

CITY OF ASHLAND

SDC Advisory Committee

MEETING #3 AGENDA

Thursday, July 19, 2018

3:00–5:00 p.m.

*Community Development and Engineering Building, 51 Winburn Way
(Siskiyou Room)*

1. Project List Revisions (Table 1)
 - a. Refinements to existing projects
 - b. Additional Development-Driven projects
2. Updated Cost Per Trip (Table 2)
 - a. Improvement and reimbursement fees
 - b. SDC compliance charge
3. SDC Schedules by Land Use
 - a. Comparison of updated TSDCs to current TSDCs (Table 3)
 - b. Updated TSDC by land use phase-in option (Table 4)
4. SDC Discounts and Incentives (attachment)
5. Recommendations
 - a. SDC Schedule Option (Phase or no phase)
 - b. Discounts and Incentives
6. Council Meeting Schedule
 - a. August 6 Work session
 - b. November 6 Public Hearing (ORD 1)
 - c. November 20 ORD 2 Adoption

Attachments

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Draft Proposed TSDC Incentives & Discounts

Residential development adjustments

Dwelling Unit Size (Proposed)

Residential development adjustments to consider include reducing the TSDC based on size or alternatively type of development. The current TSDC schedule is based on type of development. Alternatively, the City could provide a reduction based on dwelling unit size that could apply to all dwelling types. Currently there is no trip generation data to provide trip rates by house size. There is national and regional data available that suggests homes with few occupants generate fewer trips, but there is currently not a way to statistically link trip generation with dwelling size. The City may as a policy option propose reduced SDCs based on house size based on the assumption that smaller homes have few occupants.

Draft Proposal:

Units less than 500 square feet = 50% TSDC reduction

Units between 501 and 800 square feet = 25% TSDC reduction.

This adjustment policy would encourage small dwellings for 1-2 person households which is an identified need in the Housing Needs Analysis. The units eligible for such reductions could be apartments, Accessory Residential Units (ARUs), Cottages, or even small (less than 800 sqft.) townhomes and single family homes.

Affordable Housing adjustment (Existing)

Housing units that are qualified as affordable housing by the City of Ashland Housing Program and deed restricted to remain affordable for a minimum of 30 years currently have their SDCs waived entirely.

Affordable Housing = 100% TSDC reduction (full exemption)

Transportation Demand Management Adjustments

Providing a TSDC reduction for projects that include a Transportation Demand Management study could incentivize compact development within designated Transit areas such as the Transit Triangle overlay currently being considered.

Draft Proposal:

Developments within a City designated Transit Overlay area, including the Transit Triangle Overlay, are eligible for a 20% TSDC reduction provided the following criteria are met:

- TDM strategy is approved by the City Engineer demonstrating a transportation impact reduction will be achieved
- TDM parking reductions have been approved through the planning approval process
- An agreement with the City is provided to affirm the TGM strategies will be implemented, or any TSDC reductions will be repaid.



Transportation & Wastewater SDC Update

SDC Advisory Committee Meeting #3

July 19, 2018



Agenda

- Project List Revisions
- Updated System-Wide Cost per Trip
- SDC Schedule & Implementation Options
- SDC Discounts & Incentives
- Final Recommendations
- Implementation Schedule

Project List Changes

- Projects Added:
 - Priority development driven projects from TSP
 - Costs limited to estimated City oversizing share
- Modifications to Growth Share:
 - TPAU provided revised volumes for R41 + 3 reimbursement projects
 - Minor change to bike and pedestrian projects due to changes in on-road allocations (34% vs. 33%, 97% vs 96%)

See Table 1 for Updated Project List

Updated \$/Trip

Growth Cost
\$16.78m
improvement +
\$1.2m
reimbursement =
\$17.97 m total



Growth Trips*
38,066 Daily



\$/Trip
\$472 + \$16
Compliance charge
= \$488 Total

*From current Travel Demand Model (RVCOG)

Compliance costs include SDC methodology costs +50% of TSP costs
+Annual accounting costs

See Table 2 for calculations

TSDC Schedule

- Table 3 shows land use category changes
 - Deletions where no data available and category not used
 - Additional categories for potential uses (e.g., senior housing, university/college, quality restaurant, coffee/donut, etc)
- TSDC Impacts reflect
 - Increase in trip rate (now 128%)
 - Prior changes to adjusted daily trip rates

