



CITY OF KEIZER  
MASTER PLAN  
APPLICATION

Pd  
\$2100  
2/1/23

RECEIVED  
CITY OF KEIZER  
FEB - 1 2023  
PLANNING DEPARTMENT

If there are any questions about this application,  
who should be contacted (Agent)?

Name: Christopher Lundberg  
Address: 2177 SW Broadway, Portland, OR 97201  
Daytime Phone Number: 503-225-0777  
Fax: 503-225-1257 Email: clundberg@hk-law.com

- |                           |                                       |
|---------------------------|---------------------------------------|
| <b>1. Applicant Name</b>  | <b>Address</b>                        |
| Chemawa Station, LLC      | Confederated Tribes of Siletz Indians |
|                           | c/o Dan McCue, 201 SE Swan Ave.       |
| <b>Phone</b> 541-444-8229 | P.O. Box 549                          |
|                           | Siletz, OR 97380                      |

Complete the following property owner information if the property owner is different from the applicant.

- |                                       |  |
|---------------------------------------|--|
| <b>2. Property Owner Name</b>         | <b>Address</b>                               |
| Confederated Tribes of Grande Ronde   | 9615 Grand Ronde Road, Grand Ronde, OR 97347 |
| Confederated Tribes of Siletz Indians | 201 SE Swan Ave, Siletz, OR 97380            |
| <b>Phone</b>                          |  |

- This application is made for conceptual approval of a proposed Master Plan for: The southern portion of Keizer Station Area D.
- Acreage effected: Approximately 12.2 acres.

**Please provide a written response to the following Review Criteria as specified in Section 3.113.04 of the Keizer Land Development Code.**

Approval of a Master Plan for an area of the Keizer Station Plan shall require compliance with the following:

- The Master Plan shall meet the purpose and objectives identified in the Keizer Station Design Plan.

The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines.

**Please attach 15 copies of preliminary plan with required information as noted on attached information sheet.**

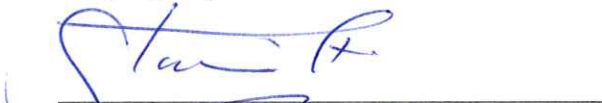

**THE APPLICANT(s) SHALL CERTIFY THAT:**

- (a) The above Master Plan request does not violate any deed restrictions that may be attached to or imposed upon one, both, or all of the subject properties.
- (b) If the application is approved, the applicant(s) will exercise the rights granted in accordance with that approval and will be subject to all conditions and limitations of approval.
- (c) All of the above statements and the statements included on the plot plan and exhibits attached to the plot plan are true to the best of the applicants knowledge; and the applicants acknowledge that any permit issued on the properties may be revoked if it is found that any statements are false.
- (d) The applicant(s) acknowledge that this application and all applicable policies and criteria have been read and understood, and that the requirements and criteria for approving or denying the application are also understood.

**SIGNATURE(s) of APPLICANTS**

**NOTE:**

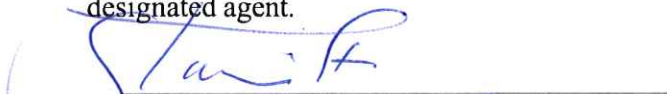

**All properties within area identified in Master Plan shall be identified by Tax Lot and property owner and shall receive direct notice of application.**

  
\_\_\_\_\_  
  
\_\_\_\_\_ Date 2/1/23  
\_\_\_\_\_ Date 2/1/23

**AGENT AUTHORIZATION**

Fill out and sign this portion of the application if you (the applicant) are going to designate another individual as your agent. By signing this section you authorize the person named to act as your agent and agree to be bound by all representations and agreements made by the designated agent.

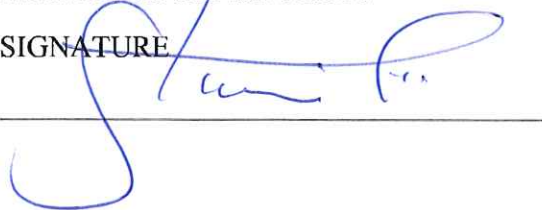
We, Dan McCue and Stacie Hernandez, hereby authorize Christopher Lundberg to act as my representative and agent in all matters pertaining to the processing and approval of this land use application, and agree to be bound by all representations and agreements made by the above designated agent.

  
\_\_\_\_\_  
  
\_\_\_\_\_ Date 2/1/23  
\_\_\_\_\_ Date 2/1/23

**AUTHORIZATION BY PROPERTY OWNER(s)**

Property owners and contract purchasers are required to authorize the filing of this application and must sign below. All signatures represent that they have full legal capacity to and do hereby authorize filing of this application and certify that the information and exhibits herewith submitted are true and correct.

