



TIMA

Process Overview

From the information presented in your Pre-Application Meeting, your case requires Transportation Impact and Mitigation Analysis (TIMA). The City of Scottsdale uses this process to prepare traffic impact studies for applications that would result in an increase in traffic associated with a proposed intensification of land use.

A TIMA Coordinator has been assigned to your case. You will need to submit information to your TIMA Coordinator similar to what you submitted for your Pre-Application meeting. This information will be used by the TIMA Coordinator to determine a scope for the TIMA required by your case.

The TIMA Coordinator will contact you once the scope has been determined. The City of Scottsdale has contracted with four engineering consultants to provide the TIMA. You will be assigned to one of the four TIMA consultants. The TIMA consultant will prepare a cost estimate based on the scope of study required by your case. You will be required to pay the fees for the TIMA prior to the consultant beginning the study.

Once the TIMA consultant has completed the study, your case will be free to move forward for determination.

Please do not delay in starting the TIMA process. Your case will not be permitted to move forward until the TIMA is complete. You are still free to hire your own Transportation Engineering Consultant to verify or supplement the analysis provided by the TIMA Consultant selected by the City of Scottsdale. However, you cannot use the information provided by your own consultant in lieu of the City's TIMA process.

If you have questions or concerns about the process, please contact your TIMA Coordinator.

Planning, Neighborhood & Transportation

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088



Traffic Evaluations

Bar & Live Entertainment

For parking data submittal – Contact your City Project Coordinator

For traffic evaluation, please provide the following:

1. Proposed or existing name of the establishment
2. Site plan showing entrance(s) to the public street, the parking areas, walkways, and the structure for the bar / after hours establishment (contact project coordinator for site plan details and parking requirements). Show any proposed change in access to the public street(s). This site plan is usually part of the general application that is provided in the general application package.
3. Total, gross square footage of structure space owned or controlled for the business
4. Usable square footage of structural space, allocated to the overall business operation, being enhanced by the live entertainment
5. Immediate prior use of space
6. Hours of operation, M-F, Sat., Sun.
7. Fire Marshall rated capacity of the structure used for live entertainment
8. Length of stay of typical customer, i.e. turnover time
9. Employee shift times and estimated number of employees on duty at each shift
10. From prior experience, from current examples, or business projection, an estimate of:
 - The number of **customers** that will **arrive** at the facility in **each** of the one hour periods that the business is in operation.
 - The number of **customers** that will **depart** the facility in **each** of the one hour periods that the business is in operation.
 - The number of **employees** that will **arrive** at the facility in **each** of the one hour periods that the business is in operation.
 - The number of **employees** that will **depart** the facility in **each** of the one hour periods that the business is in operation.

The attached worksheet may be used or the information provided separately in the applicant's format.

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Traffic Evaluations

Bar & Live Entertainment

For parking data submittal – Contact your City Project Coordinator

Bar / After Hours Establishment Worksheet

Name of Establishment _____

	CUSTOMERS		EMPLOYEES	
	Arrive	Depart	Arrive	Depart
12 AM to 1 PM				
1 PM to 2 PM				
2 PM to 3 PM				
3 PM to 4 PM				
4 PM to 5 PM				
5 PM to 6 PM				
6 PM to 7 PM				
7 PM to 8 PM				
8 PM to 9 PM				
9 PM to 10 PM				
10 PM to 11 PM				
11 PM to 12 PM				
12 PM to 1 AM				
1 AM to 2 AM				
2 AM to 3 AM				
3 AM to 4 AM				

37-UP-2010
1st: 11/8/10

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Kimley-Horn
and Associates, Inc.



July 24, 2007

Suite 300
7878 N. 16th Street
Phoenix, Arizona
85020

Mr. George Melara
Nelsen Partners, Inc.
15044 North Scottsdale Road, Suite 200
Phoenix, Arizona 85254

Re: Scottsdale Quarter Mixed Use Development
SEC Scottsdale Road and Greenway-Hayden Loop
Shared Parking Study

Dear Mr. Melara:

Kimley-Horn and Associates, Inc. (KHA) has prepared this letter and attached shared parking model output to support a request you have made to the City of Scottsdale, to approve a parking supply of 3,195 parking spaces (which represents a 15.4% reduction from the standard code parking requirement) for Scottsdale Quarter. This document is intended to satisfy the "professionally prepared parking study" requirement described in *Section 9.104.E Mixed-use shared parking programs* of the City's Zoning Code. The opinions expressed herein are supported by a shared parking model created using *Table 9.3 Schedule of Shared Parking Calculations* of the City's Zoning Code, and the assumption that a significant percentage of retail, restaurant, and nightclub/bar traffic will be comprised of on-site hotel and residential unit-generated traffic and/or traffic that will arrive and depart the development on foot or by public transit.

