

21-122676

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 # 2021077

Date Received 12-17-2021

Section 1 (To be completed by applicant.)

Applicant Name: Scannell Properties Telephone: 612-280-4088

Applicant Mailing Address: 294 Grove Lane East, Suite 140, Wayzata, Minnesota 55391

Location of New Development: Southeast corner of Mill Creek Drive SE and future Logistics Street
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: Distribution Center that includes a 901,000 sf warehouse, guardhouse, pumphouse with tank reservoir, and truck maintenance facility
(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): None. Agricultural use.

Planning Action Involved, if any: Subdivision, 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>901,000 SF</u>	Development Quantity: <u>VACANT</u>
ITE Land Use Code: <u>150-WAREHOUSING</u>	ITE Land Use Code: _____
Trip Generation Rate/Equation: <u>1.71 TRIPS/KSF</u>	Trip Generation Rate or Equation: _____
Average Daily Trips: <u>1541</u>	Average Daily Trips: _____
ELNDT Adjustment Factors	ELNDT Adjustment Factors
Trip Length: <u>1.0</u> Linked Trip: <u>1.0</u>	Trip Length: _____ Linked Trip: _____
TSDC Trips: <u>1541</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>1541</u> (Proposed use minus existing use.)	Net Increase in TSDC Trips: <u>1541</u> (Proposed use minus existing use.)
<input type="checkbox"/> A TIA will be required:	<input checked="" type="checkbox"/> A TSDC 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: _____	(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: HAVE MASTER PLAN TIA. Date: 5-11-2021

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

By: Tomy