SIGNATURE

  
\_\_\_\_\_

ADDRESS & PHONE

Confederated Tribes of Grand Ronde

9615 Grand Ronde Road, Grand Ronde, OR 97347

Phone 503-879-2304

SIGNATURE

  
\_\_\_\_\_

ADDRESS & PHONE

Confederated Tribes of Siletz Indians

201 SE Swan Ave., Siletz, OR 97380

Phone 541-444-8229

**FOR OFFICE USE ONLY**

Township \_\_\_\_ Range \_\_\_\_ Section \_\_\_\_

Tax Lot Number(s) \_\_\_\_\_

Zone \_\_\_\_\_

\_\_\_\_\_   
Date application determined complete

Application elements submitted:

\_\_\_\_ (a) Title transfer

\_\_\_\_ (b) Plot plan (15 copies)

\_\_\_\_ (c) Applicant Statement/questions

\_\_\_\_ (d) Filing fee

\_\_\_\_\_   
Application accepted by

BEFORE THE CITY COUNCIL  
FOR THE CITY OF KEIZER, OREGON

In the Matter of a Request for a Master Plan  
Amendment for Keizer Station Master Plan –  
Area D

**NARRATIVE IN SUPPORT OF  
APPLICATION FOR THIRD MASTER PLAN  
AMENDMENT**

**Executive Summary**

The Confederated Tribes of the Grand Ronde Community of Oregon and the Confederated Tribes of Siletz Indians jointly own property designated Area D in the Keizer Station Master Plan. The Tribes formed Chemawa Station, LLC, for the purpose of developing the property and currently have executed a lease with 7-Eleven for the development and operation of a fueling station and a convenience store and with Chick-fil-A for the development and operation of a restaurant with a drive-through option in the northern portion of the Tribes' property, which is known as the jughandle. Currently, 7-Eleven and Chick-fil-A are open and operational.

The Tribes are now focusing on development of the southern portion of Area D. In connection with optimizing that area for development, particularly in the light of several potential tenants that have expressed serious interest in that area, the Tribes propose modifying the building layout and the tenant mix by increasing the retail component. The existing Master Plan contemplated eight buildings with a gross leasable area of 87,975 square feet in the southern portion of Area D. *See Exhibit A – Master Site Plan – Southern Portion 2004.* Applicant intends to reconfigure the building layout to six buildings plus a drive-through coffee kiosk, resulting in a smaller gross leasable area of 72,535 square feet. *See Exhibit B – Revised Master Site Plan – Southern Portion 2022.* The proposed change would not change the traffic impact (thus negating the need for a new traffic impact analysis). *See Exhibit C – Kittelson Report 2022.*

The Tribes' requested amendment to the building layouts in the southern portion of Area D do not impact the Keizer Station– Area D Design Standards, the Transportation System Standards, the Utility Standards, the Parking Standards or the Landscape Standards. In short, the aesthetically pleasing look and feel of the area, and projected impact on transportation and utility systems will remain the same. In short, the requested amendment will continue to support Area D's Purpose and Objectives. The new design presents a vibrant and energetic vision for Area D, further enhancing the northern gateway to Keizer as a strong focal point for commerce and community activities. With the anticipated tenant mix, the new design will operate as a community gathering place, will be a strong source of employment opportunities and will protect traffic operations – and will meet the current mixed-use nature of the current Industrial Business Park (IBP) and Overlay Zones reflected in the Master Plan.

In that regard, most of the anticipated smaller floor plans will involve eating and drinking uses that are permitted within IBP zone (*see Keizer Development Code (KDC) 2.113.02(J)(1)*). The anticipated tenants in the larger buildings of approximately 5,274 square feet (a car wash)



and 11,608 square feet (tire sales and installation) are permissible uses under the Activity Center Overlay Zone. *See* KDC 2.125.05(B)(2). As to the largest building spaces, each of which is approximately 20,000 square feet, the Tribes are in discussions with a hotel tenant, which is an allowable use under the IBP zone (*see* KDC 2.113.02(L)(1)). Given the anticipated tenant mix (all of which are permitted uses under the IBP and Overlay Zones), the Tribes' amended plan will meet the Keizer Station Plan's over-riding goal to create a vibrant commerce center that serves as an impressive northern gateway to the City of Keizer.

To be sure, the anticipated tenant mix will increase the non-office use beyond what was hoped for in 2004 when the initial Area D Master Plan was approved. At that time, the hope was to attract a mix of retail and office tenants. However, almost 20 years later, the reality of the current commercial market is that there is little to no interest in office or flex-industrial users. *See* Exhibit D – HSM Pacific Realty Letter. Notwithstanding the lack of office tenants, the anticipated users will still offer numerous job opportunities from entry-level to managerial positions. Also, the potential car wash and tire store tenants, with which the Tribes have deals pending, meet the spirit of the mixed-use nature of the IBP zoning because neither of those businesses are typical uses in retail shopping centers (witness the Area A tenant mix) and are often found in industrial locations. Moreover, the anticipated tenant mix will blend effectively with the tenants in Area A.

Given that there is simply no interest in office or flex-industrial users for the southern portion of Area D, that the look and feel of the development will stay the same and that the anticipated tenant mix will increase employment opportunities, the Tribes' proposed amendment is consistent with the 2004 Master Plan (and its amendments) and, at the very least, will achieve a result that is consistent with or at least equally desirable to the hoped-for outcome of the 2004 Master Plan for the southern portion of Area D.