Results of this study suggest that shared parking opportunities will exist within Scottsdale Quarter as a result of the complementary mix of commercial, residential, hotel, and entertainment-oriented uses that will occupy the property. Results specifically indicate that the sum of the City's code parking requirements for each individual land use component within Scottsdale Quarters – 3,769 spaces – far exceeds what will be needed to accommodate peak parking demands, and further indicates that even the proposed parking supply of 3,195 parking spaces will exceed the peak parking demands of the proposed development by seven (7) spaces.

Based on a review of the current site plan, dated July 12, 2007 (copy attached), and our recent discussions in this regard, it is our understanding that the proposed parking supply, upon build out of the final phase of Scottsdale Quarter development, will provide a total of 3,195 parking spaces. It is further understood that the composition of these 3,195 spaces will be as follows:

TEL 602 944 5500
FAX 602 944 7423



Proposed Parking Supply

- 476 spaces will be reserved for the exclusive use by residents of the Scottsdale Quarter multi-family dwellings.
- 210 spaces will be reserved for the exclusive use of employees and guests of the Scottsdale Quarter hotel and internal commercial uses.
- 217 spaces will be reserved for Scottsdale Quarter office tenants during weekday business hours, and shared the rest of the time.
- 100 spaces will be reserved for Scottsdale Quarter restaurant and bar/nightclub valet operations during weekday and weekend evening hours, and shared the rest of the time.
- 2,192 spaces that will be available for sharing among all commercial (i.e. retail, restaurant, bar/nightclub, office, and cinema) tenants/employees and their patrons, at all times.

KHA has created the accompanying shared parking model to describe the proposed land use mix, and the associated code parking requirements and anticipated peak parking demands, by phase, for Scottsdale Quarter. It is our understanding that Scottsdale Quarter will be developed in three phases. Accordingly, the model separately calculates and presents parking needs for each phase of the development. All assumptions relative to variations in parking demand peaking characteristics among uses, and captive market and alternate transportation mode opportunities are clearly stated in the model.

In closing, we anticipate that this letter and the accompanying supporting documentation will effectively convey the logic behind our support of your parking requirement reduction request, and we encourage you to forward the same, to the City, for the City's use in verifying your request is reasonable. We have enjoyed the opportunity to assist you in establishing an appropriate level of parking for the proposed mix of uses. Should you or the City of Scottsdale have any questions or concerns about the opinions expressed in this letter or accompanying shared parking model, please know that we would be happy to meet with you to discuss them.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tové Christina White, P.E.
Project Manager

Attachment: Site Plan
Shared Parking Model

SCOTTSDALE SHARED PARKING MODEL

PROJECT: Scottsdale Quarter
 ADDRESS: 16101 North Scottsdale Road
 CREATOR: Tové White
 DATE: July 24, 2007
 DEVELOPMENT PHASE I

PARKING PROVIDED DURING THIS PHASE	0 Reserved (Always; never shared) Spaces 141 Shared (except during weekday business hours) "Office" Spaces 60 Shared (except during evening hours) "Valet" Spaces 2,156 Shared (always; never reserved) Spaces 2,347 Total Spaces
------------------------------------	---

ASSUMPTIONS: (1.) Parking rates stated reflect City's code rates, per Zoning Code Table 9.2, for planned regional center (PRC) zoning districts. (2.) Parking calculated for restaurant outdoor area assumes five (5) patios will be constructed in Phase I, with an average per patio floor area of 1,200 sf. (3.) Calculations apply no captive market reductions and no alternative transportation mode reductions for this phase of the development.