See *Table 3 for full schedule*

TSDC Implementation Options

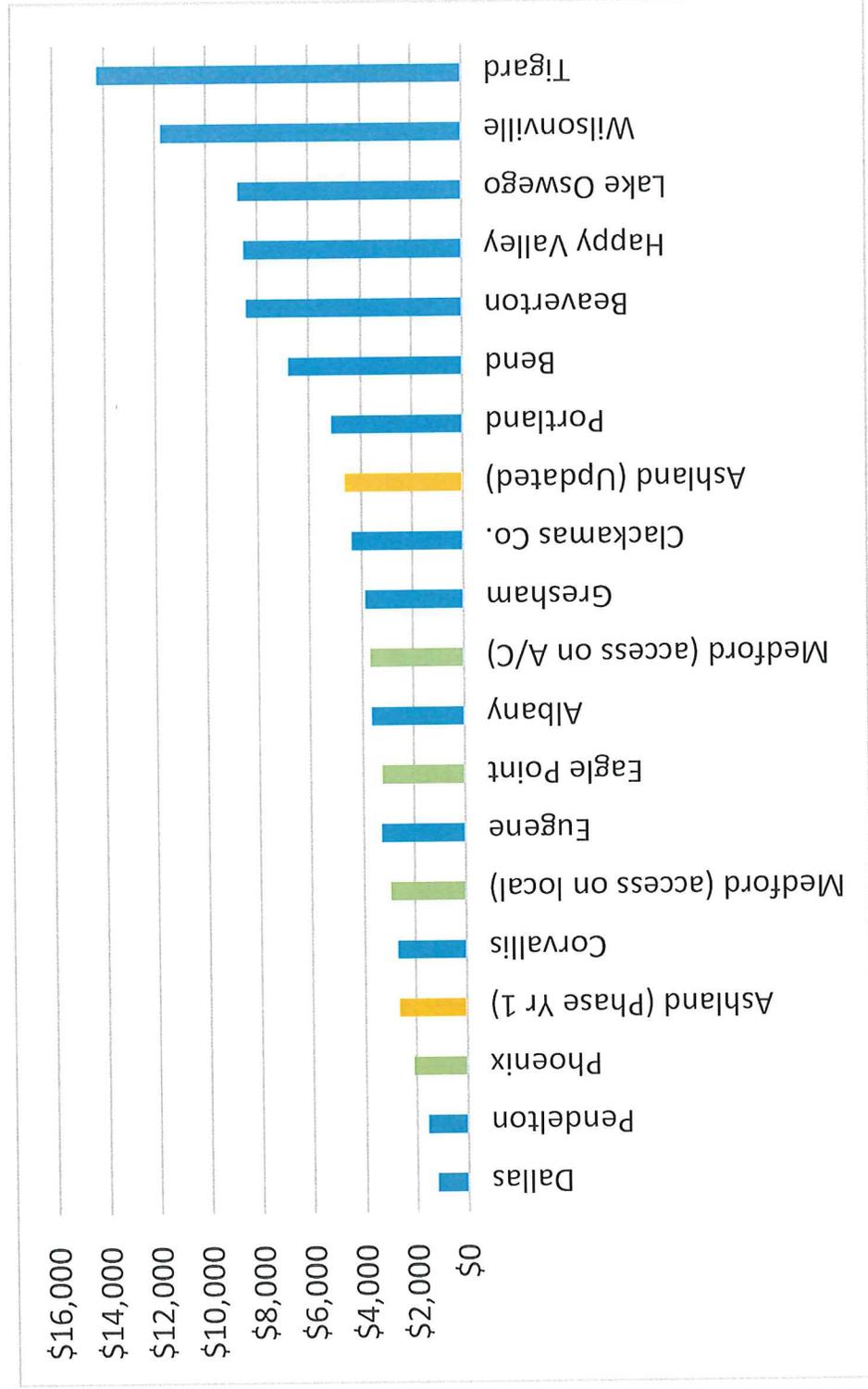
- Option 1 – All at once
 - System-wide \$/Trip and new adjusted trip rates effective immediately
- 3-Year Phase-In
 - System-wide \$/Trip phased in over 3 years
 - New adjusted trip rates effective immediately
 - **Estimated revenue loss:**
 - Single family (65 units/year) = \$200K over 2 years
 - Multifamily (53 units/year) = \$125K over 2 years

See Table 4 for full schedule

Incentives & Discounts

- Residential development adjustments
 - Small dwelling discount (proposed)
 - 50% reduction < 500 sf
 - 25% reduction 501 – 800 sf
 - Affordable housing adjustment (existing)
 - 100% reduction for qualified housing
 - Must remain qualified for minimum of 30 years
- Transportation Demand Management (TDM) adjustment
 - 20% reduction within Transit Overlay area
 - Approved TDM strategy and approved parking reductions

TSDC Comparison – Single Family Dwelling



A/C = arterial/collector

TSDC Comparison – Other Uses

	Ashland				Eagle Pt	Central Pt	Phoenix
	Current	Updated	Phase (1)	Updated			
Apartment	\$1,343	\$3,572	\$2,042	\$2,231	\$1,442	\$1,289	
Convenience market	\$4,422	\$107,867	\$61,676	\$84,692	\$47,543	\$42,494	
Supermarket	\$1,210	\$13,547	\$7,746	\$16,247	\$15,561	\$13,909	
Fast food w/Drive Thru	\$7,723	\$62,046	\$35,477	\$75,176	\$40,286	\$36,008	

SDC Committee Feedback

- Trip rate type: Daily
- Trip rate adjustments: Based on ITE Manual (includes pass-by and diverted link)
- Implementation strategy
 - Update all at once vs. phase in?
- Discounts & Incentives feedback
- Future Inflationary adjustments based on Engineering New Record Construction Cost Index

Adoption Schedule

- August 6: Council work session
- August 7: Notice for public hearing sent
- September 6: TSDC Methodology
- November 6: Council hearing 1st reading
 - Methodology adoption
 - Ordinance changes
- November 20: Council hearing 2nd reading
- January 1, 2019: New fees effective

Table 1
City of Ashland, Oregon
TRANSPORTATION SYSTEM CAPITAL IMPROVEMENTS PLAN (Revised 7/13/18)

Type/# Street	Description	Classification	Safety?	Priority	2018 Cost	Grants/Contributions	% Growth	TSDC Cost ¹	TSDC + Grants
GENERAL POLICIES & STUDIES									
Table 6-1 (p. 90)									
S1 NA	Funding Sources Feasibility Study	NA		2	\$35,400		11%	\$3,791	\$3,791
S2 NA	Downtown Parking & Multi-Modal Circulati	Boulevard		1	\$118,000		11%	\$12,638	\$12,638
ST	Total Policies & Studies Projects				\$153,400			\$16,430	\$16,430

