Drainage Reports

Abbreveated Water & Sewer Need Reports

Water Study

Wastewater Study

Stormwater Waiver Application



J2 Engineering and Environmental Design, LLC 4649 E. Cotton Gin Loop

Suite B2

Phoenix, Arizona 85040 Phone: 602.438.2221

October 18, 2017

Fax: 602.438.2225

To:

The Bell Group LLC

c/o George H. Bell

From:

Jamie Blakeman, PE, PTOE

Job Number:

17.1033.001

RE:

Storage @ Shea LLC

**Traffic Impact & Mitigation Analysis** 

Location:

Approx. 300' east of 116th St. south of Shea Blvd.

JAMIE ANN K.
BLAKEMAN

Date:

EXPIRES 6.30.19

### INTRODUCTION

J2 Engineering and Environmental Design (J2) has prepared a Traffic Impact and Mitigation Analysis for the proposed Shea Self Storage development, located approximately 300 feet east of 116<sup>th</sup> Street south of Shea Boulevard, in Scottsdale, Arizona. See **Figure 1** for a vicinity map.

The proposed development will be comprised of an approximately 105,864 square foot (SF) building with

a net leasable area of 79,398 SF intended for 700 storage units. See Attachment A and Figure 2 for the site map.

The objective of this Traffic Impact and Mitigation Analysis is to analyze the traffic related impacts of the proposed development to the adjacent roadway network.



Figure 1- Vicinity Map



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#### **EXISTING CONDITIONS**

This parcel is currently undeveloped land, and is currently zoned for S-R developments. Shea Boulevard borders the property to the north. Directly east of the property is a residential community. The main buildings for the Mirage Crossing Office Condominiums, an office and residential development, are located west of 116<sup>th</sup> Street. A parking lot also serving the Mirage Crossing Office Condominiums is located to the east of 116<sup>th</sup> Street just west of the proposed Shea Self Storage. Immediately south of the proposed development is currently undeveloped land.

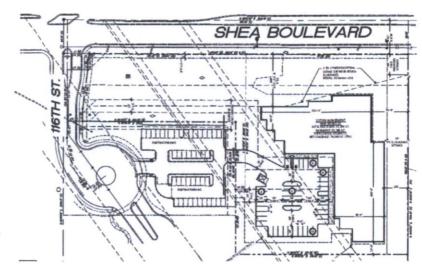


Figure 2- Site Map

## STUDY ROADWAY SEGMENTS

Shea Boulevard is an east-west roadway within the vicinity of the proposed development. Shea Boulevard provides three (3) lanes for each direction of travel, with a raised center median. At the intersection with 116<sup>th</sup> Street, Shea Boulevard provides dedicated left and right turn lanes for both directions of travel. The access at the intersection is limited to left-in, right-in and right-out. The 2014 Average Daily Traffic (ADT) volume along Shea Boulevard from Frank Lloyd Wright Boulevard/114<sup>th</sup> Street to 124<sup>th</sup> Street is 39,000 vehicles per day. The 2016 City of Scottsdale *Transportation Master Plan* categorizes Shea Boulevard as a major arterial. There is a posted speed limit of 50 mph within the vicinity area.

Frank Lloyd Wright Boulevard/114<sup>th</sup> Street is a north-south roadway within the vicinity of the proposed development. North of Shea Boulevard, Frank Lloyd Wright Boulevard provides two (2) lanes for each direction of travel, with a raised center median. South of Shea Boulevard, 114<sup>th</sup> Street provides one (1) lane for each direction of travel with a two-way left turn lane. The 2014 Average Daily Traffic (ADT) volume along Frank Lloyd Wright Boulevard from Shea Boulevard to Via Linda is 21,500 vehicles per day, 114<sup>th</sup> Street between Shea Boulevard and Mountain View Road is 3,000 vehicles per day. The 2016 City of Scottsdale *Transportation Master Plan* categorizes Frank Lloyd Wright Boulevard as a minor arterial, with 114<sup>th</sup> Street classified as a minor collector. There is a posted speed limit of 40 mph north of Shea Boulevard, and 30 mph south of Shea Boulevard.



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**116**<sup>th</sup> **Street** is a north-south roadway within the vicinity of the proposed development. 116<sup>th</sup> Street provides one (1) lane for each direction of travel. There is a posted speed limit of 25 mph.