LAND USE	TOTAL ALLOCATION		CODE PARKING RATE (SPACES)		RESERVED OR SHARED	ADJUSTMENT FACTORS				PEAK PARKING REQUT (unadjusted)	TOTAL ADJUSTMENT	PEAK PARKING DEMAND (adjusted)
	QUANTITY	UNIT	DESCRIPTION	DIVISION		TRIP REDUCTION	ALT. MODE OF TRANSPORTATION	CAPTIVE MARKET	OTHER			
BARN/IGHTCLUB												
Indoor	0	sf gfa	1 per 50 sf public area	50	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	0	1.00	0
Indoor	0	sf gfa	1 per 50 sf public area	50	Shared	1.00	1.00	1.00	1.00	0	1.00	0
HOTEL												
guest rooms	0	rooms	1 per guest room	1	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
auxiliary comm. uses	0	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
OFFICE												
business/professional	42,300	sf gfa	1 per 300 sf gfa	300	Reserved until 6 PM, weekdays	1.00	1.00	1.00	1.00	141	1.00	141
business/professional	98,875	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	330	1.00	330
RESTAURANT												
Indoor	5,154	sf gfa	1 per 80 sf public area	80	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	50	1.00	50
Indoor	20,214	sf gfa	1 per 80 sf public area	80	Shared	1.00	1.00	1.00	1.00	164	1.00	164
outdoor	6,000	sf gfa	1 per 250 sf (minus first 250 sf per patio)	250	Shared	1.00	1.00	1.00	1.00	24	1.00	24
RESIDENTIAL												
multi-family	0	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
RETAIL												
general	143,356	sf gfa	1 per 200 sf gfa	200	Shared	1.00	1.00	1.00	1.00	717	1.00	717
grocery	6,770	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	23	1.00	23
PUBLIC ASSEMBLY												
cinema	0	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	0	1.00	0

Accumulated Indoor Floor Area	317,669	sf gfa
-------------------------------	---------	--------

1448 Unadjusted Peak Parking Demand
 (before shared parking opportunity consideration)
 0 reserved residential spaces provided
 0 reserved hotel spaces provided
 1448 additional spaces needed for commercial uses without parking requirement reduction approval
 (before shared parking opportunity consideration)

RESULTS

1,448 = spaces required without shared parking based parking requirement reduction approval
1,377 = spaces required on WEEKDAYS; if commercial spaces are shared 4.9% reduction from code parking requirement
1,260 = spaces required on WEEKENDS; if commercial spaces are shared 13.0% reduction from code parking requirement

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tova White
DATE: July 24, 2007
DEVELOPMENT PHASE: 1

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tove White
DATE: July 24, 2007
DEVELOPMENT PHASE: I

PERCENT OF TOTAL - WEEKDAY																	
7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	midn
0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100
10	10	10	10	10	10	10	10	10	70	70	70	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	5	5	5	5	5	5
100	100	100	100	100	100	100	100	100	100	100	100	5	5	5	5	5	0
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	0
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	0
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	80	80	80	80	80	80
100	100	100	100	100	100	100	100	100	100	100	100	80	80	80	80	80	80
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100

PERCENT OF TOTAL - WEEKEND																	
7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	midn
0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100
10	10	10	10	10	10	10	10	10	70	70	70	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
60	60	60	60	60	60	60	60	60	60	60	60	10	10	10	10	10	10
80	80	80	80	80	80	80	80	80	80	80	80	10	10	10	10	10	10
70	70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100
70	70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100
70	70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	80	80	80	80	60	60
100	100	100	100	100	100	100	100	100	100	100	100	80	80	80	60	60	60
70	70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tové White
DATE: July 24, 2007
DEVELOPMENT PHASE: I

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tove White
DATE: July 24, 2007
DEVELOPMENT PHASE: 1

SPACES NEEDED IF SHARED, BY TIME OF DAY - WEEKDAYS																	
7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	midn
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
141	141	141	141	141	141	141	141	141	141	141	141	7	7	7	7	7	7
330	330	330	330	330	330	330	330	330	330	330	330	16	16	16	16	16	0
35	35	35	35	35	35	35	35	35	35	35	50	50	50	50	50	50	50
115	115	115	115	115	115	115	115	115	115	115	164	164	164	164	164	164	0
17	17	17	17	17	17	17	17	17	17	17	24	24	24	24	24	24	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
717	717	717	717	717	717	717	717	717	717	717	573	573	573	573	573	573	573
23	23	23	23	23	23	23	23	23	23	23	18	18	18	18	18	18	18
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1377	1377	1377	1377	1377	1377	1377	1377	1377	1377	1377	1300	853	853	853	853	853	649

