

April 6, 2020

Project #: 25119

Nate Brown  
City of Keizer  
Community Development  
PO Box 21000  
Keizer, OR 97307

**RE: Keizer Station Area D: Jughandle Development Trip Generation Compliance**

Mr. Brown,

Kittelison & Associates, Inc. (Kittelison) has performed a trip generation comparison for the portion of Keizer Station Area D development known as the “Jughandle”, for the purposes of determining whether the currently proposed development is consistent with the trip generation assumptions of the original 2004 Keizer Station Master Plan Transportation Impact Analysis (TIA). As documented in the following sections, the trip generation estimates for the proposed site fall within the trip generation estimates for the land uses proposed in the 2004 Keizer Station Master Plan. As such, the “Jughandle” portion of Area D can accommodate the development without necessitating an updated TIA.

**Trip Generation Methodology**

Trip generation estimates for the approved 2004 Keizer Station Master Plan and proposed site plan were prepared using standard trip rates cited in *Trip Generation, 10<sup>th</sup> Edition* (Reference 1). Pass-by and trip internalization rates were developed based on guidance in *Trip Generation Handbook, 3<sup>rd</sup> Edition* (Reference 2).

**Existing Keizer Station Area D Trip Generation**

In 2004, Kittelison prepared a detailed TIA for the Keizer Station development. The approved Area D Master Plan is included as Attachment A, and includes the following buildings in the “Jughandle” portion of the development:

- A 13,000 square-foot retail building;
- A 3,200 square-foot fast-food restaurant with drive-through; and
- A 3,200 square-foot convenience market (with drive-through) and gas station with 12 fueling positions.

The estimated trip for the approved Master Plan is summarized in Table 1.

**Table 1 – Estimated Trip Generation for “Jughandle” Portion of Keizer Station Area D (2004 Master Plan)**

Land Use	ITE Code	Size	Weekday PM Peak Hour		
			Total Trips	In	Out
Shopping Center	820	13,000 sq. ft.	50	24	26
Internal (22%)			-11	-6	-5
Pass-By (34%)			-12	-6	-6
Fast-Food Restaurant with Drive-Through Window	934	3,200 sq. ft.	105	55	50
Internal (35%)			-37	-16	-21
Pass-By (50%)			-34	-17	-17
Super Convenience Market/Gas Station	960	3,200 sq. ft.	222	111	111
Internal (12%)			-26	-15	-11
Pass-By (56%)			-110	-55	-55
<b>Total Trips</b>			<b>377</b>	<b>190</b>	<b>187</b>
Less Internal Trips			-74	-37	-37
Less Pass-By Trips			-156	-78	-78
<b>Net New Primary Trips</b>			<b>147</b>	<b>75</b>	<b>72</b>

**Proposed Development Trip Generation**

Chemawa Station, LLC is proposing to develop the following buildings in the “Jughandle” portion of the development:

- An 8,000 square-foot retail building;
- A 4,833 square-foot fast-food restaurant with drive-through;
- A 3,043 square-foot convenience market and gas station with 12 fueling positions; and
- A quick lubrication vehicle shop with 2 servicing positions.

The proposed site plan is included as Attachment B. The estimated trip for the proposed site plan is summarized in Table 2.

**Table 2: Estimated Trip Generation for “Jughandle” Portion of Keizer Station Area D (Proposed Site Plan)**

Land Use	ITE Code	Size	Weekday PM Peak Hour		
			Total Trips	In	Out
Shopping Center	820	8,000 sq. ft.	30	14	16
Internal (39%)			-12	-7	-5
Pass-By (34%)			-6	-3	-3
Fast-Food Restaurant with Drive-Through Window	934	4,833 sq. ft.	158	82	76
Internal (34%)			-54	-23	-31
Pass-By (50%)			-52	-26	-26
Super Convenience Market/Gas Station	960	3,043 sq. ft.	211	106	105
Internal (18%)			-38	-21	-17
Pass-By (56%)			-96	-48	-48
Quick Lubrication Vehicle Shop	941	2 Servicing Positions	10	6	4
Internal (40%)			-4	-3	-1
<b>Total Trips</b>			<b>409</b>	<b>208</b>	<b>201</b>
Less Internal Trips			-108	-54	-54
Less Pass-By Trips			-154	-77	-77
<b>Net New Primary Trips</b>			<b>147</b>	<b>77</b>	<b>70</b>

As shown in Tables 1 and 2, the current proposal is expected to generate the same number trips than the “Jughandle” portion of the approved Area D Master Plan. Additionally, the proposed site plan is estimated to generate fewer trips than were analyzed for the site in 2004. Therefore, Area D can

accommodate the proposed development and maintain consistency with the analysis and assumptions contained within the 2004 Keizer Station Master Plan TIA.

We trust that this letter adequately addresses the trip generation compliance of the proposed site plan for the for the portion of Keizer Station Area D development known as the “Jughandle”. Please contact us if you have any questions or comments regarding the contents of this report or the analysis completed.