Accordingly, the Tribes request a Third Master Plan amendment adopting the Tribes' proposed reconfiguration of the southern portion of Area D. The Tribes request for an amendment is consistent with the Keizer Development Code (KDC) because it allows for amendments to an approved Master Site Plan for changes that "have no increase to overall square footage allowed in the existing Master Plan and cause no increase in the overall vehicle trips generated," and that are "consistent with the adopted Master Plan or achieves an equally desirable result." As explained below, the Tribes' proposed amendment meets those requirements because it only seeks to change the number of buildings and their configuration and location, seeks to add more eating and drinking, and service, tenants (which will lead to increased employment opportunities), and does not affect or change any of the other items set forth in the KDC or the approved Master Plan. Thus, the Tribes respectfully request that their proposed amendment be approved.

### **Keizer Station Master Plan Amendment Process – KDC 3.113.06**

As explained below, the Tribes' application for a third amendment to the approved Master Plan meets the applicability requirements, contains the required submittal requirements, and satisfies the review criteria.

**I. KDC 3.113.06(A) – Applicability.**

KDC 3.113.06 (A) - Applicability provides as follows:

A. Applicability. The amendment process is limited to the following:

1. Site plan changes that have no increase to overall square footage allowed in the existing Master Plan and cause no increase in the overall vehicle trips generated. For example, an amendment could be a change in the number of buildings and their location.
2. Landscaping design changes.
3. Changes to building design.

Any other proposed changes to any adopted Master Plan shall be processed as a new Master Plan application.

**Applicant:** The Tribes’ amendment request meets the above criteria because the proposed reconfiguration of the southern site plan results in *no increase* to the overall square footage. In fact, the overall leasable square footage *decreases* by 15,440 square feet. Additionally, as confirmed by the Kittelson Report, the proposed reconfiguration will result in *no increase* in the overall external vehicle trips generated. Also, although the Tribes’ proposed reconfiguration will increase the number of internal, pass-by and diverted trip characteristics, the “external trips analyzed on the roadway system for the 2004 TIA are greater than what is currently proposed for the site.” *See Exhibit C – Kittelson Report 2022, pg. 4.* Thus, because the current proposal is expected to generate fewer net new primary trips than were analyzed in 2004, Area D can accommodate the proposed development and maintain consistency with the analysis and assumptions contained within the 2004 Keizer Station Master Plan TIA. Also, the Tribes will provide landscaping that meets zone and Keizer Station Plan requirements. *See Exhibit E – the Landscaping Plan.* All proposed building designs will meet the height limitations currently in place and will all provide adequate ground-floor windows and building façade variations and treatments to achieve aesthetically pleasing design, and which incorporate human scale elements. *See Exhibit F – Façade Design Examples.* The Tribes’ compliance with these criteria will be confirmed during the building-permit review process.

**II. KDC 3.113.06(B) – Application Submittal Requirements.**

KDC 3.113.06 (B) – Application Submittal Requirement provides as follows:

B. Application Submittal Requirements:

1. All changes to any items identified in Section 3.113.03.
2. A written explanation demonstrating how the proposed amendment is generally consistent with the adopted Master Plan.

3. A transportation analysis demonstrating consistency with the adopted Master Plan Traffic Impact Analysis (TIA).
4. An overall Master Site Plan which includes details for the subject area of change as well as the incorporation of those changes into the entire Master Plan Area.

**Applicant:** The Tribes' amendment application meets all the submittal requirements. First, due to the limited nature of the Tribes' proposed change to the southern site plan, virtually all the previously approved submittal requirements are either inapplicable or will be applied during the Development Review and permitting process. The only two criteria that apply are 3.113.03 (10) (Calculation of gross building, parking and open space), and 3.113.03(11) (traffic impact analysis). As previously explained, the Tribes' have addressed both of those items in the section above and in the attached exhibits.

Next, the Tribes' limited change request is consistent with the adopted Master Plan because the proposed change to the southern site plan modifies the building-pad layout to be more desirable for potential tenants and, despite seeking to increase the "retail" component of the site, the overall goal of increasing employment opportunities is still met. Put differently, maximizing the development of the site is critical to realizing the goal of increased employment opportunities – and the Tribes' proposed third amendment accomplishes both objectives.

The requested third amendment does not alter in any other way the overall development concept that is contained within the approved Master Plan. As such, the proposed limited change naturally maintains the same purpose and objectives of the Plan, while strengthening the viability of developing the land as contemplated by the Plan.

Third, the proposed change does not increase vehicle trips. As mentioned above, the Kittelson Report shows that the traffic impact associated with the proposed change is consistent with the adopted Master Plan Traffic Impact Analysis. In that regard, Kristine Connolly, P.E., concluded that: "[T]he current proposal is expected to generate fewer net new primary trips than were analyzed for the site in 2004 for the approved Area D Master Plan." Hence, the Tribes have met this submittal requirement.

Lastly, with this narrative statement, the Tribes have submitted a revised Master Site Plan as Exhibit B. Therefore, the Tribes have also met this submittal requirement.

### **III. KDC 3.113.06(C) – Review Criteria**

KDC 3.113.06 (C) – Review Criteria provides as follows:

#### **C. Review Criteria:**

1. All applicable review criteria of Section 3.113.04 considering the type and extent of the proposed amendment.

2. The amendment is consistent with the adopted Master Plan or achieves an equally desirable result.
3. The amendment does not result in additional traffic generation and is consistent with the adopted Traffic Impact Analysis.