SPACES NEEDED IF SHARED, BY TIME OF DAY - WEEKENDS																	
7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	mdnt
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
85	85	85	85	85	85	85	85	85	85	85	85	14	14	14	14	14	14
198	198	198	198	198	198	198	198	198	198	198	198	33	33	33	33	33	33
35	35	35	35	35	35	35	35	35	35	35	50	50	50	50	50	50	50
115	115	115	115	115	115	115	115	115	115	115	164	164	164	164	164	164	164
17	17	17	17	17	17	17	17	17	17	17	24	24	24	24	24	24	24
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
717	717	717	717	717	717	717	717	717	717	717	717	430	430	430	430	430	430
23	23	23	23	23	23	23	23	23	23	23	23	14	14	14	14	14	14
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1188	1188	1188	1188	1188	1188	1188	1188	1188	1188	1188	1260	729	729	729	729	729	729

SCOTTSDALE SHARED PARKING MODEL

PROJECT: Scottsdale Quarter
 ADDRESS: 15101 North Scottsdale Road
 CREATOR: Tové White
 DATE: July 24, 2007
 DEVELOPMENT PHASE II

PARKING PROVIDED DURING THIS PHASE	0 Reserved (Always; never shared) Spaces
	217 Shared (except during weekday business hours) "Office" Spaces
	100 Shared (except during evening hours) "Valet" Spaces
	2,161 Shared (always; never reserved) Spaces
	2,498 Total Spaces

ASSUMPTIONS: (1.) Parking rates stated reflect City's code rates, per Zoning Code Table 9.2, for planned regional center (PRC) zoning districts. (2.) Parking calculated for restaurant outdoor area assumes five (5) additional patios will be constructed in Phase II (for a total of 10 existing at the end of Phase II), with an average per patio floor area of 1,200 sf. (3.) Calculations assume 3% of retail (except grocery), restaurant and nightclub/bar traffic will be comprised of patrons travelling on foot, or via some form of public transportation from the immediately surrounding area (e.g. Kierland mixed use development to the west). (4.) Calculations assume 2% of retail (except grocery), restaurant, and bar/nightclub traffic will be comprised of on-site office tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands already satisfied with reserved spaces. (5.) Calculations assume 25% of grocery traffic will be comprised of on-site office tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands already satisfied with reserved spaces.

LAND USE	TOTAL ALLOCATION		CODE PARKING RATE (SPACES)		RESERVED OR SHARED	ADJUSTMENT FACTORS				PEAK PARKING REQ. (unadjusted)	TOTAL ADJUSTMENT	PEAK PARKING DEMAND (adjusted)
	QUANTITY	UNIT	DESCRIPTION	DIVISOR		TRIP REDUCTION	ALT. MODE OF TRANSPORTATION	CAPTIVE MARKET	OTHER			
BAR/NIGHTCLUB												
indoor	2,500	sf gfa	1 per 50 sf public area	50	Reserved after 6 PM, every day	1.00	1.00	0.98	1.00	50	0.98	49
indoor	12,300	sf gfa	1 per 50 sf public area	50	Shared	1.00	0.97	0.98	1.00	246	0.95	234
HOTEL												
guest rooms	0	rooms	1 per guest room	1	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
auxiliary comm'l uses	0	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
OFFICE												
business/professional	65,100	sf gfa	1 per 300 sf gfa	300	Reserved until 6 PM, weekdays	1.00	1.00	1.00	1.00	217	1.00	217
business/professional	152,007	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	507	1.00	507
RESTAURANT												
indoor	6,154	sf gfa	1 per 80 sf public area	80	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	50	1.00	50
indoor	30,796	sf gfa	1 per 80 sf public area	80	Shared	1.00	0.97	0.98	1.00	250	0.95	238
outdoor	9,600	sf gfa	1 per 250 sf (minus first 250 sf per patio)	250	Shared	1.00	0.97	0.98	1.00	38	0.95	36
RESIDENTIAL												
multi-family	0	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
RETAIL												
general	248,487	sf gfa	1 per 200 sf gfa	200	Shared	1.00	0.97	0.98	1.00	1242	0.95	1180
grocery	6,770	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	0.75	1.00	23	0.75	17
PUBLIC/ASSEMBLY												
cinema	350	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	35	1.00	35

Accumulated Indoor Floor Area	568,694	sf gfa	Note: Accumulated floor area calculated by summing indoor floor areas stated in table, and adding 44,577 sf for the cinema (per 7/12/07 Nelsen Partners, Inc. site plan), as the cinema floor area is not shown in the parking model table because its parking requirement is not calculated based on floor area; its parking requirement is calculated based on number of seats.							
-------------------------------	---------	--------	---	--	--	--	--	--	--	--

