Trips: <u>438</u>	Average Daily Trips: _____
ELNDT Adjustment Factors	ELNDT Adjustment Factors
Trip Length: <u>0.65</u> Linked Trip: <u>1.00</u>	Trip Length: _____ Linked Trip: _____
TSDC Trips: <u>285</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>438</u> (Proposed use minus existing use.)	Net Increase in TSDC Trips: <u>285</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 type="checkbox"/> A TSDC will be required. (Fee determined by Development Services.)
<input checked="" type="checkbox"/> A TIA will not be required.	<input checked="" 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: CITY DOES NOT PAY TSDC's.
MOST TRIPS ARE ALREADY ON SITE AND WILL MOVE TO THE NEW BUILDING.
Date: 7-2-2021
cc: ☐ Chief Development Services Engineer
☐ Community Development
☐ Building Permit Application
☐ _____
By: Tomy

Trip Generation Estimate Worksheet

ITE Trip Generation Manual 10th Edition

Development Type: Building Permit



TGE #

AMANDA #

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
45,000	710	General Office Building (ksf-avg)	9.74	1000 Sq Feet GFA	438	0.65	1	285

>5,000 SF

Proposed Use 2

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
	Select Code	or Select Use	-	-	-	0	0	-

Proposed Use 3

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
	Select Code	or Select Use	-	-	-	0	0	-

Proposed Use 4

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
	Select Code	or Select Use	-	-	-	0	0	-

New Development ADT: 438 New TSDC Trips: 285

Existing/Past Use 1

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
	Select Code	or Select Use	-	-	-	0	0	-

Existing/Past Use 2

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
	Select Code	or Select Use	-	-	-	0	0	-

Existing/Past Use 3

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
	Select Code	or Select Use	-	-	-	0	0	-

Existing/Past Use 4

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
	Select Code	or Select Use	-	-	-	0	0	-

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

Traffic Impact Analysis (TIA)

Net Increase in Average Daily Trips 438
 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: 285 ESTIMATE* OF TSDC: \$ 118,560.00

* 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 \$416 per new vehicle trip. Current TSDC rate effective through June 30, 2021.

¹ Average Daily Traffic

² Trip Length Factor

³ Linked Trip Factor

⁴ Transportation System Development Charge

By: Printed Date: 7/2/2021