

Amy Johnson

From: noreply@cityofsalem.net on behalf of emeasterly@comcast.net
Sent: Sunday, April 22, 2018 6:36 PM
To: CityRecorder
Subject: Contact City Recorder
Attachments: KDS zone change TPR review.xls

Your Name	E.M. Easterly
Your Email	emeasterly@comcast.net
Your Phone	5033636221
Street	775 Fir Gardens Street NW
City	Salem
State	OR
Zip	97304
Message	Please include the attached document as a part of the April 23rd Council testimony for Agenda Item 4.a.. E.M. Easterly

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TABLES from the DKS Report

Table 1. WSCB Area Trip Generation under Existing Zoning

Land Use (ITE Code)					
Individual Land Uses Allowed		Size	Weekday Trip Generation	Daily PM Peak Hour	
	Quality Restaurant (931)	20 KSF	1009	84	
≡	High Turnover Sit-Down Restaurant (932)	23 KSF	1667	129	
	Fast Food with Drive-Thru (934)	12 KSF	2954	195	
≡	Coffee/Donut Shop with Drive-Thru Window (937)	4 KSF	360	19	
	Shopping Center (820)	182 KSF	7712	682	= 42 per KSF
	Medical/Dental Office Building (720)	81 KSF	3031	241	= 37 per KSF
	Day Care (565)	11 KSF	791	132	
	Athletic Club (493)	122 KSF	7297	730	
≡	Gas Station with Convenience Market (945)	10 KSF	1887	429	
	Apartment (220)	203 Units	1544	156	= 7.6 trips per unit
	Industrial Park (130) { 3 ACRES }	131 KSF	177	25	
≡	General Light Industrial (110)	23 KSF	157	22	
	Total	619 KSF	28586	2844	
		or 14.2 ACRES			

“As shown, full-build out of the WSCB area under existing zoning could generate up to 28,586 daily trips and 2,844 p.m. peak hour trips, including pass-by reductions. These values represent the reasonable worst-case trip generation produced by land uses allowed in the WSCB area under the existing zoning.”

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Note: The DKS table offers no AM Peak Hour information

These current zoning trip estimates are reasonable. However, the future trip projections offered on the next page for the WSCB zone are, at best, flawed, unsubstantiated and lacking in credulity. The DKS report also lacks verifiable evidence for their ESMU and SCI trip generation models.

≡ **Excluded zones**

Table 4. WSCB Area Trip Generation under Proposed Zoning

Land Use (ITE Code)	Size	Weekday Trip Generation	Daily PM Peak Hour	
Individual Land Uses Allowed				
Quality Restaurant (931)	33 KSF	1662	138	
Fast Food with Drive-Thru (934)	14 KSF	3473	229	
Shopping Center (820)	191 KSF	10662	929	= 55 trips per KSF
Medical/Dental Office Building (720)	75 KSF	2652	238	= 35 trips per KSF
Day Care (565)	13 KSF	995	166	
Athletic Club (493)	124 KSF	7386	739	
Apartment (220)	174 Units	1425	149	= 8.1 trips per unit
Industrial Park (130) { 3 ACRES }	131 KSF	177	25	
Total	581 KSF	28432	2613	
	or 13.1 ACRES			

“As shown, full-build out of the WSCB area under proposed zoning could generate up to 28,432 daily trips and 2,613 p.m. peak hour trips, including pass-by reductions. These values represent the reasonable worst-case trip generation produced by land uses allowed in the WSCB area under the proposed zoning.”

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The above claim provides no supporting evidence. Why will dwelling unit numbers decline? Why will (493) increase? Why does (720) decrease? Why do trips per dwelling unit increase? How does this trip projection model account for increased building height? Currently apartment complexes are 3 stories high. When the permitted zone height increases to 70 feet, a seven story dwelling could include a commercial ground floor and six floors of dwelling units and, e.g., six 1,200 sq. ft. dwelling units become thirty-six dwelling units with the same FAR. Even at 6.6 trips per dwelling unit that is a possible 237 new trips under the new WSCB zone Why does the building foot print for this 64-acre area drop from 14. 2 acres to 13.3 acres with a declared FAR of 0.25 { 16 ACRES }?

Table 2. Edgewater/2nd Street Mixed-Use Corridor Area Trip Generation under Existing Zoning

Land Use (ITE Code)	Size	Weekday Trip Generation	Daily PM Peak Hour	
Individual Land Uses Allowed	Size	Weekday Trip Generation	Daily PM Peak Hour	
Quality Restaurant (931)	27 KSF	1363	113	
High Turnover Sit-Down Restaurant (932)	42 KSF	3044	236	
Fast Food with Drive-Thru (934)	24 KSF	5908	389	
☰ Coffee/Donut Shop with Drive-Thru Window (937)	6 KSF	540	28	
Shopping Center (820)	184 KSF	7797	689	= 42 trips per KSF
General Office (710)	8 KSF	194	88	
Medical/Dental Office Building (720)	148 KSF	5538	440	= 37 trips per KSF
Day Care (565)	4 KSF	288	48	
Single Family Detached Housing (210)	27 Units	315	32	= 11.6 trips per unit
Apartment (220)	37 Units	281	29	= 7.6 trips per unit
☰ General Light Industrial (110)	3 KSF	20	3	
Total	418 KSF	25288	2095	

The comparison of Table 2 above and Table 5 on the next page raises multiple questions.
 Why does DKS reduce (931) floor space, but increase (932) floor area? What explains (934) reduction By 70%? Why has DKS eliminated (937)? What is the source of the additional 39 KSF?
 Why is trip density for apartments increased by 33% under the new zoning?
 Why is trip density for Medical/Dental facilities increased by 57% under the new zoning?

☰ Excluded zones

Table 5. Edgewater/2nd Street Mixed-Use Corridor Area Trip Generation under Proposed Zoning

Land Use (ITE Code)					
Individual Land Uses Allowed		Size	Weekday Trip Generation	Daily PM Peak Hour	
Quality Restaurant (931)		17 KSF	836	70	
High Turnover Sit-Down Restaurant (932)		51 KSF	3696	286	
Fast Food with Drive-Thru (934)		7 KSF	1736	114	
Shopping Center (820)		203 KSF	8776	773	= 43 trips per KSF
General Office (710)		8 KSF	194	88	
Medical/Dental Office Building (720)		151 KSF	5109	466	= 58 trips per KSF
Day Care (565)		4 KSF	295	49	
Single Family Detached Housing (210)		21 Units	250	26	=11.9 trips per unit
Apartment (220)		60 Units	610	68	=10.1 trips per unit
Specialty Retail Store		16 KSF	769	82	
Total		457 KSF	22271	2022	