PEDESTRIAN PROJECTS

Table 7-1 (p. 96)

O1 NA	Travel Smart Education, Targeted Marketin	NA			\$53,100		75%	\$0	\$0
P1	N. Main St to Schofield St	Boulevard		1	\$73,750		97%	\$71,626	\$71,626
P4	Nevada St to Orange Ave	Avenue		2	\$737,500	\$553,125	97%	\$184,375	\$737,500
P5	N. Main St to 175' E of Willow St	N'hood Street		1	\$295,000	\$221,250	97%	\$73,750	\$295,000
P6	Orange Ave	Avenue		1	\$368,750	\$276,563	97%	\$92,188	\$368,750
P8	Wimer St	N'hood Street		2	\$1,180,000	\$885,000	97%	\$295,000	\$1,180,000
P9	Maple St	Avenue		1	\$147,500	\$110,625	97%	\$36,875	\$147,500
P10(1)	Scenic Dr	Avenue		1	\$368,750	\$276,563	97%	\$92,188	\$368,750
P17	Beaver Slide	N'hood Street		1	\$73,750		97%	\$71,626	\$71,626
P18	A St	Avenue		1	\$368,750	\$276,563	97%	\$92,188	\$368,750
P22	N. Mountain Ave	Avenue		1	\$663,750	\$442,500	97%	\$644,634	\$644,634
P23	Wightman St	Avenue		1	\$590,000	\$442,500	97%	\$147,500	\$590,000
P27(1)	Walker Ave	N'hood Collector		1	\$295,000	\$221,250	97%	\$73,750	\$295,000
P28(1)	Ashland St	Avenue		1	\$663,750	\$497,813	97%	\$165,938	\$663,750
P38(1)	Clay St	Avenue		1	\$442,500	\$331,875	97%	\$110,625	\$442,500
P57(1)	Tolman Creek Rd	Avenue		1	\$626,875		97%	\$608,821	\$608,821
P58(1)	Helman St	Avenue		1	\$147,500	\$110,625	97%	\$36,875	\$147,500
P59	Garfield St	Avenue		1	\$1,106,250	\$829,688	97%	\$276,563	\$1,106,250
P60	Lincoln St	N'hood Street		1	\$663,750	\$497,813	97%	\$165,938	\$663,750
P61	California St	N'hood Street		1	\$737,500	\$553,125	97%	\$184,375	\$737,500
P62	Quincy St	N'hood Street		2	\$221,250	\$165,938	97%	\$55,313	\$221,250
P63	Liberty St	N'hood Street		1	\$958,750	\$719,063	97%	\$239,688	\$958,750
P64	Water St	N'hood Street		2	\$368,750	\$276,563	97%	\$92,188	\$368,750
P65	Faith Ave	N'hood Street		1	\$516,250	\$387,188	97%	\$129,063	\$516,250
P66	Diane St	N'hood Street		1	\$29,500	\$22,125	97%	\$7,375	\$29,500
P67	Frances Lane	N'hood Street		1	\$14,750	\$11,063	97%	\$3,688	\$14,750
P68	Carol St	N'hood Street		1	\$221,250	\$165,938	97%	\$55,313	\$221,250
P70	Park St	N'hood Street		1	\$958,750	\$719,063	97%	\$239,688	\$958,750
P72	C St	N'hood Street		2	\$147,500	\$110,625	97%	\$36,875	\$147,500
P73	Barbara St	N'hood Street		2	\$147,500	\$110,625	97%	\$36,875	\$147,500
P74	Roca St	N'hood Street		2	\$368,750	\$276,563	97%	\$92,188	\$368,750
P75	Blaine St	N'hood Street		2	\$147,500	\$110,625	97%	\$36,875	\$147,500
P78	Patterson St	N'hood Street		2	\$147,500	\$110,625	97%	\$36,875	\$147,500
P79	Harrison St	N'hood Street		2	\$147,500	\$110,625	97%	\$36,875	\$147,500
P80	Spring Creek Dr	N'hood Street		2	\$147,500	\$110,625	97%	\$36,875	\$147,500
P81	Bellview Ave	N'hood Street		2	\$368,750	\$276,563	97%	\$92,188	\$368,750
P37	Clay St	N'hood Street		2	\$1,475,000	\$1,106,250	97%	\$368,750	\$1,475,000

Table 1
City of Ashland, Oregon
TRANSPORTATION SYSTEM CAPITAL IMPROVEMENTS PLAN (Revised 7/13/18)