**Applicant:** As explained above, the Tribes' amendment application seeks a limited change to the site plan of the southern portion of Area D, which notably *decreases* the gross leasable square footage and *does not increase* the overall vehicle trips generated. The proposed reconfiguration improves the attractiveness of the site for other potential tenants, while also maintaining compliance with all the review criteria set forth in Section 3.113.04 and the approved Master Plan. Although the proposed reconfiguration will serve a tenant mix that is higher in retail users, there is simply no interest in the area by office or flex-space users. Hence, to complete the development of Area D, the new configuration is necessary to align with current market realities. Moreover, the new configuration will increase employment opportunities and maintain the same look and feel of the 2004 Master Plan (and its amendments), and ultimately will achieve a result that is consistent with or at least equally desirable to the hoped-for result of the 2004 Master Plan. Hence, the Tribes' request for an amendment should be approved.

#### **IV. KDC 3.113.06(D) – Conditions of Approval**

KDC 3.113.06 (D) – Conditions of Approval provides as follows:

##### D. Review Criteria:

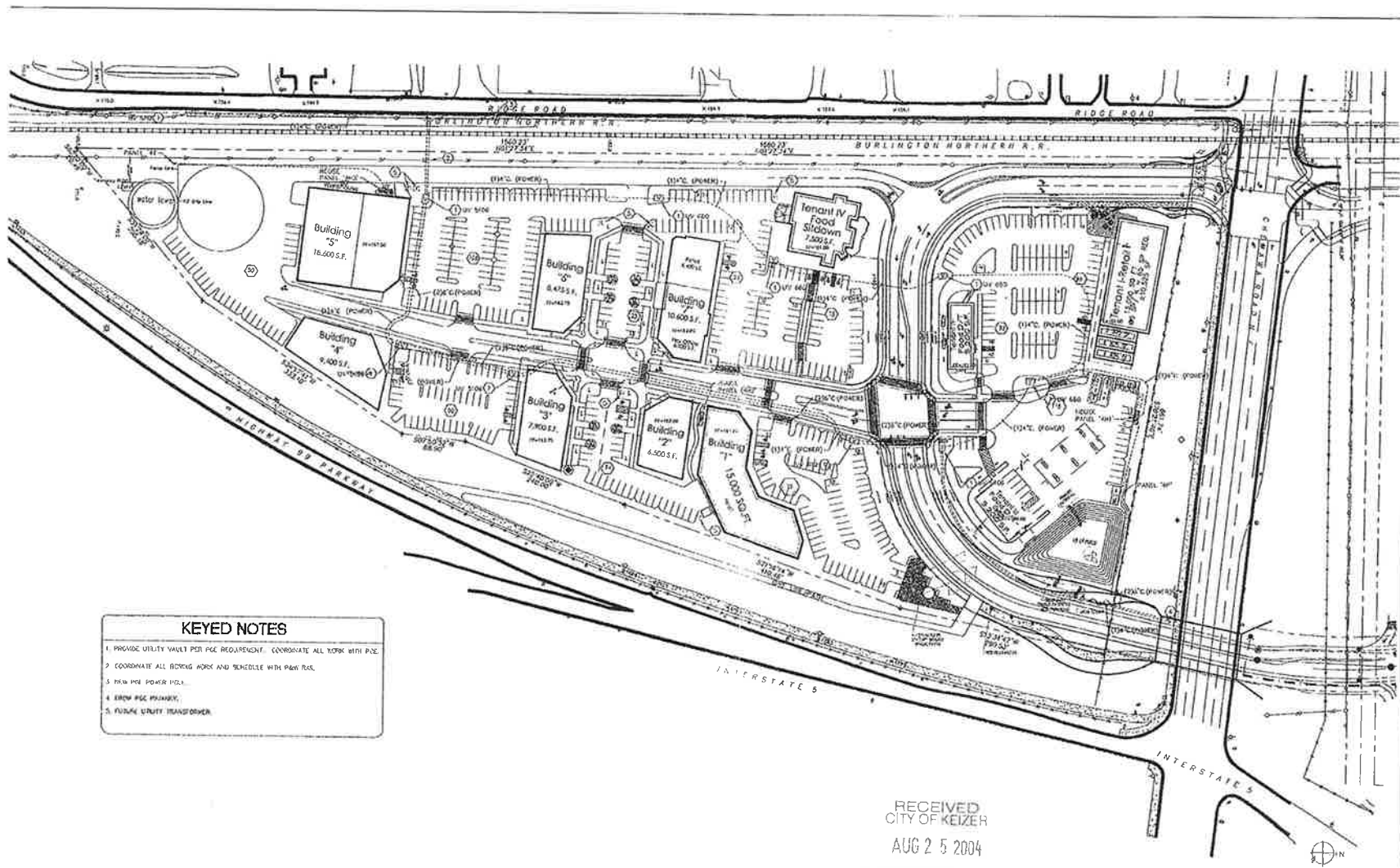
1. All original conditions of the adopted Master Plan shall remain in effect unless specifically modified.
2. Additional conditions may be placed for a Master Plan Amendment to assure the objectives in Section 3.113.05 are achieved.

**Applicant:** With this application, the Tribes request a limited amendment to the Master Site Plan for the southern portion of Area D. The Tribes' request and application meets all the KDC requirements authorizing such an amendment and will not affect or change any of the other items set forth in the KDC or the approved Master Plan, all of which shall remain in full effect. Thus, the Tribes respectfully request that their proposed amendment be approved without any additional conditions put in place.



