

Traffic Memorandum

To: Dan Handel, Planner
Community Development Department
City of Woodburn, OR

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Date: March 15, 2023

Subject: Auto Showroom – 1241 Evergreen Road, Woodburn, OR

Introduction

This Traffic Memorandum reports and evaluates the transportation impacts related to the proposed redevelopment located at 1241 Evergreen Road in Woodburn, Oregon (Tax Lot 052W12AC04302 & 4303). The subject property is a combined 3.57 acres within the Commercial General (CG) zoning district and the Interchange Management Area (IMA) overlay district.

The proposed development includes the removal of an existing (64' x 45 - 2,880 SF) portable office building and construction of a new combined Showroom and Service Building about 12,880 SF on the same site.

The purpose of this memorandum is to examine the projected trip generation of the proposed development for the morning peak hour, evening peak hour, and average weekday. Based on the trip generation projections, the City of Woodburn's and ODOT's impact thresholds for requiring a full Transportation Impact Analysis (TIA) will be evaluated.

Figure 1 shows the aerial view of the site plan for the proposed development, the nearby vicinity and relative location of the existing building (to be removed) and the new building.

Trip Generation

The proposed development will include the addition of a 12,880 Sq. Ft. showroom and removal of the existing 2,880 Sq. Ft. dealership office space. ITE Trip Generation Manual (11th Edition) was used to estimate the net increase in daily, and peak hour trips based on land use code 841, (Automobile Sales (used)).

The zoning and placement of the proposed development is consistent with the planned and designated land use for the area. The total area of the development is not changing and there are no additional changes proposed as part of this development application. Therefore, the net increase trip generation is based on the total additional area of the new building.