2608 Unadjusted Peak Parking Demand
 (before shared parking opportunity consideration)
 0 reserved residential spaces provided
 0 reserved hotel spaces provided
 2608 additional spaces needed for commercial uses without parking requirement reduction approval

RESULTS

2,608	= spaces required without shared parking based parking requirement reduction approval
2,336	= spaces required on WEEKDAYS; if commercial spaces are share 10.4% reduction from code parking requir
2,224	= spaces required on WEEKENDS; if commercial spaces are share 14.7% reduction from code parking requir

PROJECT: Scottsdale Quarter
 ADDRESS: 15101 North Scottsdale Road
 CREATOR: Tové White
 DATE: July 20, 2007
 DEVELOPMENT PHASE: II

PROJECT: Scottsdale Quarter
 ADDRESS: 15101 North Scottsdale Road
 CREATOR: Tové White
 DATE: July 24, 2007
 DEVELOPMENT PHASE: II

PERCENT OF TOTAL - WEEKDAY																
7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	midn.
0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100
10	10	10	10	10	10	10	10	70	70	70	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	5	5	5	5	5
100	100	100	100	100	100	100	100	100	100	100	100	5	5	5	5	0
70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100
70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	0
70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	0
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	80	80	80	80	80	80
100	100	100	100	100	100	100	100	100	100	100	80	80	80	80	80	80
70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100

PERCENT OF TOTAL - WEEKEND																
7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	midn.
0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100
10	10	10	10	10	10	10	10	70	70	70	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
60	60	60	60	60	60	60	60	60	60	60	60	10	10	10	10	10
60	60	60	60	60	60	60	60	60	60	60	60	10	10	10	10	10
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	80	80	80	80	80	80
100	100	100	100	100	100	100	100	100	100	100	80	80	80	80	80	80
70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100

PROJECT: Scottsdale Quailer
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tova White
DATE: July 24, 2007
DEVELOPMENT PHASE: II

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tove White
DATE: July 24, 2007
DEVELOPMENT PHASE: II

[illegible]

SPACES NEEDED IF SHARED, BY TIME OF DAY, WEEKENDS																	
7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	midn
0	0	0	0	0	0	0	0	0	0	0	49	49	49	49	49	49	49
23	23	23	23	23	23	23	23	164	164	164	234	234	234	234	234	234	234
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130	130	130	130	130	130	130	130	130	130	130	130	22	22	22	22	22	22
304	304	304	304	304	304	304	304	304	304	304	304	51	51	51	51	51	51
35	35	35	35	35	35	35	35	35	35	35	50	50	50	50	50	50	50
166	166	166	166	166	166	166	166	166	166	166	238	238	238	238	238	238	238
28	28	28	28	28	28	28	28	28	28	28	36	36	36	36	36	36	36
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1180	1180	1180	1180	1180	1180	1180	1180	1180	1180	1180	1180	708	708	708	708	708	708
17	17	17	17	17	17	17	17	17	17	17	17	10	10	10	10	10	10
25	25	25	25	25	25	25	25	25	25	25	35	35	35	35	35	35	35
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1906	1906	1906	1906	1906	1906	1906	1906	1906	2046	2046	2046	2224	1384	1384	1384	1384	1384

SCOTTSDALE SHARED PARKING MODEL

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tové White
DATE: July 24, 2007
DEVELOPMENT PHASE: III (Full Build-Out Condition)

PARKING PROVIDED DURING THIS PHASE	686 Reserved (Always; never shared) Spaces
	217 Shared (except during weekday business hours) "Office" Spaces
	100 Shared (except during evening hours) "Valet" Spaces
	2,192 Shared (always; never reserved) Spaces
	3,195 Total Spaces

ASSUMPTIONS: (1.) Parking rates stated reflect City's code rates, per Zoning Code Table 9.2, for planned regional center (PRC) zoning districts. (2.) Parking calculated for restaurant outdoor area assumes ten patios, with an average per patio floor area of 1,200 sf. (3.) Calculations assume 6% of retail (except grocery), restaurant and nightclub/bar traffic will be comprised of patrons travelling on foot, or via some form of public transportation (i.e. trolley) from the immediately surrounding area (from the Kierland mixed use development to the west, for example). (4.) Calculations assume 10% of retail (except grocery), restaurant, and bar/nightclub traffic will be comprised of on-site office tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands already satisfied with reserved spaces. (5.) Calculations assume 80% of grocery traffic will be comprised of on-site office tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands already satisfied with reserved spaces.