## **EXHIBIT A**

### **Approved Area D Master Plan- Southern Portion**



**KEYED NOTES**

1. PROVIDE UTILITY VAULT PER P&E REQUIREMENT. COORDINATE ALL WORK WITH P&E.
2. COORDINATE ALL SIDING WORK AND SCHEDULE WITH P&E R/S.
3. FROM THE POWER GRID.
4. FROM P&E DRAWING.
5. FURNISH STUDY TRANSFORMER.

RECEIVED  
CITY OF KEIZER  
AUG 25 2004  
COMMUNITY DEVELOPMENT

# Completion SUBMITTAL

**KJD ARCHITECTURE PC**

505 SE 17th Ave.  
Portland, OR 97214  
503.231.8844  
www.kjdarchitect.com

**CHEMAWA LLC**  
CHEMAWA KEIZER STATION  
SITE POWER PLAN

DESIGNER: KJD  
SCALE: 1" = 400'  
PROJECT NO. 03000

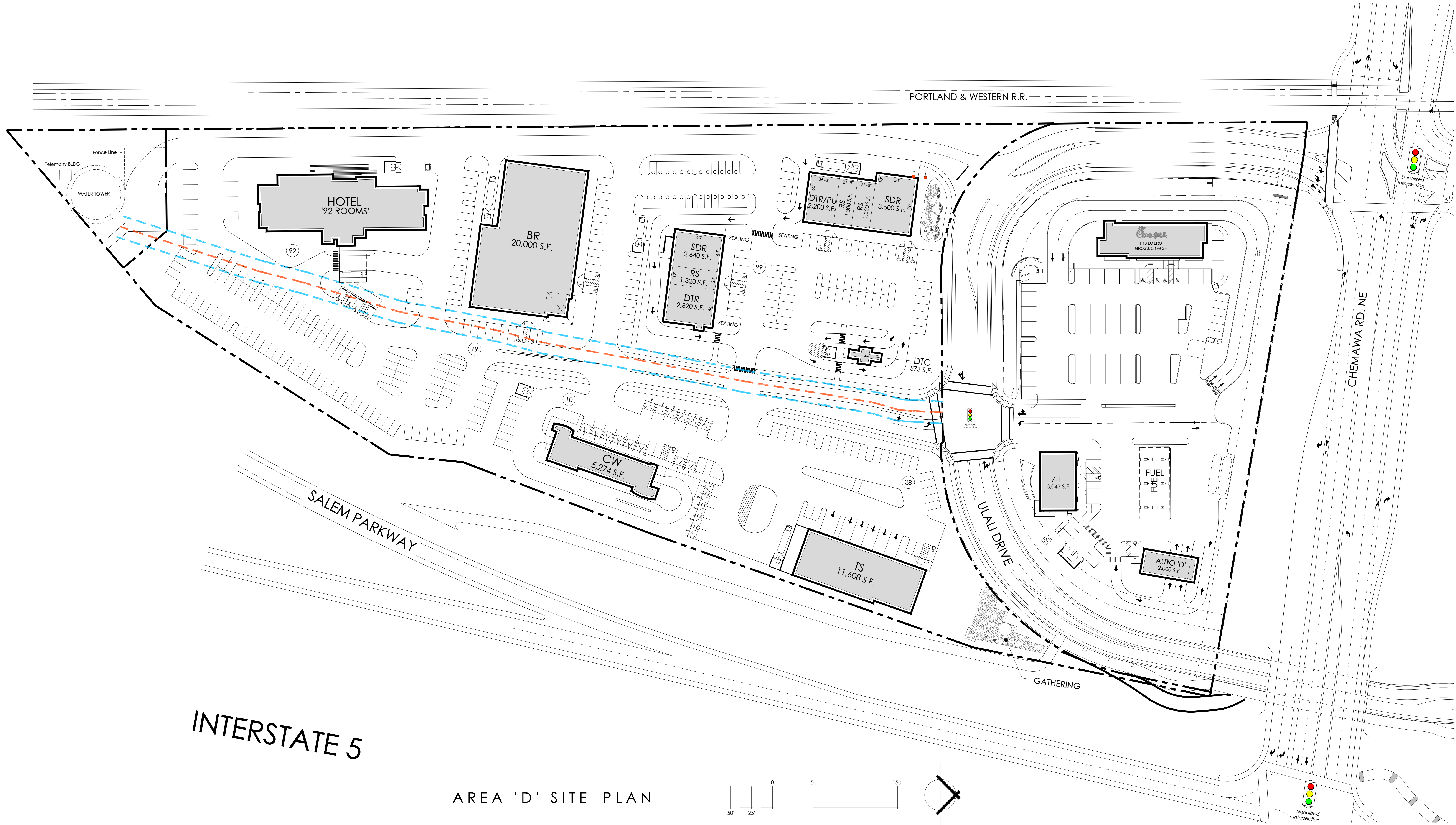
NO.	DATE	DESCRIPTION	BY	CHECKED

DATE PLOTTED: 08/25/04  
PLOT DATE: 08/25/04

# **EXHIBIT B**

## **Proposed Site Plan- Southern Portion**





INTERSTATE 5

AREA 'D' SITE PLAN

March 08, 2023

# CHEMAWA STATION - AREA 'D'

Ulali Drive | Keizer, Oregon

Owner :  
 Chemawa Station LLC  
 Grand Ronde, OR  
 Developer :  
 RPS Development Company  
 P.O. Box 947 McMinnville, OR 97128  
 Phone: (503) 781-1771

