

## 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 fee 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

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



# 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

37-UP-2010

1st: 11/8/10

i-Oct-09



# Traffic Evaluations Bar & Live Entertainment

For parking data submittal - Contact your City Project Coordinator

### Bar / After Hours Establishment Worksheet Name of Establishment

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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

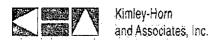
Dear Mr. Melara:

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

K:\-Traffic\0008092\TCW\Nelsen\072407 Shared Parking Model Cover Letter.doc



PROJECT:

Scottsdale Quarter

ADDRESS: DATE:

15101 North Scottsdale Road

CREATOR:

Tové White July 24, 2007

DEVELOPMENT PHASE!

Ö 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 autdoor area assumes five (5) patios will be constructed in Phase I, with an average per patio floor area of 1,200 st. (3.) Calculations apply no captive market reductions and no alternative transportation mode reductions for this phase of the development,

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#### RESULTS:

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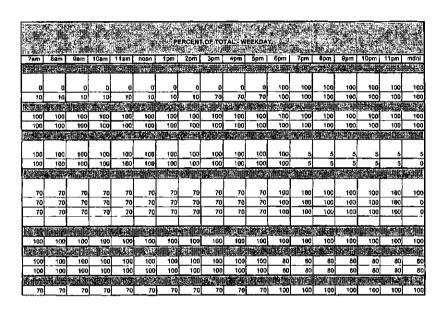
D reserved residential spaces provided g reserved hotel spaces provided

1448 additional spaces needed for commercial uses without parking requirement reduction approval

(before shared parking opportunity consideration)

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road

CREATOR: Tové White
DATE: July 24, 2007
DEVELOPMENT PHASE: 1



PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Toyé White
DATE: July 24, 2007

DEVELOPMENT PHASE:	ı

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

CREATOR: Tové White DATE: July 24, 2007 DEVELOPMENT PHASE: 1

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PROJECT:

Scottsdale Quarter

ADDRESS:

15101 North Scottsdale Road

CREATOR:

Tové White July 24, 2007

DATE: Ju
DEVELOPMENT PHASE II

PARKINGS PROVIDED DURING THIS !! U 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 st. (3.) Celculations assume 3% of retail (except grocery), restaurant and nightclub/bar traffic will be comprised of patrons travelling on tool, 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 barringhiclub traffic will be comprised of on-site office tenents, 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 online tenents, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands siteady satisfied with reserved spaces.

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indoor	2,500	sf gla	1 per 50 sf public area	50	6 PM, every	1.00	1,00	0.98	1,00	50	0.98	49
indoor	12,300	si gia	1 per 50 of public area	50	Shared	1.00	0.97	0.98	1.00	246	0.95	234
HOTEUR STA		400			Carrier Paris	<b>3</b> (2)	uli (4) il litter (4)	a salakan	100	Ø 20 €	Separate 1	100
guest rooms	ō	rooms	1 per guest room	1	Reserved,	1.00	1.00	1.00	1.00	0	1.00	0
auxiliary commi uses	0	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
OFFICE			<b>100</b>		7		100		16.116.16		34 P. S. C. C.	
business/professiona	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/professiona	152,007	st gfa	1 per 300 si gia	300	Shared	1.00	1.00	1.00	1.00	507	1.00	507
RESTAURANTS A	an public	A PROPERTY OF			7 T (100) (40) 74		A CONTROL OF	1000		n dermise.	机性物质液性	
Indoor	6,154	sf gfa	1 per 80 sf public area	80	6 PM, every	1.00	1.00	1.00	1.00	50	1.00	50
indoor	30,799	sf gfa	1 per 80 sf public area	80		1.00	0.97	0.98	1.00	250	0.95	238
outdoor	9,600	sf gfa	1 per 250 sf	250	Shared	1.00	0.97	0.98	1.00	38	0.95	36
	Ĺ		(minus first 250 al per patio)									ii
RESIDENTIAL STATE				tisdes XIII				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	AND TO	A SECTION	eta per de	Spillers.
multi-family	0	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
RETAILS			AMPANY APPRICA	AUPOLS H				11/1/23			Mark What C	
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	si gia	1 per 300 sf gfa	300	Shared	1.00	1.00	0.75	1,00	23	0.75	17
PUBLIC ASSEMBLY	LANGE CO.		ii in 34.0) in 1	10274	alle <b>tak</b> an seta	100	ration (Table)		2.00.00	w ii	A PROPERTY OF	PROFESION.
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 trequirement is calculated based on number of seats.