Type/# Street	Description	Classification	Safety?	Priority	2018			TSDC	
					Cost	Contributions	% Growth	Cost ¹	Grants
ST	Total Pedestrian Projects				\$16,359,225	\$10,763,813		\$5,486,026	\$16,249,838
BICYCLE PROJECTS									
<i>Table 8-1 (p. 105)</i>									
B2	Wimer St	Avenue		1	\$27,140	\$2,714	10%	\$9,201	\$11,915
B3	Nevada St	Avenue		2	\$312,110	\$31,211		\$105,806	\$137,017
B5	Maple/Scenic/Nutley	N'hood Collector		1	\$149,270	\$14,927		\$50,603	\$65,530
B7	Iowa St	Avenue		1	\$325,680	\$32,568		\$110,406	\$142,974
B9	Ashland St	Avenue		2	\$40,710	\$4,071		\$13,801	\$17,872
B10	S. Mountain Ave	Avenue		1	\$162,840	\$16,284		\$55,203	\$71,487
B11	Wightman St	Avenue		1	\$81,420	\$8,142		\$27,602	\$35,744
B13	B St	Avenue		1	\$108,560	\$10,856		\$36,802	\$47,658
B16	Lithia Way	Avenue		1	\$149,270	\$14,927		\$50,603	\$65,530
B17	Main St	Boulevard		1	\$67,850	\$6,785		\$23,001	\$29,786
B18	N. Main St	Boulevard		2	\$352,820	\$35,282		\$119,607	\$154,889
B19	Helman St	Avenue		1	\$108,560	\$10,856		\$36,802	\$47,658
B20	Water St	N'hood Street		2	\$40,710	\$4,071		\$13,801	\$17,872
B25	Tolman Creek Rd	Avenue		2	\$135,700	\$13,570		\$46,003	\$59,573
B26	Normal Ave	Avenue		1	\$257,830	\$25,783		\$87,405	\$113,188
B29	Walker Ave	Avenue		1	\$54,280	\$5,428		\$18,401	\$23,829
B31	Indiana St	N'hood Street		1	\$27,140	\$2,714		\$9,201	\$11,915
B33	8th St	N'hood Street		1	\$27,140	\$2,714		\$9,201	\$11,915
B37	Clay St	Avenue		2	\$27,140	\$2,714		\$9,201	\$11,915
B39	Glenn St/Orange Ave	N'hood Collector		2	\$54,280	\$5,428		\$18,401	\$23,829
B40	Laurel St	N'hood Collector		2	\$54,280	\$5,428		\$18,401	\$23,829
O4	NA	NA		1	\$67,850	\$6,785		\$0	\$6,785
TR2	New Trail	Multi-Use Path		2	\$542,800	\$54,280		\$184,010	\$238,290
TR1	Northside Trail	Multi-Use Path		1	\$271,400	\$27,140		\$92,052	\$1,191,452
B38	Oregon/Clark St	NS		1	\$54,280	\$5,428		\$18,401	\$23,829
ST	Total Bicycle Projects				\$5,943,660	\$594,366		\$1,991,912	\$2,586,278
TRANSIT PROJECTS									
<i>Transit Service Program Funds (p. 118)</i>									
O5	Transit Service Program	Provides funds & allocation guidance to improve transit svc			\$3,245,000			\$347,554	\$347,554
O5	Transit Service Program	Provides funds & allocation guidance to improve transit svc			\$1,180,000			\$126,383	\$126,383
ST	Total Transit Projects				\$4,425,000	\$0		\$473,937	\$473,937
INTERSECTION & ROADWAY IMPROVEMENTS									
<i>Refinement Plan Studies, Table 10-2 (p. 133)</i>									
S3	N. Main St (OR 99)	Helman St to Sheridan St		2	\$88,500			\$18,891	\$18,891
S5	Siskiyou Blvd	Ashland St to Tolman Creek Rd		2	\$88,500			\$17,467	\$17,467
S6	Ashland St (OR 66)	Siskiyou Blvd to Tolman Creek Rd		2	\$88,500			\$25,185	\$25,185
S9	Ashland St (OR 66)	Clay St to Washington St		2	\$23,600			\$7,210	\$7,210
S10	Siskiyou Blvd	Highway 66 to Beach St		1	\$41,300			\$11,653	\$11,653
ST	Studies Subtotal				\$330,400	\$0		\$80,406	\$80,406

Table 1
City of Ashland, Oregon
TRANSPORTATION SYSTEM CAPITAL IMPROVEMENTS PLAN (Revised 7/13/18)

Type/# Street	Description	Classification	Safety?	Priority	2018 Cost	Grants/ Contributions	% Growth	TSDC Cost ¹	TSDC + Grants
<i>Intersection & Roadway Projects, Table 10-3 (p. 136)</i>									
R5	Siskiyou Blvd (OR 66)	Lithia Way (OR 99 NB) / E. Main St	Boulevard/Ave	Yes	1	\$73,750	90%/25%	\$7,375	\$73,750
R6	Siskiyou Blvd (OR 66)	Tolman Creek Rd	Boulevard/Ave	Yes	1	\$118,273		\$11,827	\$118,273
R8	Ashland St (OR 66)	Oak Knoll Dr / E. Main St (realignment)	Boulevard/Ave	Yes	1	\$602,851		\$60,285	\$602,851
R19	Normal Ave Ext	Normal Ave to E. Main St	Avenue		2	\$3,630,499		\$1,133,777	\$1,133,777
R25	Washington St Ext	Washington St Tolman Creek Rd	N'hood Collector		1	\$1,584,169		\$267,855	\$267,855
R29	Washington St Ext	Washington St to Benson Way	N'hood Collector		1	\$1,535,180		\$537,313	\$1,535,180
R36	N. Main St	N. Main St Permanent Diet	Boulevard		2	\$295,000		\$37,722	\$37,722
R38	Ashland St	Siskiyou Blvd to Walker Ave Streetscape	Boulevard		2	\$1,298,000		\$454,300	\$1,298,000
R39	Ashland St	Walker Ave to Normal Ave Streetscape	Boulevard		2	\$1,534,000		\$536,900	\$1,534,000
R40	Walker Ave Festival St	Siskiyou Blvd to Ashland St	Avenue		1	\$1,150,500		\$416,717	\$416,717
R9	Ashland St (OR 66)	Oak Knoll Dr / E. Main St (roundabout)	Boulevard/Ave	Yes	3	\$4,646,250		\$1,123,342	\$2,284,905
R43	New Roadway (E)	Mistletoe Rd to Siskiyou Blvd (OR 99)	Boulevard			\$5,099,960		\$1,784,986	\$5,099,960
R44	Tolman Creek	Mistletoe Rd Streetscape	Boulevard			\$4,104,040		\$1,164,086	\$3,831,712
R41	Ashland St	Tolman Creek Rd Streetscape	Boulevard/Ave		4	\$2,212,500		\$787,328	\$787,328
ST	Total Intersection & Roadway Improvements					\$27,884,972		\$8,323,813	\$19,022,029
	Total Roadway & Intersection Improvements					\$28,215,372		\$8,404,219	\$19,102,435
RAILROAD CROSSING PROJECTS									
<i>Table 10-4 (p. 139)</i>									
X3	Normal Ave	Crossing Upgrade	Planned Avenue	No	4	\$1,180,000		\$413,000	\$1,180,000
ST	Total Railroad Crossing Projects					\$1,180,000		\$413,000	
Total						\$56,276,657		\$16,785,523	\$38,428,918