BENNER  
 STANGE  
 ASSOCIATES  
 ARCHITECTS, INC.  
 THE WATERMAN BUILDING  
 80 S.E. MADISON  
 SUITE 214 PORTLAND, OR 97214  
 (503) 670-0234  
 FAX (503) 670-0235  
 bsa@bsaarch.com

**BSAA**  
 ARCHITECTURE & PLANNING

## **EXHIBIT C**

### **Area D Trip Generation Compliance Report**



October 1, 2022

Project #: 25119

Shane Witham  
 City of Keizer  
 Community Development  
 PO Box 21000  
 Keizer, OR 97307



EXPIRES: 12/31/2023

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

Mr. Witham,

Kittelison & Associates, Inc. (Kittelison) has performed a trip generation comparison for Keizer Station Area D, 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 trips analyzed for the site in 2004 for the approved Area D Master Plan. As such, Area D can accommodate the proposed development without necessitating an updated TIA.

**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. Table 1 summarizes the trip generation for Area D analyzed in the 2004 TIA.

**Table 1 –Estimated Trip Generation for Keizer Station Area D (2004 Master Plan)**

Land use	ITE Code	Size	Weekday PM Peak Hour		
			Total Trips	In	Out
Hotel	320	100 rooms	55	30	25
Restaurant	932	8,000 SF	90	55	35
Fuel Station	946	12 fueling positions	160	80	80
Professional Offices	710	42,000 SF	60	10	50
Retail Stores	820	13,000 SF	165	80	85
Fast Food Outlets	934	6,000 SF	210	110	100
Light Manufacturing	110	2 acres	15	5	10
<b>Total Trips</b>			<b>755</b>	<b>370</b>	<b>385</b>
<i>Less Internal Trips</i>			<i>80</i>	<i>40</i>	<i>40</i>
<i>Less Pass-By and Diverted Trips</i>			<i>250</i>	<i>125</i>	<i>125</i>
<b>Net New Primary Trips</b>			<b>425</b>	<b>205</b>	<b>220</b>



## Proposed Development Trip Generation

Trip generation estimates for the proposed site plan were prepared using standard trip rates cited in *Trip Generation, 11<sup>th</sup> Edition* (Reference 1), including pass-by and diverted data. Trip internalization rates were developed based on guidance in *Trip Generation Handbook, 3<sup>rd</sup> Edition* (Reference 2).

Chemawa Station, LLC is proposing to develop the following buildings Area D<sup>1</sup>:

- Two fast-food restaurants with drive-through windows (total of 8,020 SF);
- A coffee/donut shop with drive-through and no indoor seating (with 2 drive-through lanes);
- 6,140 square feet of sit-down restaurant (including a mix of high-turnover and fast casual);
- A brewery with a 4,000 square-foot tasting room and 16,000 square feet of industrial area;
- 26,120 square feet of retail space;
- A quick lubrication vehicle shop (with 2 servicing positions);
- A 3,043 square-foot convenience market and gas station with 12 fueling positions;
- An automated car wash with 1 tunnel; and,
- An 11,680 square-foot tire store.

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 Keizer Station Area D (Proposed Site Plan)**

Land Use	ITE Code	Size	Weekday PM Peak Hour		
			Total Trips	In	Out
<b>Fast-Food Restaurant with Drive-Through Window</b>	934	8,020 SF	265	138	127
<i>Internal (35%)</i>			92	40	52
<i>Pass-By (55%)</i>			96	48	48
<i>Diverted (19%)</i>			32	16	16
<b>Coffee/Donut Shop with Drive-Through Window and No Indoor Seating</b>	938	2 drive1-through lanes	30	15	15
<i>Internal (33%)</i>			10	4	6
<i>Pass-By (98%)</i>			20	10	10
<i>Diverted (0%)</i>			0	0	0
<b>High-Turnover Sit Down Restaurant</b>	932	2,640 SF	24	15	9
<i>Internal (33%)</i>			8	4	4
<i>Pass-By (43%)</i>			6	3	3
<i>Diverted (26%)</i>			4	2	2
<b>Fast Casual Restaurant</b>	930	3,500 SF	44	24	20
<i>Internal (34%)</i>			15	7	8
<i>Pass-By (0%)<sup>1</sup></i>			0	0	0
<i>Diverted (0%)<sup>1</sup></i>			0	0	0

<sup>1</sup> ITE does not provide pass-by or diverted trip rates for this land use code. Conservatively, no pass-by or diverted trips were included in this analysis.

<sup>1</sup> Selected land use codes most closely represent the proposed site plan.

