

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

20-115704

Trip Generation Estimate

Street _____
Bin # _____ TGE # 2021002
Date Received 1-13-2021

Section 1 (To be completed by applicant.)

Applicant Name: Sam Thomas - Lenity Architecture Telephone: (503) 399-1090
Applicant Mailing Address: 3150 Kettle Court SE, Salem, OR 97301
Location of New Development: 5669 Commercial St SE
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)
Description and Size of New Development: 12,916 square feet orthodontics clinic
(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): Existing auto repair shop and vehicle storage buildings to be removed. See attached Assessor's apex sketch for each building's square footage.
Planning Action Involved, if any: Site Plan Review - Class 3 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>12,916 SF</u>	Development Quantity: <u>5,932 SF</u> <u>13,248 SF</u>
ITE Land Use Code: <u>120-MED-DENTAL OFFICE</u>	ITE Land Use Code: <u>943-AUTO REPAIR</u> <u>150-WAREHOUSING</u>
Trip Generation Rate/Equation: <u>34.80 TRIPS/KSF</u>	Trip Generation Rate or Equation: <u>16.28</u> <u>1.74</u>
Average Daily Trips: <u>449</u>	Average Daily Trips: <u>97</u> + <u>23</u> = <u>120</u>
ELNDT Adjustment Factors	ELNDT Adjustment Factors
Trip Length: <u>0.53</u> Linked Trip: <u>1.0</u>	Trip Length: <u>0.60</u> <u>1.0</u> Linked Trip: <u>0.75</u> <u>1.0</u>
TSDC Trips: <u>238</u>	TSDC Trips: <u>44</u> + <u>23</u> = <u>67</u>

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)	Transportation Systems Development Charge
Net Increase in Average Daily Trips: <u>329</u> (Proposed use minus existing use.)	Net Increase in TSDC Trips: <u>171</u> (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.)
☒ 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: 1-21-2021

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

By: Tomy

SITE PLAN

NEW BUILDING
FOR JOHNSON FAMILY
ORTHOPONICS

C.D. REDDING CONSTRUCTION
cc# 4743
2837 22ND STREET SE, SUITE 155
Salem, OR 97302
phone 503-581-0048

Identity
architecture, inc.