¹ Grants & contributions applied first to non-growth share of cost; any remaining funds reduce growth cost for TSDC calculation purposes
Development Driven Projects Added

Table 2
City of Ashland, Oregon
Updated Cost per Trip

	Growth \$ ¹	Growth Trips ²	\$/Trip	Current \$/Trip
Average Daily				
Improvement	\$16,785,523	38,066	\$441	\$214
Reimbursement	\$1,187,150	38,066	\$31	
Compliance			\$16	
Total	\$17,972,673		\$488	\$214

¹ From Tables 1 and 2

² From RVCOG Travel Demand Model

Table 3
 City of Ashland, Oregon
 Comparison of Current TSDC with Updated TSDC by Land Use

ITE Code	Description	Unit of Measure	\$/Trip		Updated \$/Trip		Change \$/Trip 128%
			\$214	Adjusted Daily Trip Rate ¹	\$488	Adjusted Daily Trip Rate ²	
			Current TSDC		Updated TSDC w/10th Edition Adj Trip Rate		% Change in TSDC
30	TRUCK TERMINAL	PER TGSF	\$ 2,361	11.03	n/a	n/a	
90	PARK & RIDE LOT WITH BUS SERVICE	PER PARKING SPACE			\$ 1,371	2.81	
110	GENERAL LIGHT INDUSTRIAL	PER TGSF	\$ 1,671	7.81	\$ 2,420	4.96	45%
120	HEAVY INDUSTRIAL		\$ 360	1.68	n/a		
130	INDUSTRIAL PARK	PER TGSF	\$ 1,671	7.81	\$ 1,644	3.37	-2%
140	MANUFACTURING	PER TGSF	\$ 923	4.31	\$ 1,918	3.93	108%
150	WAREHOUSING	PER TGSF	\$ 1,170	5.47	\$ 849	1.74	-27%
151	MINI WAREHOUSE	PER TGSF	\$ 263	1.23	\$ 737	1.51	181%
154	HIGH-CUBE/SHORT-TERM STORAGE WAREHOUSE	PER TGSF			\$ 683	1.40	
160	DATA CENTER	PER TGSF			\$ 483	0.99	
170	UTILITIES	PER TGSF	\$ 227	1.06	\$ 6,460	13.24	2748%
210	SINGLE FAMILY DWELLING/TOWNHOME	PER DU	\$ 2,044	9.55	\$ 4,606	9.44	125%
220	APARTMENTS/CONDOS	PER DU	\$ 1,343	6.28	\$ 3,572	7.32	166%
225	OFF-CAMPUS STUDENT APARTMENT	PER BEDROOM			\$ 1,537	3.15	
230	CONDO/TOWNHOME	PER DU	\$ 1,216	5.68	\$ -		
240	MANUFACTURED HOUSING		\$ 998	4.67	\$ 2,440	5.00	144%
251	SENIOR HOUSING DETACHED	PER DU			\$ 2,084	4.27	
252	SENIOR HOUSING ATTACHED	PER DU			\$ 1,805	3.70	
253	CONGREGATE CARE FACILITY	PER DU			\$ 986	2.02	
260	RECREATIONAL HOME/CONDO	UNITS	\$ 676	3.16	\$ 1,693	3.47	150%
					\$ -		
310	HOTEL/MOTEL	PER ROOM	\$ 963	4.50	\$ 4,079	8.36	323%
410	PARK		\$ 430	2.01	n/a	n/a	
411	CITY PARK	PER ACRE	\$ 9,630	45.00	\$ 381	0.78	-96%
430	GOLF COURSE	HOLES	\$ 7,320	34.21	\$ 14,824	30.38	103%
444	THEATER	SEATS	\$ 173	0.81	\$ 859	1.76	396%
480	AMUSEMENT PARK	PER-ACRE			n/a	53.41	
492	HEALTH/FITNESS CLUB	PER TGSF	\$ 1,871	8.74	\$ 12,213	25.03	553%
491	TENNIS	PER COURT	\$ 3,274	15.30	\$ 13,521	27.71	313%
495	COMMUNITY CENTER	PER TGSF			\$ 14,063	28.82	
501	MILITARY BASE	EMPLOYEES	\$ 381	1.78	n/a	n/a	
520	ELEMENTARY SCHOOL	PER STUDENT	\$ 252	1.18	\$ 922	1.89	266%
536	PRIVATE SCHOOL (K-12)	PER STUDENT			\$ 1,210	2.48	
522	MIDDLE SCHOOL/JUNIOR HIGH SCHOOL	PER STUDENT	\$ 277	1.30	\$ 1,039	2.13	275%
530	HIGH SCHOOL	PER STUDENT	\$ 319	1.49	\$ 991	2.03	211%
540	JUNIOR/COMMUNITY COLLEGE	PER STUDENT	\$ 307	1.44	\$ 561	1.15	83%
550	UNIVERSITY/COLLEGE	PER STUDENT			\$ 761	1.56	
560	PLACE OF WORSHIP	PER TGSF	\$ 2,154	10.07	\$ 3,391	6.95	57%
565	DAY CARE CENTER	PER STUDENT	\$ 229	1.07	\$ 878	1.80	284%
590	LIBRARY	PER TGSF	\$ 4,771	22.30	\$ 35,157	72.05	637%
610	HOSPITAL	PER TGSF	\$ 3,411	15.94	\$ 5,231	10.72	53%
620	NURSING HOME	PER BED	\$ 529	2.47	\$ 1,493	3.06	182%
630	CLINIC	PER TGSF	\$ 2,698	12.61	\$ 18,620	38.16	590%
710	GENERAL OFFICE BUILDING	PER TGSF	\$ 2,306	10.78	\$ 4,753	9.74	106%
720	MEDICAL-DENTAL OFFICE	PER TGSF	\$ 3,876	18.11	\$ 16,981	34.80	338%
730	GOVERNMENT OFFICE	PER TGSF	\$ 14,161	66.17	\$ 11,023	22.59	-22%
731	DEPARTMENT OF MOTOR VEHICLES	PER TGSF	\$ 34,107	159.38	\$ 5,470	11.21	-84%
732	US POST OFFICE		\$ 17,898	83.64	\$ 50,718	103.94	183%
760	RESEARCH & DEVELOPMENT CENTER	PER TGSF	\$ 1,104	5.16	\$ 5,494	11.26	398%
770	BUSINESS PARK	PER TGSF	\$ 2,060	9.63	\$ 6,070	12.44	195%
812	BUILDING MATERIALS & LUMBER STORE	PER TGSF	\$ 2,403	11.23	\$ 8,808	18.05	266%
813	FREE-STANDING DISCOUNT SUPERSTORE	PER TGSF	\$ 5,515	25.77	\$ 17,565	36.00	218%
816	HARDWARE/PAINT STORE	PER TGSF	\$ 4,034	18.85	\$ 3,300	6.76	-18%
817	NURSERY (GARDEN CENTER)	PER TGSF	\$ 2,838	13.26	\$ 33,230	68.10	1071%
820	SHOPPING CENTER/RETAIL	PER TSFGLA	\$ 3,113	14.55	\$ 7,368	15.10	137%