RESULTS:

2,608 = spaces required without shared parking based parking requirement reduction approval.

2:336 = spaces required on WEEKDAYS; it commercial spaces are share 10.4% reduction from code parking require

12 12 224 a spaces required on WEEKENDS, if commercial spaces are share 1147% (reduction) from code parking require

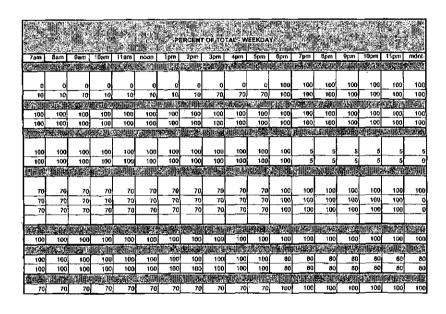
2608 Unadjusted Peak Parking Demand (before shared parking opportunity considerable

0 reserved residential spaces provided 0 reserved hotel spaces provided

2608 additional spaces needed for commercial uses without parking requirement reduction approval

PROJECT: Scollsdale 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

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PROJECT: Scottsdale Quarter

ADDRESS: 15101 North Scottsdale Road

CREATOR: Tové White
DATE: July 24, 2007
DEVELOPMENT PHASE: II

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PROJECT: Scottsdale Quarter
ADBRESS: 15101 North Scottsdale Road

CREATOR: Tové White
DATE: July 24, 2007
DEVELOPMENT PHASE: 11

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PROJECT: ADDRESS: Scottsdale Quarter 15101 North Scottsdale Road

CREATOR:

Tové White

DATE:

July 24, 2007

DEVELOPMENT PHASE: III (Full Build-Out Condition)

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 len petios, with an average per patio floor area of 1,200 st. (3.) Calculations essume 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 Kiertand 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 (enents, on-site multifamily unit residents, end/or on-site hotel guests, all of whom will have their parking domands already satisfied with reserved spaces. (5.) Calculations assume 80% of gracery 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

Mark College				Cyr. (IIII)		1.75	ADJUSTMENT	FACTORS	Bart.	PEAK	100	PEAK
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indoor	2,500	sf gfa	1 per 50 sf public area	50	6 PM, every	1.00	1.00	1.00	1.00	50	1.00	50
indoor	12,300	sf gfa	1 per 50 sf public area	50		1.00	0.94	0.90	1.00	246	0.84	207
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guest rooms	125	rooms	1 per guest room	1	Reservéd	1.00	1.00	1.00	1.00	125	1.00	125
auxiliary comml uses	34,000	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	. 1.00	1.00	85	1.00	85
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business/professiona	65,100	sf gla	t per 300 st gla	300	Reserved until 6 PM, weekdays	1,00	1.00	1.00	1.00	217	1,00	217
business/professiona	152,007	st gla	1 per 300 sf gfa	300	Shared	1.00	1,00	1.00	1.00	507	1.00	507
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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	ef 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	250	Shared	1.00	0.94	0.90	1.00	48	0.84	40
			(minus first 250 sf per patio)									
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multi-family	238	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	476	1.00	476
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grocery	5,770	sí gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	0.20	1.00	23	0.20	5
PUBLIC ASSEMBLY		4400	EIFX FORESHI	105/02/07	Alexandria	1 to 14 a	CFO CON	de la comp	Brack.			<b>X</b>
cinema	350	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	35	1.00	35

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

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 of 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 calcullated based on a different unit of measure, such as guest rooms, scals, or dwellings.

**※RESULTS:意識学** 

3,769 = spaces required without shared parking based parking requirement reduction approval.

3,188 = spaces required on WEEKDAYS, if commercial spaces are share 15.4% (reduction from code parking required.

17.7% reduction from code parking required on WEEKENDS, if commercial spaces are share 317.7% reduction from code parking required.

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

PROJECT: Scottsdale Quarter ADDRESS: 15101 North Scottsdale Road
CREATOR: Tové White
DATE: July 24, 2007
DEVELOPMENT PHASE: III (FULL BUILD OUT)

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)

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PROJECT: Scottsdale Quarter

ADDRESS: 15101 North Scottsdale Road

CREATOR: Tové White DATE: July 24, 2007

DEVELOPMENT PHASE: III (FULL BUILD OUT)

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SCOTTSDALE SHARED PARKING MODEL

PROJECT: Scottsdate Quarter

ADDRESS: 15101 North Scottsdale Road

CREATOR: Tové White DATE: July 24, 2007

DEVELOPMENT PHASE: HI (FULL BUILD OUT)

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