Figure 1 - Site Location and Site Plan

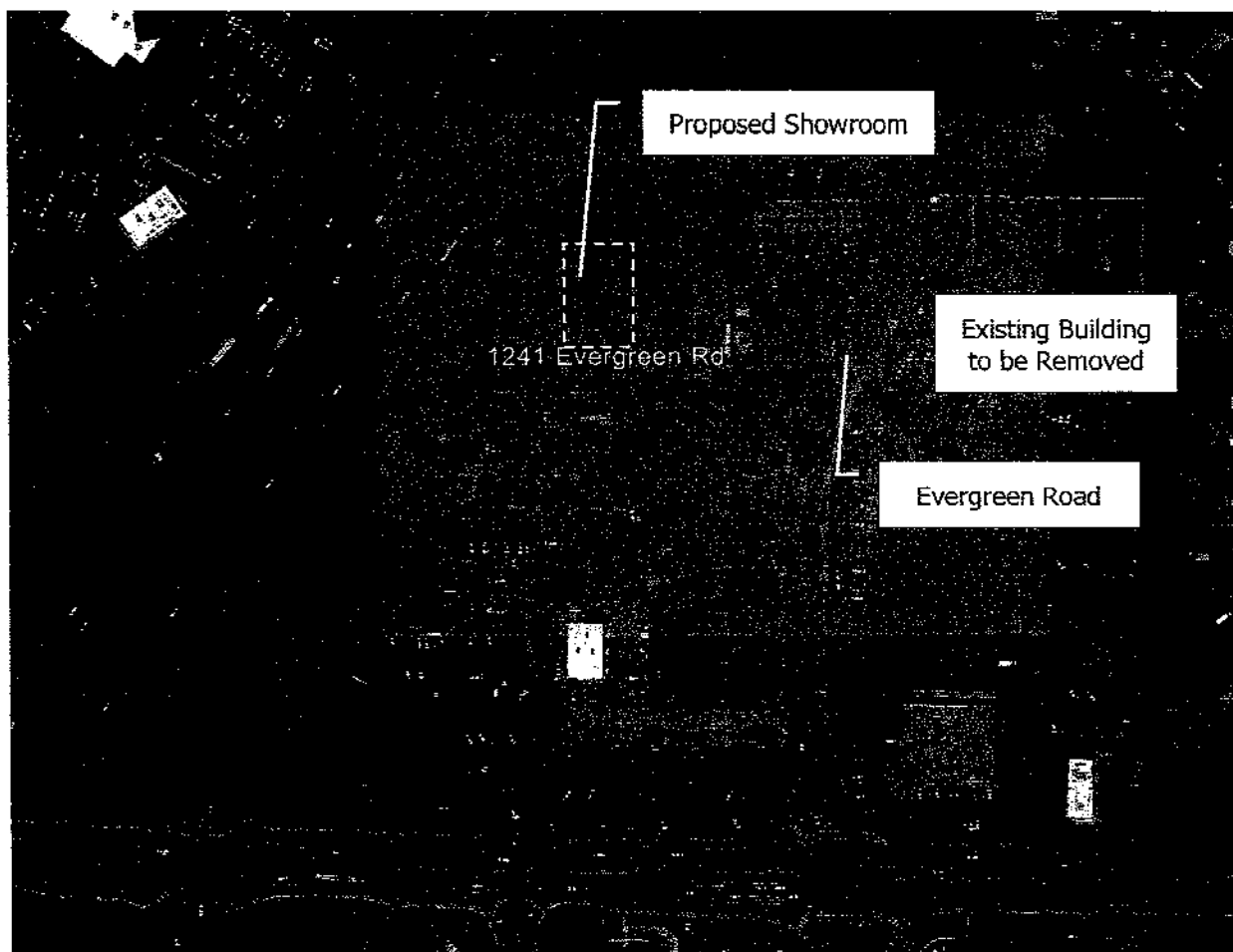


Table 1 – Trip Generation

ITE CODE	Area	AM Peak Hour			PM Peak Hour			Daily Trips
		In 58%	Out 42%	Total	In 50%	Out 50%	Total	
841 – Auto Sales Used	12,880	31	23	54	32	31	63	349
841 – Auto Sales Used	-2,880	-7	-5	-12	-7	-7	-14	-78
Net Change	10,000	24	18	42	25	24	49	271



Transportation Impact Analysis Requirements

The City of Woodburn Development Ordinance Section 3.04.05 states that a Traffic Impact Analysis (TIA) is required if a development generates more than 50 peak hour trips or more than 500 average daily trips (ADT). Additionally, per ODOT's Development Review Guidelines (Table 3.2: TIA Threshold and Analysis Areas) if a proposed development were to generate 50 morning or evening peak hour trips, or 300 average daily trips impacting ODOT intersections. Based on the trip generation estimates provided in Table 1, the proposed development generates less than said thresholds, therefore, a TIA is not required for this proposed development application.

Conclusion

The proposed development showroom replacing the existing office space for the used car lot located at 1241 Evergreen Road is not projected to trigger the City of Woodburn's or ODOT's trip impact thresholds requiring a full TIA. This Traffic Memorandum is sufficient to reflect the net trip impacts of the proposed development as insignificant.