Sincerely,

**KITTELSON & ASSOCIATES, INC.**



Kristine Connolly, PE  
Senior Engineer



Marc Butorac, PE, PTOE, PMP  
Senior Principal Engineer



EXPIRES: 12/31/2021

## REFERENCES

- 1) Institute of Transportation Engineers. *Trip Generation Manual, 10<sup>th</sup> Edition*. 2017.
- 2) Institute of Transportation Engineers. *Trip Generation Manual, 3<sup>rd</sup> Edition*. 2017.

## ATTACHMENTS

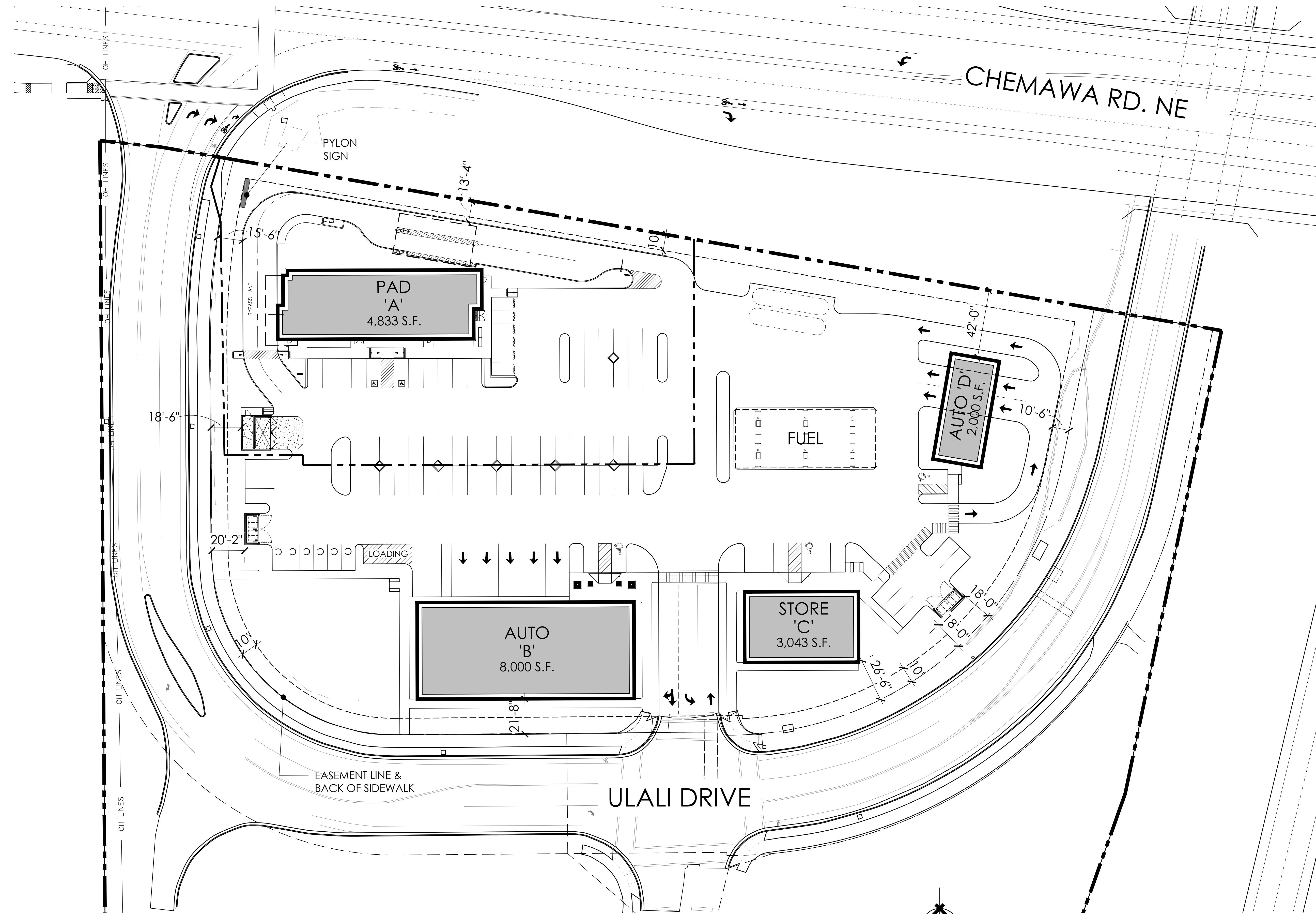
Attachment A: Approved Area D Master Plan

Attachment B: Proposed Site Plan

Attachment A  
Approved Area D Master Plan



Attachment B  
Proposed Site Plan



AREA 'D' SITE PLAN  
SCALE: 1" = 30'

April 06, 2020

Owner:  
Chemawa Station LLC  
Grand Ronde, OR  
Developer:  
RPS Development Company  
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# Chemawa Station - Area 'D'

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