

Trip Generation Analysis

JJS Holdings, LLC
3514 Commercial Street SE
Salem, OR 97302



Prepared for: SG Architects, LLC
10940 SW Barnes Rd #364
Portland, OR 97225

JJS Holdings, LLC
3514 Commercial Street SE
Salem, OR 97302



August 2021

Prepared By:

Massoud Saberian, PE, PTOE
ETRC, LLC
14465 SW 161st Avenue
Portland, OR 97224

EXP: June 2022

Project Description

The applicant has acquired a site located at 3514 Commercial Street SE in Salem, Oregon which was a Chevron Gas Station with 8 fueling positions and a 2,092 S.F. Convenience Market.

The new proposed use is a Cannabis Dispensary. The Gas Station will be removed, and the building footprint and total area will remain the same as before with some interior improvements as shown in the submitted architectural plans.

Per City of Salem requirements and after consultation with City Traffic Engineering staff a Trip Generation Estimate form is completed and submitted as part of this summary report to demonstrate that there is a net decrease in trip generation for the proposed use.

As noted, the building will stay AS-IS with some interior improvements and the removal of all the pumps and proposed new re-striping of the existing parking lot.

Trip Generation

Table 1 compares the two uses' trip generation estimates as well as the net change in daily and peak hour volumes per ITE Trip Generation Handbook (10th Edition).

Table 1 – Site Trip Generation Before and After

Land Use	ITE Code	Units	Rate per			Average Daily	AM Peak	PM Peak
Previous: Gas Station+ Convenience Market	945	8 Fueling Positions	Fueling Positions			1,640	96	112
			Daily	(AM)	(PM)			
			205	12	14			
Proposed: Cannabis Dispensary	882	2,092 S.F.	1000 S.F.			530	21	46
			Daily	(AM)	(PM)			
			253	10	22			
Net Change	Trips					-1,110	-75	-66
	Percent					-68%	-78%	-60%

As shown in Table 1, the change in use of the site, results in net decrease in traffic of daily, AM and PM peak periods. Using the fueling positions' rate provides for the most conservative trip generation rates. Other scenarios using the total area of the building was used to calculate the trip generation rate for a gas station with a Convenience Market per 1000 S.F. of the building and it resulted in similar results.

Conclusions and Recommendations

With the change in use of the building from a Gas Station with a Convenience Market to a Cannabis Dispensary, there is a net decrease of 68% in daily, as well as 78% in AM and 60% in PM Peak hours. So, a full Traffic Impact Analysis is not needed.