**Table 2 Cont'd: Estimated Trip Generation for Keizer Station Area D (Proposed Site Plan)**

Land Use	ITE Land Use Code (LUC)	Size	Weekday PM Peak Hour		
			Total Trips	In	Out
<b>Brewery Tap Room</b>	971	4,000 SF	39	23	16
Internal (36%)			14	7	7
Pass-By (0%) <sup>1</sup>			0	0	0
Diverted (0%) <sup>1</sup>			0	0	0
<b>General Light Industrial</b>	110	16,000 SF	11	2	9
Internal (0%) <sup>2</sup>			0	0	0
Pass-By (0%)			0	0	0
Diverted (0%)			0	0	0
<b>Strip Retail Plaza</b>	822	26,120 SF	154	77	77
Internal (40%)			49	27	22
Pass-By (40%) <sup>3</sup>			42	21	21
Diverted (23%) <sup>3</sup>			24	12	12
<b>Quick Lubrication Vehicle Shop</b>	941	2 servicing positions	10	6	4
Internal (40%)			3	2	1
Pass-By (0%) <sup>1</sup>			0	0	0
Diverted (0%) <sup>1</sup>			0	0	0
<b>Convenience Store/Gas Station</b>	945	3,040 SF	166	83	83
Internal (40%)			54	30	24
Pass-By (75%)			84	42	42
Diverted (0%)			0	0	0
<b>Automated Car Wash</b>	948	1 tunnel	78	39	39
Internal (40%)			25	14	11
Pass-By (0%) <sup>1</sup>			0	0	0
Diverted (0%) <sup>1</sup>			0	0	0
<b>Tire Superstore</b>	849	11,680 SF	25	12	13
Internal (40%)			8	4	4
Pass-By (25%) <sup>4</sup>			4	2	2
Diverted (10%) <sup>4</sup>			2	1	1
<b>Total Trips</b>			<b>846</b>	<b>434</b>	<b>412</b>
<i>Less Internal Trips</i>			<i>278</i>	<i>139</i>	<i>139</i>
<i>Less Pass-By Trips</i>			<i>252</i>	<i>126</i>	<i>126</i>
<i>Less Diverted Trips</i>			<i>62</i>	<i>31</i>	<i>31</i>
<b>Net New Primary Trips</b>			<b>254</b>	<b>138</b>	<b>116</b>

<sup>1</sup> ITE does not provide pass-by or diverted trip rates for this land use code. Conservatively, no pass-by or diverted trips were included in this analysis.

<sup>2</sup> Although there is likely to be some internal capture associated with this industrial portion of the brewery, it was conservatively omitted from the analysis.

<sup>3</sup> ITE does not provide pass-by or diverted trip rates LUC 822 – Strip Retail Plaza. Rates for LUC 821 – Shopping Plaza were used for this analysis.

<sup>4</sup> ITE does not provide pass-by or diverted trip rates LUC 849 – Tire Superstore. Rates for LUC 848 – Tire Store were used for this analysis.

As shown in Tables 1 and 2, the current proposal is expected to generate fewer net new primary trips than were analyzed for the site in 2004 for the approved Area D Master Plan. The tables indicate that internal, pass-by and diverted trip characteristics are higher for the current proposal based on the most recent ITE *Trip Generation* data. However, the external trips analyzed on the roadway system for the 2004 TIA are greater than what is currently proposed for the site. 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 Keizer Station Area D. 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

## REFERENCES

- 1) Institute of Transportation Engineers. *Trip Generation Manual, 11<sup>th</sup> Edition*. 2021.
- 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

## **EXHIBIT D**

### **Letter Regarding Lack of Flex Officers or Flex Industrials**



Brock Switzer  
4260 Galewood St. • Suite B  
Lake Oswego, OR 97035  
503.245.1400  
brock@hsmPacific.com  
www.hsmPacific.com

September 13, 2022

Chemawa Station, LLC  
9615 Grand Ronde Rd  
Grand Ronde, OR 97347  
Attention: Stacia Hernandez  
Dan McCue

RE: Leasing Efforts- Chemawa Station- Keizer, OR

Dear Stacia and Dan,

This letter shall memorialize that despite our leasing efforts over the last two years, we have not been able to find office users or flex industrial users for the Chemawa Station project.

There seems to be a lack of demand currently for this product type, while retail demand is robust.

Please let me know if you have any questions.