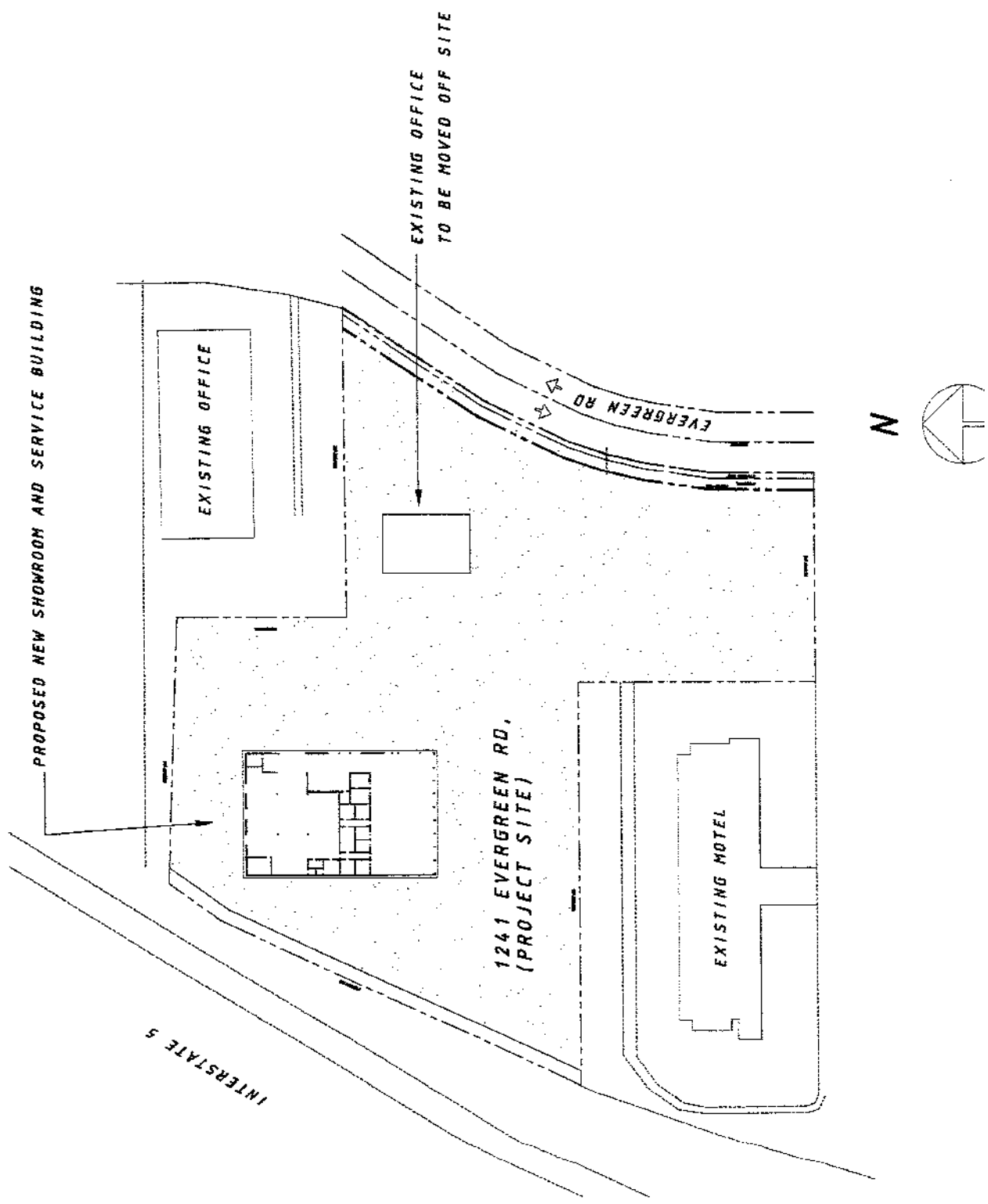
Massoud Saberian, PE, PTOE
ETRC, LLC



Appendix

- Site Plan
- Weekday Trip Generation
- AM Peak Trip Generation
- PM Peak Trip Generation

EXP: June 2024



Automobile Sales (Used) (841)

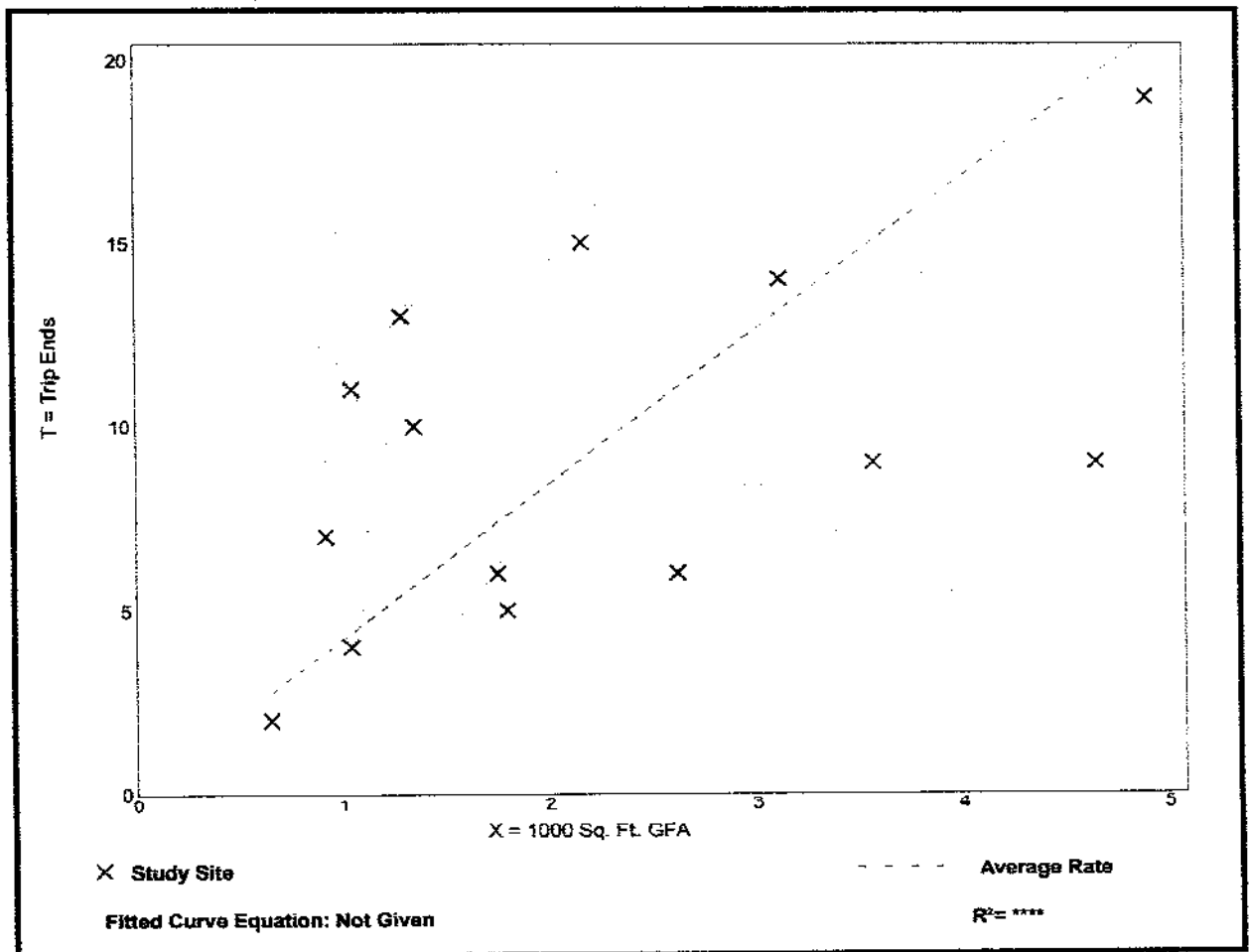
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 14
 Avg. 1000 Sq. Ft. GFA: 2
 Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.21	1.94 - 10.48	2.48

Data Plot and Equation



Automobile Sales (Used) (841)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 14
 Avg. 1000 Sq. Ft. GFA: 2
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.92	1.11 - 13.04	3.23

Data Plot and Equation