Table 3
City of Ashland, Oregon
Comparison of Current TSDC with Updated TSDC by Land Use

ITE Code	Description	Unit of Measure	\$ /Trip		Updated \$ /Trip		Change \$ /Trip 128%
			\$214	Adjusted Daily Trip Rate ¹	\$488	Adjusted Daily Trip Rate ²	
			Current TSDC		Updated TSDC w/10th Edition Adj Trip Rate		% Change in TSDC
841	AUTOMOBILE SALES	PER TGSF	\$ 4,614	21.56	\$ 13,585	27.84	194%
850	SUPERMARKET	PER TGSF	\$ 1,210	5.66	\$ 13,547	27.76	1019%
851	CONVENIENCE MARKET	PER TGSF	\$ 4,422	20.66	\$ 107,867	221.06	2339%
854	DISCOUNT SUPERMARKET	PER TGSF			\$ 22,614	46.34	
857	DISCOUNT CLUB	PER TGSF			\$ 12,850	26.33	
860	WHOLESALE	PER TGSF	\$ 706	3.30	n/a	n/a	
862	HOME IMPROVEMENT SUPERSTORE	PER TGSF		0.00	\$ 8,700	17.83	
876	APPAREL STORE	PER TGSF	\$ 2,459	11.49	\$ 32,400	66.40	1217%
880	PHARMACY/DRUGSTORE W/OUT DRIVE THRU	PER TGSF			\$ 14,505	29.73	
881	PHARMACY/DRUGSTORE WITH DRIVE THRU	PER TGSF			\$ 20,241	41.48	
890	FURNITURE STORE	PER TGSF	\$ 341	1.59	\$ 1,445	2.96	323%
911	WALK-IN BANK	PER TGSF	\$ 3,837	17.93	\$ 12,449	25.51	
912	DRIVE-IN BANK	PER TGSF	\$ 5,307	24.80	\$ 20,988	43.01	296%
931	QUALITY RESTAURANT	PER TGSF			\$ 11,864	24.31	na
932	HIGH TURNOVER RESTAURANT	PER TGSF	\$ 6,262	29.26	\$ 16,969	34.78	171%
934	FAST FOOD RESTAURANT WITH DRIVE-THRU	PER TGSF	\$ 7,723	36.09	\$ 62,046	127.16	703%
937	COFFEE/DONUT WITH DRIVE-THROUGH	PER TGSF			\$ 44,034	90.24	na
936	COFFEE/DONUT WITHOUT DRIVE-THROUGH	PER TGSF			\$ 50,046	102.56	
944	GASOLINE/SERVICE STATION	PER VEH.FUEL.POS.	\$ 1,644	7.68	\$ 19,305	39.56	1074%
945	GAS/SERVICE STATION W/CONVENIENCE MKT	PER VEH.FUEL.POS.	\$ 2,928	13.68	\$ 13,027	26.70	345%