Thanks,

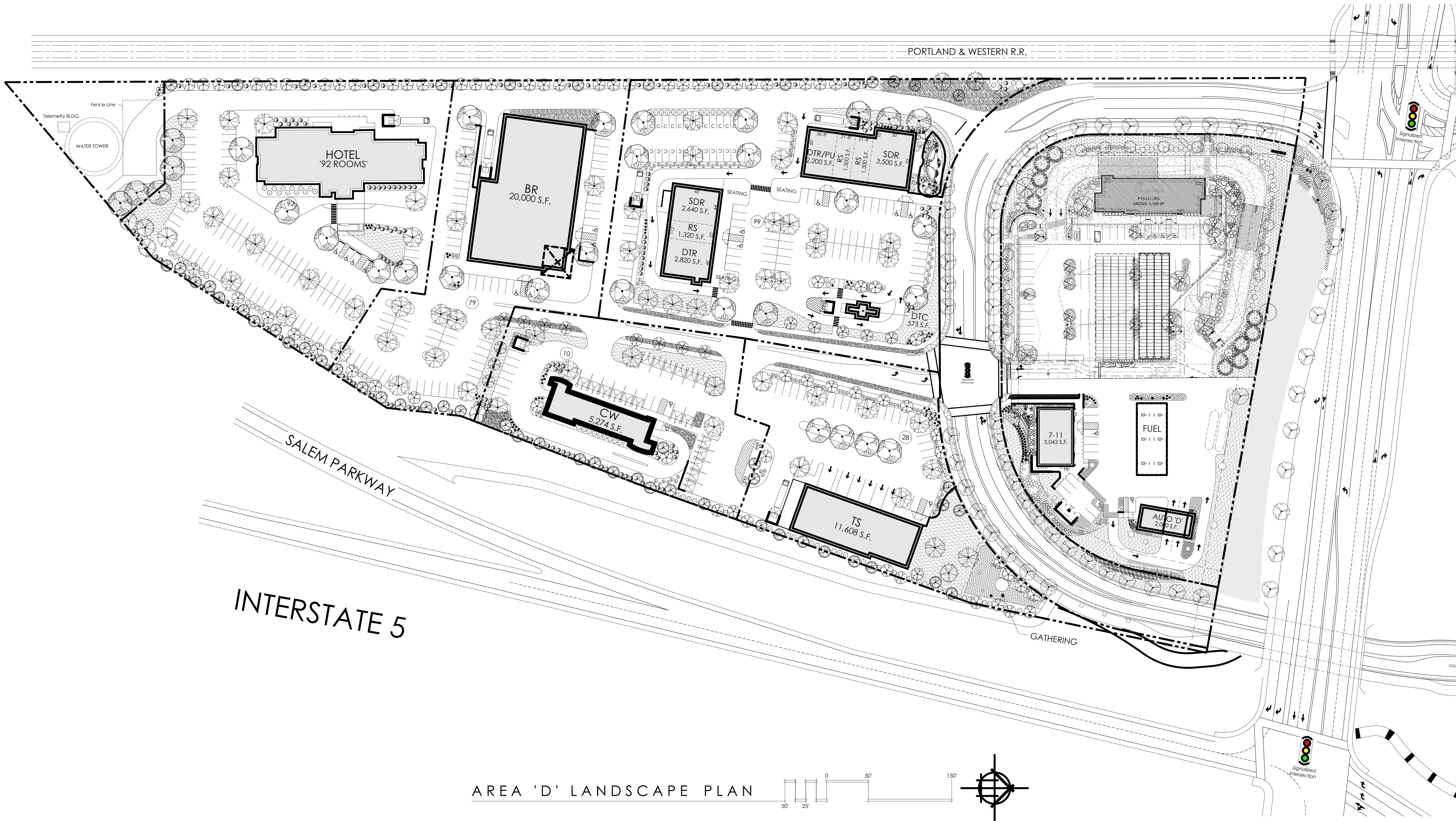
A handwritten signature in blue ink, appearing to read "Brock Switzer".

Brock Switzer  
HSM Pacific Realty  
[brock@hsmPacific.com](mailto:brock@hsmPacific.com)  
503-245-1400

# **EXHIBIT E**

## **Updated Landscaping Design**

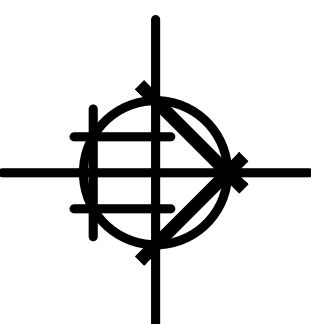
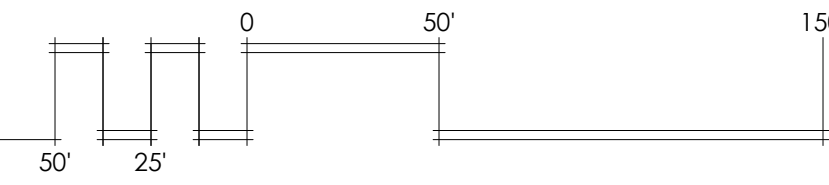




SALEM PARKWAY

INTERSTATE 5

AREA 'D' LANDSCAPE PLAN




Owner :  
 Chemawa Station LLC  
 Grand Ronde, OR  
 Developer :  
 RPS Development Company  
 P.O. Box 947 McMinnville, OR 97128  
 Phone: (503) 781-1771

# CHEMAWA STATION - AREA 'D'

Ulali Drive | Keizer, Oregon

BENNER  
 STANGE  
 ASSOCIATES  
 ARCHITECTS, INC.  
 THE WATERMAN BUILDING  
 80 S.E. MADISON  
 SUITE 214 PORTLAND, OR 97214  
 (503) 670-0234  
 FAX (503) 670-0235  
 bsaa@bsaarch.com





# **EXHIBIT F**

## **Facade Design Examples**



BENNER  
STANGE  
ASSOCIATES  
ARCHITECTS, INC.  
80 S.E. MADISON STREET  
SUITE 214  
PORTLAND, OR 97214  
(503) 670-0234  
bsd@bsoarch.com





BENNER  
STANGE  
ASSOCIATES  
ARCHITECTS, INC.  
THE WATERMAN BUILDING  
80 S.E. MADISON STREET  
SUITE 214  
PORTLAND, OR 97214  
(503) 670-0234  
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ARCHITECTS, INC.  
THE WATERMAN BUILDING  
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