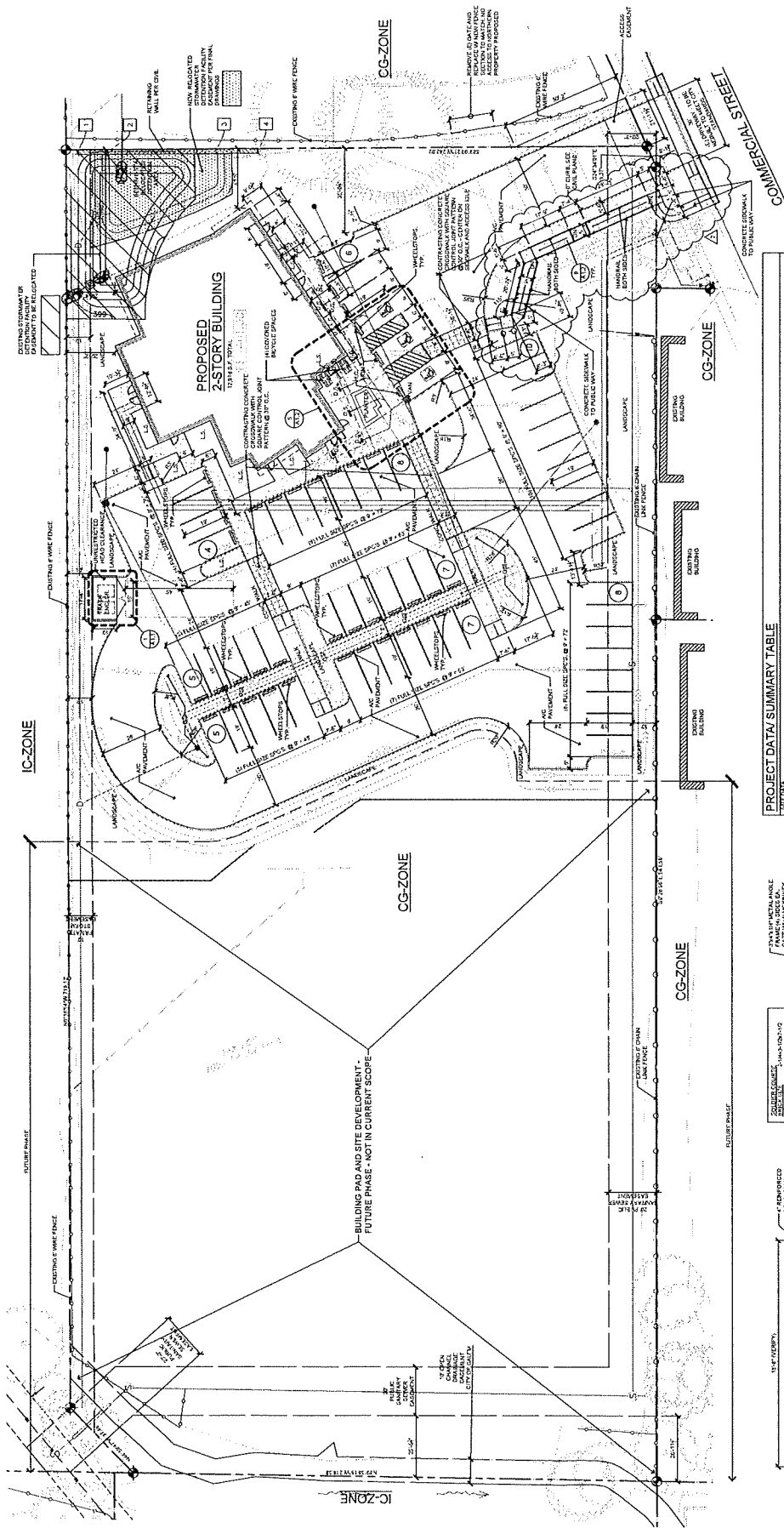
REV 2 SET 12.16.2020

SHEET
A1.1

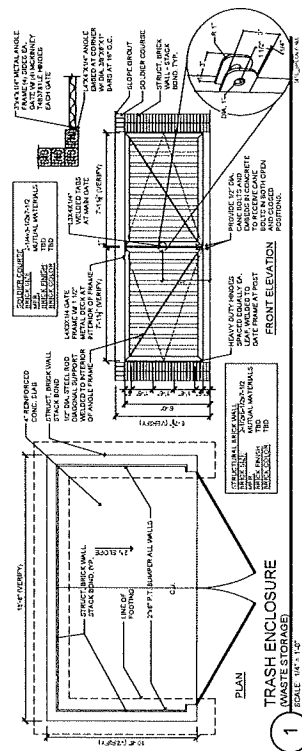
DATE 09/11/2020

REVISED DATE 11/01/2020

SITE PLAN



PROJECT DATA/ SUMMARY TABLE

[illegible]

TRASH ENCLOSURE
WASTE STORAGE

1

Property Identification

Account No.:

575507

Old Account No.:

R75507

Situs Address:

5669 COMMERCIAL ST SE SALEM, OR 97306

Map Tax Lot:

083W14CA01000

Owner:

DRAGONFIST LLC

2447 ROBINS LN SE

SALEM, OR 97306

Related Accounts:**Linked Accounts:****Manufactured Home ID:****Legal Description:**

GRABENHORST FRUIT FARMS NO 2, LOT 17, ACRES 3.1

Subdivision:

33908 GRABENHORST FRUIT FARMS NO 2

[GIS Interactive Viewer](#)[Assessor Map PDF](#)

Owner History

[+](#)

Property Details

[-](#)**Legal Acreage:**

3.1 acres

Building Diagram Links:

1

Mortgage Agent-Lender:**Mortgage Account No.:****Property Code:**

D60 ⓘ

Property Class:

201 ⓘ

Levy Code Area:

92401000

Zoning:

CG (Contact Local Jurisdiction)

Miscellaneous Code:**Plat:****Exemption:**

Exemption Expiration:**Land Information:**

ID	Type	Acres	Sq Ft
L1	COM - COMMERCIAL	3.10	135235

Improvements/Structures:

ID	Type	Make/Model	Class	Area/Count	Year Built
1	BLDG #1 SRVC GARAGE				
1.1	MAIN AREA			5932	1965
2	BLDG #2 STG SHED				
2.1	MAIN AREA			6720	1985
3	BLDG #3 STG SHED				
3.1	MAIN AREA			3264	1985
4	BLDG #4 STG SHED				
4.1	MAIN AREA			3264	1985

13,248 sq ft - 19,180 sq ft
Storage total

Value Information (per most recent certified tax roll)

+

Assessment History

+

Taxes: Levy, Tax Statement, Owed, Tax Payoff

+

Tax Payment History

+

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
12,916	720	Medical-Dental Office Building (ksf-avg)	34.80	1000 Sq Feet GFA	449	0.53	1	238

> 24,000 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: 449 New TSDC Trips: 238

Existing/Past Use 1

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
5,932	943	Automobile Parts and Service Center	16.28	1000 Sq Feet GFA	97	0.6	0.75	44

0

Existing/Past Use 2

Size	ITE CODE	Use	Average Rate	per Unit	ADT	TLF	LTF	TSDC
13,248	150	Warehousing (ksf-avg)	1.74	1000 Sq Feet GFA	23	1	1	23

< 285,000 sf

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: 120 Past TSDC Trips: 67

Traffic Impact Analysis (TIA)

Net Increase in Average Daily Trips 329
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: 171 ESTIMATE* OF TSDC: \$ 71,136.00

* 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: 1/21/2021
Printed Date: 1/21/2021