

Drainage Reports

Abbreviated Water & Sewer Need Reports

Water Study

Wastewater Study

Stormwater Waiver Application



January 5, 2017

Ms. Alexandra Schuchter
Diversified Partners, LLC
7500 East McDonald Drive
Scottsdale, Arizona 85250

✓

ACCEPTED
CITY OF SCOTTSDALE
TRANSPORTATION DEPARTMENT
TRANSPORTATION DEPARTMENT

DATE: January 30, 2017
DATE: _____

REVIEWER: Alan Ruck
REVIEWER: _____

RE: SEC Greenway Hayden Loop and Paradise Lane, Scottsdale, Arizona – Trip Generation Comparison

Dear Ms. Schuchter:

This letter outlines our findings regarding the trip generation for the development located at the southeast corner of the Greenway Hayden Loop and Paradise Lane intersection in Scottsdale, Arizona. This letter outlines our findings regarding the traffic generation of the current land use for a 16,813-square foot automobile restoration development. The analysis compares the trip generating potential of the existing zoning (I-1 Industrial Park), which would allow for industrial land use, to the trips generated by the current automobile restoration land use.

The trip generation rates published by the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition* were used to compare the trip generation characteristics of the land uses allowed under the existing I-1 zoning and the current land use. Under the existing zoning, the land use consists of 16,813 square feet of industrial park. The trip generation calculation for the existing zoning was determined using ITE Code 130 for Industrial Park. The trip generation characteristics under the existing zoning are summarized in **Table 1**.

Table 1 – Existing Zoning Trip Generation

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Industrial Park	130	16,813	SF	116	11	3	14	3	11	14
Total Trip Generation				116✓	11✓	3✓	14✓	3✓	11✓	14✓

Under the existing zoning, land uses are expected to generate 116 daily trips, with 14 trips occurring in the AM peak hour and 14 trips occurring in the PM peak hour.

The trips for the current land use were based on site specific traffic data collected at the site access locations on Thursday, December 15, 2016. The trip generation characteristics of the existing land use is summarized in **Table 2**. A copy of the traffic counts is attached.

1-ZN-2017
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Table 2 – Existing Land Use Trip Generation

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Auto Restoration	-	16,813	SF	113	10	1	11	3	4	7
Total Trip Generation - peak hour of generator					7	4	11	7	14	21

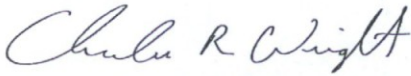
The existing development currently generates 113 daily trips, with 11 trips occurring in the AM peak hour and 7 trips occurring in the PM peak hour. The peak hour of generator had 11 trips occurring in AM and 21 trips occurring in PM.

The trip generation calculations indicate that on an average weekday there is no appreciable difference between the existing auto restoration land use and the existing industrial park zoning.

If you have any further questions please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Charles R. Wright, P.E.

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Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Thursday, December 15, 2016

City: Scottsdale

Project #: 16-1452-001

Location: Browns Classic Autos Driveway

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00	0	0			12:00	3	3		
00:15	0	0			12:15	2	2		
00:30	0	0			12:30	0	0		
00:45	0	0	0		12:45	0	5	1	6
01:00	0	0			13:00	0	0		
01:15	0	0			13:15	1	4		
01:30	0	0			13:30	1	0		
01:45	0	0	0		13:45	3	5	3	7
02:00	0	0			14:00	1	1		
02:15	0	0			14:15	1	2		
02:30	0	0			14:30	3	2		
02:45	0	0	0		14:45	3	8	1	6
03:00	0	0			15:00	4	2		
03:15	0	0			15:15	4	2		
03:30	0	0			15:30	3	2		
03:45	0	0	0		15:45	3	14	1	7
04:00	0	0			16:00	1	0		
04:15	0	0			16:15	1	2		
04:30	0	0			16:30	1	0		
04:45	0	0	0		16:45	1	4	1	3
05:00	0	0			17:00	0	0		
05:15	0	0			17:15	1	0		
05:30	0	0			17:30	0	1		
05:45	0	0	0		17:45	1	2	0	1
06:00	0	0			18:00	0	0		
06:15	0	0			18:15	0	2		
06:30	0	0			18:30	2	0		
06:45	1	1	1	1	18:45	0	2	0	2
07:00	0	0			19:00	0	0		
07:15	0	4			19:15	0	0		
07:30	0	2			19:30	0	0		
07:45	1	1	1	7	19:45	0	0	0	0
08:00	0	3			20:00	0	1		
08:15	0	1			20:15	1	0		
08:30	0	0			20:30	0	0		
08:45	0	0	0	4	20:45	0	1	0	1
09:00	0	1			21:00	0	0		
09:15	1	4			21:15	0	0		
09:30	2	2			21:30	0	0		
09:45	0	3	0	7	21:45	0	0	0	0
10:00	1	1			22:00	0	0		
10:15	1	2			22:15	0	0		
10:30	3	1			22:30	0	0		
10:45	0	5	0	4	22:45	0	0	0	0
11:00	1	1			23:00	0	0		
11:15	0	0			23:15	0	0		
11:30	0	1			23:30	0	0		
11:45	2	3	1	3	23:45	0	0	0	0
Total Vol.	13	26		39		41	33		74

GPS Coordinates: 33.632402, -111.908097

				Daily Totals			
				NB	SB	EB	WB Combined
				54	59		113
AM				PM			
Split %	33.3%	66.7%	34.5%	55.4%	44.6%		65.5%
Peak Hour	11:30	07:15	11:30	14:30	13:15		14:30
Volume	7	10	14	14	8		21
P.H.F.	0.58	0.63	0.58	0.88	0.50		0.88