New Categories added

Change in description or data

Deleted Categories

¹ Based on ITE 5th Edition and current adjustments

² ITE 10th Edition discounted by pass-by & diverted link trips

n/a - information not available in current ITE manual; uses will have to be estimated

TGSF = Thousand Gross Square Feet

Table 4
City of Ashland, Oregon
Option 2: Updated TSDC by Land Use (3-Year Phase In)

ITE Code	Description	Unit of Measure	Current TSDC	Option 1		Option 2			Year 1 Change
				\$/Trip \$214	New \$/Trip \$488	Phased \$/Trip			
						128%	\$279 30%	\$369 32%	
% Change from prior				Updated TSDC w/10th Edition Adj Trip Rate	Year 1	Year 2	Year 3		
90	PARK & RIDE LOT WITH BUS SERVICE	PER PARKING SPACE		\$ 1,371	\$ 784	\$ 1,037	\$ 1,371	na	
110	GENERAL LIGHT INDUSTRIAL	PER TGSF	\$ 1,671	\$ 2,420	\$ 1,384	\$ 1,830	\$ 2,420	-17%	
130	INDUSTRIAL PARK	PER TGSF	\$ 1,671	\$ 1,644	\$ 940	\$ 1,244	\$ 1,644	-44%	
140	MANUFACTURING	PER TGSF	\$ 923	\$ 1,918	\$ 1,096	\$ 1,450	\$ 1,918	19%	
150	WAREHOUSING	PER TGSF	\$ 1,170	\$ 849	\$ 485	\$ 642	\$ 849	-58%	
151	MINI WAREHOUSE	PER TGSF	\$ 263	\$ 737	\$ 421	\$ 557	\$ 737	60%	
154	HIGH-CUBE/SHORT-TERM STORAGE WAREHOUSE	PER TGSF		\$ 683	\$ 391	\$ 517	\$ 683	na	
160	DATA CENTER	PER TGSF		\$ 483	\$ 276	\$ 365	\$ 483	na	
210	SINGLE FAMILY DWELLING/TOWNHOME	PER DU	\$ 2,044	\$ 4,606	\$ 2,634	\$ 3,483	\$ 4,606	29%	
220	APARTMENTS/CONDOS	PER DU	\$ 1,343	\$ 3,572	\$ 2,042	\$ 2,701	\$ 3,572	52%	
225	OFF-CAMPUS STUDENT APARTMENT	PER BEDROOM		\$ 1,537	\$ 879	\$ 1,162	\$ 1,537	na	
240	MANUFACTURED HOUSING		\$ 998	\$ 2,440	\$ 1,395	\$ 1,845	\$ 2,440	40%	
251	SENIOR HOUSING DETACHED	PER DU		\$ 2,084	\$ 1,191	\$ 1,576	\$ 2,084	na	
252	SENIOR HOUSING ATTACHED	PER DU		\$ 1,805	\$ 1,032	\$ 1,365	\$ 1,805	na	
253	CONGREGATE CARE FACILITY	PER DU		\$ 986	\$ 564	\$ 745	\$ 986	na	
310	HOTEL/MOTEL	PER ROOM	\$ 963	\$ 4,079	\$ 2,332	\$ 3,085	\$ 4,079	142%	
411	CITY PARK	PER ACRE	\$ 9,630	\$ 381	\$ 218	\$ 288	\$ 381	-98%	
430	GOLF COURSE	HOLES	\$ 7,320	\$ 14,824	\$ 8,476	\$ 11,210	\$ 14,824	16%	
444	THEATER	SEATS	\$ 173	\$ 859	\$ 491	\$ 649	\$ 859	183%	
492	HEALTH/FITNESS CLUB	PER TGSF	\$ 1,871	\$ 12,213	\$ 6,983	\$ 9,236	\$ 12,213	273%	
491	TENNIS	PER COURT	\$ 3,274	\$ 13,521	\$ 7,731	\$ 10,225	\$ 13,521	136%	
495	COMMUNITY CENTER	PER TGSF		\$ 14,063	\$ 8,041	\$ 10,635	\$ 14,063	na	
520	ELEMENTARY SCHOOL	PER STUDENT	\$ 252	\$ 922	\$ 527	\$ 697	\$ 922	109%	
536	PRIVATE SCHOOL (K-12)	PER STUDENT		\$ 1,210	\$ 692	\$ 915	\$ 1,210	na	
522	MIDDLE SCHOOL/JUNIOR HIGH SCHOOL	PER STUDENT	\$ 277	\$ 1,039	\$ 594	\$ 786	\$ 1,039	114%	
530	HIGH SCHOOL	PER STUDENT	\$ 319	\$ 991	\$ 566	\$ 749	\$ 991	78%	
540	JUNIOR/COMMUNITY COLLEGE	PER STUDENT	\$ 307	\$ 561	\$ 321	\$ 424	\$ 561	4%	
550	UNIVERSITY/COLLEGE	PER STUDENT		\$ 761	\$ 435	\$ 576	\$ 761	na	
560	PLACE OF WORSHIP	PER TGSF	\$ 2,154	\$ 3,391	\$ 1,939	\$ 2,565	\$ 3,391	-10%	
565	DAY CARE CENTER	PER STUDENT	\$ 229	\$ 878	\$ 502	\$ 664	\$ 878	119%	
590	LIBRARY	PER TGSF	\$ 4,771	\$ 35,157	\$ 20,102	\$ 26,586	\$ 35,157	321%	