LAND USE	TOTAL ALLOCATION		CODE PARKING RATE (SPACES)		RESERVED OR SHARED	ADJUSTMENT FACTORS				PEAK PARKING REQ. (unadjusted)	TOTAL ADJUSTMENT	PEAK PARKING DEMAND (adjusted)
	QUANTITY	UNIT	DESCRIPTION	DIVISOR		TRIP REDUCTION	ALT. MODE OF TRANSPORTATION	CAPTIVE MARKET	OTHER			
BARNIGHTCLUB												
Indoor	2,500	sf gfa	1 per 50 sf public area	50	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	50	1.00	50
Indoor	12,300	sf gfa	1 per 50 sf public area	50	Shared	1.00	0.94	0.90	1.00	246	0.84	207
HOTEL												
guest rooms	125	rooms	1 per guest room	1	Reserved	1.00	1.00	1.00	1.00	125	1.00	125
auxiliary comm. uses	34,000	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	85	1.00	85
OFFICE												
business/professionals	65,100	sf gfa	1 per 300 sf gfa	300	Reserved until 6 PM, weekdays	1.00	1.00	1.00	1.00	217	1.00	217
business/professionals	152,007	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	507	1.00	507
RESTAURANT												
Indoor	6,154	sf gfa	1 per 80 sf public area	80	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	50	1.00	50
Indoor	50,025	sf gfa	1 per 80 sf public area	80	Shared	1.00	0.94	0.90	1.00	406	0.84	341
outdoor	12,000	sf gfa	1 per 250 sf (minus first 250 sf per patio)	250	Shared	1.00	0.94	0.90	1.00	48	0.84	40
RESIDENTIAL												
multi-family	238	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	476	1.00	476
RETAIL												
general	310,211	sf gfa	1 per 200 sf gfa	200	Shared	1.00	0.94	0.90	1.00	1551	0.84	1303
grocery	6,770	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	0.20	1.00	23	0.20	5
PUBLIC/ASSEMBLY												
cinema	350	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	35	1.00	35

Accumulated Indoor Floor Area (See note at right) 1,229,466 sf gfa

Note: Accumulated floor area calculated by summing indoor floor areas stated in table, adding 136,000 sf for non-commercial component of hotel, 44,577 sf for the cinema, 409,822 sf for the residential units, as these floor areas are not shown in the parking model table. They are not shown in the parking model table because their parking requirements are not calculated based on floor area; they are calculated based on a different unit of measure, such as guest rooms, seats, or dwellings.

3769 Unadjusted Peak Parking Demand (before shared parking opportunity consideration)
 476 reserved residential spaces provided
 210 reserved hotel spaces provided
 3083 additional spaces needed for commercial uses without parking requirement reduction approval

RESULTS:

3,769	= spaces required without shared parking based parking requirement reduction approval
3,188	= spaces required on WEEKDAYS if commercial spaces are shared 15.4% reduction from code parking requirement
3,101	= spaces required on WEEKENDS if commercial spaces are shared 17.7% reduction from code parking requirement

DEVELOPMENT PHASE: III (FULL BUILD OUT)

PERCENT OF TOTAL WEEKDAY																	
7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	midnt
0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100
10	10	10	10	10	10	10	10	70	70	70	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	5	5	5	5	5	5
100	100	100	100	100	100	100	100	100	100	100	100	5	5	5	5	5	0
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	0
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	0
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	80	80	80	80	80	80	80
100	100	100	100	100	100	100	100	100	100	100	80	80	80	80	80	80	80
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100

DEVELOPMENT PHASE: III (FULL BUILD OUT)

PERCENT OF TOTAL WEEKEND																	
7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	midn
0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100
10	10	10	10	10	10	10	10	70	70	70	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
60	60	60	60	60	60	60	60	60	60	60	60	10	10	10	10	10	10
80	80	80	80	80	80	80	80	80	80	80	80	10	10	10	10	10	10
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	60	60	60	60	60	60
100	100	100	100	100	100	100	100	100	100	100	100	60	60	60	60	60	60
70	70	70	70	70	70	70	70	70	70	70	100	100	100	100	100	100	100

