

Memo

Date: November 5, 2018
To: Mr. Dan Fleishman, City of Stayton
From: Karl Birky, PE, PTOE
Re: Hillyer Ford Traffic



Dan:

Let me use this memo to answer the questions you ask in your email of this morning. As we discussed over the phone, some things about the project have changed in the past couple of months and there is some clarification needed to the TPR letter and the TIA I completed.

I believe you are correct that only tax lot 1400 is being annexed and developed. It is 8 acres in area and is zoned Urban Transition in Marion County. The plans that have been submitted show a total of 31,000 sq. ft. (31 ksf) buildings, but in my conversations with Ron Ped, Architect, he consistently tells me the area is 26.8 ksf. I believe the notation on the site plan is incorrect and will check with Ron again.

The development will be an Automobile Sales (New) - ITE 840. The 10th edition of the ITE Manual rearranged some classifications and added a few new ones. I continue to believe ITE 840 is the classification that should be used. As I mentioned on the phone, the ITE uses studies from the past and when I completed a trip generation study for a dealership in Salem several years ago, the trip generation rate was significantly less than in the trip generation manual. The dealer was correct in his belief people do not look at cars before buying. They seem to be doing research online instead of "kicking tires".

I am not sure what the trip cap should be for a business on Golf Lane. I believe adding 1000 trips per day is reasonable (I assumed 2 parcels adding 500 trips each day would permit 1000 trips each day and would be reasonable). It is not a busy road and adding 65 PM Peak hour trips to the roadway will add about 1 vehicle each minute to the intersection of Golf Lane at Cascade Highway. In the TIA, I found there is capacity for this traffic at the intersection. You are correct the proposed dealership will add about 750 (746) trips per day. I believe firmly this estimate is high based on previous work I have done, but the City needs to decide what is reasonable and acceptable. Sometimes people misunderstand what a "trip" is. For instance, if an employee comes to work, leaves the site for lunch and returns and then goes home, that is counted as 4 trips. The mail carrier and trash hauler are each two trips. Every customer that visits is counted as two trips, one coming and one leaving.

I will incorporate these changes in the October 30 TPR letter for your use. I thank you for asking these important questions. My sense is the crash data indicates concern about eastbound traffic exiting Highway 22 failing to slow and stop. However, traffic on Golf Lane does not affect this. The intersection at the westbound ramps at Cascade Hwy is also not working as well as it should, but that seems a distance from the proposed site. I continue to believe the City of Stayton will want and benefit from the proposed dealership. Traffic should not be the issue that prevents the project from moving forward.

I can be reached at 503-364-5066 if you want additional information.

Cc: Ron Ped, Architect