610	HOSPITAL	PER TGSF	\$ 3,411	\$ 5,231	\$ 2,991	\$ 3,956	\$ 5,231	-12%	
710	GENERAL OFFICE BUILDING	PER TGSF	\$ 2,306	\$ 4,753	\$ 2,717	\$ 3,594	\$ 4,753	18%	
720	MEDICAL-DENTAL OFFICE	PER TGSF	\$ 3,876	\$ 16,981	\$ 9,709	\$ 12,841	\$ 16,981	151%	
731	DEPARTMENT OF MOTOR VEHICLES	PER TGSF	\$ 34,107	\$ 5,470	\$ 3,128	\$ 4,136	\$ 5,470	-91%	
732	US POST OFFICE		\$ 17,898	\$ 50,718	\$ 28,999	\$ 38,354	\$ 50,718	62%	
813	FREE-STANDING DISCOUNT SUPERSTORE	PER TGSF	\$ 5,515	\$ 17,565	\$ 10,043	\$ 13,283	\$ 17,565	82%	
816	HARDWARE/PAINT STORE	PER TGSF	\$ 4,034	\$ 3,300	\$ 1,887	\$ 2,496	\$ 3,300	-53%	
817	NURSERY (GARDEN CENTER)	PER TGSF	\$ 2,838	\$ 33,230	\$ 19,000	\$ 25,129	\$ 33,230	570%	
820	SHOPPING CENTER/RETAIL	PER TSFGLA	\$ 3,113	\$ 7,368	\$ 4,213	\$ 5,572	\$ 7,368	35%	
841	AUTOMOBILE SALES	PER TGSF	\$ 4,614	\$ 13,585	\$ 7,767	\$ 10,273	\$ 13,585	68%	
850	SUPERMARKET	PER TGSF	\$ 1,210	\$ 13,547	\$ 7,746	\$ 10,244	\$ 13,547	540%	
851	CONVENIENCE MARKET	PER TGSF	\$ 4,422	\$ 107,867	\$ 61,676	\$ 81,572	\$ 107,867	1295%	
854	DISCOUNT SUPERMARKET	PER TGSF		\$ 22,614	\$ 12,930	\$ 17,101	\$ 22,614	na	
857	DISCOUNT CLUB	PER TGSF		\$ 12,850	\$ 7,347	\$ 9,717	\$ 12,850	na	
862	HOME IMPROVEMENT SUPERSTORE	PER TGSF		\$ 8,700	\$ 4,974	\$ 6,579	\$ 8,700	na	
880	PHARMACY/DRUGSTORE W/OUT DRIVE THRU WIN	PER TGSF		\$ 14,505	\$ 14,505	\$ 14,505	\$ 14,505	na	
881	PHARMACY/DRUGSTORE WITH DRIVE THRU WIND	PER TGSF		\$ 20,241	\$ 20,241	\$ 20,241	\$ 20,241	na	
911	WALK-IN BANK	PER TGSF	\$ 3,837	\$ 12,449	\$ 7,118	\$ 9,414	\$ 12,449	86%	
912	DRIVE-IN BANK	PER TGSF	\$ 5,307	\$ 20,988	\$ 12,001	\$ 15,872	\$ 20,988	126%	
931	QUALITY RESTAURANT	PER TGSF		\$ 11,864	\$ 6,783	\$ 8,972	\$ 11,864	na	
932	HIGH TURNOVER RESTAURANT	PER TGSF	\$ 6,262	\$ 16,969	\$ 9,702	\$ 12,832	\$ 16,969	55%	
934	FAST FOOD RESTAURANT WITH DRIVE-THRU	PER TGSF	\$ 7,723	\$ 62,046	\$ 35,477	\$ 46,921	\$ 62,046	359%	
937	COFFEE/DONUT WITH DRIVE-THROUGH	PER TGSF		\$ 44,034	\$ 25,177	\$ 33,299	\$ 44,034	na	
936	COFFEE/DONUT WITHOUT DRIVE-THROUGH	PER TGSF		\$ 50,046	\$ 28,615	\$ 37,846	\$ 50,046	na	

Table 4
 City of Ashland, Oregon
 Option 2: Updated TSDC by Land Use (3-Year Phase In)

ITE Code	Description	Unit of Measure	Current TSDC	Option 1	Option 2			Year 1 Change
				New \$/Trip \$488 128%	Phased \$/Trip \$279 30% \$369 32% \$488 32%			
				% Change from prior				
				Updated TSDC w/10th Edition Adj Trip Rate	Year 1	Year 2	Year 3	
944	GASOLINE/SERVICE STATION	PER VEH.FUEL.POS.	\$ 1,644	\$ 19,305	\$ 11,038	\$ 14,598	\$ 19,305	571%
945	GAS/SERVICE STATION W/CONVENIENCE MKT	PER VEH.FUEL.POS.	\$ 2,928	\$ 13,027	\$ 7,448	\$ 9,851	\$ 13,027	154%

New Categories added
 Change in description or data

¹ Discounted by pass-by trips
² Discounted by pass-by and diverted link trips
 n/a - information not available in current ITE manual; uses will have to be estimated

TGSF = Thousand Gross Square Feet
 TSFGLA = Thousand Square Feet Gross Leasable Area
 DU = Dwelling Unit
 VEH. FUEL POS. = Vehicle Fueling Position