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September 30, 2005

Mr. Phillip H. Kercher  
Traffic Engineering Manager  
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Re: Sereno Canyon - Trip Generation for Clubhouse  
WP #042054.10

Dear Mr. Kercher:

Wood, Patel & Associates, Inc. has been retained by Crown Community Development to estimate the trip generation potential of a Clubhouse facility to be built as part of Sereno Canyon, a 330 +/- acre development located on the northwest corner of the 128<sup>th</sup> Street & Pinnacle Peak Road alignments in Scottsdale, Arizona. It should be noted that this facility will be internal to Sereno Canyon and will not be a destination for residents outside of Sereno Canyon.

The Clubhouse at Sereno Canyon is planned to be an approximate 10,000-sq.ft. facility with amenities such as jacuzzis, pools, water falls, and a restaurant. It is our understanding that the Clubhouse will not attract any traffic from outside of Sereno Canyon.

Traffic is estimated for the Clubhouse based on the Institute of Transportation Engineer's *Trip Generation Manual (7<sup>th</sup> Edition)*. The operation of this clubhouse closely resembles to that of a Health / Fitness Club as it is a part of a private gated community. Therefore, Land Use Code 492: Health/Fitness Club was used to estimate trips generated by this facility. Accordingly, it is estimated that the Clubhouse will generate 330 daily trips, of which 12 trips will be generated during the AM peak period and 40 trips will be generated during the PM peak period. However, as the Clubhouse is primarily intended to serve residents of the Sereno Canyon development, all trips are anticipated to be internally captured.

We hope this analysis helps your decision-making process. If you have any questions or comments regarding this letter, please feel free to contact me at 602-335-8500.

Sincerely,

**WOOD, PATEL & ASSOCIATES, INC.**

Ashish Sabnekar, P.E.  
Traffic Engineer

AS/km

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