### PROPOSED DEVELOPMENT

The proposed Shea Self Storage development will include one two-story building, with a basement. The site will be located approximately 300 feet east of 116<sup>th</sup> Street south of Shea Boulevard, in Scottsdale, Arizona.

The proposed site plan indicates that this development will have one (1) access point. The single access driveway will connect through the existing Mirage Crossing Office Condominiums parking lot.

## TRIP GENERATION (EXISTING ZONING)

The existing parcel is currently zoned for S-R land uses. The trip generation for the existing S-R zoning was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual*,  $9^{th}$  *Edition*. This publication is considered the standard for the transportation engineering profession. The ITE trip generation rates and equations are based on studies that measured the trip generation characteristics for various types of land uses. The rates and equations are expressed in terms of trips per unit of land use type.

According to the City of Scottsdale Code of Ordinances, the S-R Service Residential zoning is intended primarily to provide offices of a residential scale and character to serve nearby neighborhoods; and secondarily, to offer medium density residential land uses. Therefore an office building was assumed on this site for the S-R zoning.

As shown on the site plan, the net site area is 165,029 SF. It is reasonable to assume a development with a floor area ratio (FAR) of 0.50 on this site. Therefore, an 82,515 SF office building (S-R zoning) was assumed. The trip generation was calculated utilizing the ITE Land Use 710 General Office Building. See **Table 1** below. See **Attachment B** for detailed trip generation calculations.

Table 1 – Trip Generation for S-R Land Use (82,515 SF Office)

Land Use	ITE Code	Qty	Unit	Weekday	AM	Peak H	our	PM	l Peak H	our
Lailu Ose	TIE Code	Qty	Offic	Total	Total	In	Out	Total	In	Out
General Office Building	710	82.5	1000 SF GFA	910	129	113	15	123	21	102



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Another land use allowed under S-R zoning is a day care center. The Tutor Time of Scottsdale located at 11350 E. Via Linda less than a mile northwest of the proposed site is a 10,000 SF building, and The Goddard Preschool located at 13940 N. Frank Lloyd Wright Boulevard less than three miles northwest of the proposed site is a 7,500 SF building. Therefore, as a conservative estimate, a 10,000 SF day care center was assumed. The trip generation was calculated utilizing the ITE Land Use 565 Day Care Center. See **Table 2** below. See **Attachment B** for detailed trip generation calculations.

Table 2 – Trip Generation for S-R Land Use (10,000 SF Day Care Center)

Land Use	ITE Code	Qty	Unit	Weekday	AM	Peak H	our	PM	l Peak H	our
Latid Ose	TTE Code	Qty	Offic	Total	Total	In	Out	Total	In	Out
Day Care Center	565	10	1000 SF GFA	741	122	65	57	123	58	65

A charter school is a potential land use under S-R zoning. Student enrollment for some of nearby charter schools located in the City of Scottsdale range between 400 to 1,400 students. BASIS Scottsdale, located approximately 1½ miles east of the proposed development, is an approximate 70,377 SF school, with an estimated student enrollment of approximately 1,100 students. Mission Montessori Academy is located  $1^2/_3$  mile east of the proposed development with an approximate enrollment of 270 students.

Taking the average between the two nearby charter schools, a charter school with an enrollment of 685 students was assumed. Due to the assumed similar operations, trip generation for a charter school was calculated utilizing the ITE Lane Use 536 Private School (K-12). See **Table 3** below. See **Attachment B** for detailed trip generation calculations.

Table 3 – Trip Generation for S-R Land Use (635 Student Charter School)

Land Use	ITE Code	Qty	Unit	Weekday	AN	1 Peak H	our	PN	1 Peak Ho	our
Land USE	TTE Code	Qty	Offic	Total	Total	In	Out	Total	In	Out
Charter School	536	685	Students	1,699	555	338	216	116	49	68

### TRIP GENERATION (PROPOSED ZONING)

It has been requested that the parcel be rezoned from S-R zoning to C-1 zoning. According to the City of Scottsdale Code of Ordinances, the C-1 Neighborhood Commercial zoning is intended to provide a center for convenience shopping and services for nearby neighborhoods. The district provides for small business retail and service establishments which supply commodities and services to meet the daily needs of the community.

For the purposes of this report, the trip generations for two different C-1 land uses were calculated, first for a fast-food restaurant with a drive-through window, and second for a shopping center.



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The fast-food restaurant with a drive-through window was assumed to be 3,000 SF, which is a typical size for this type of use. The trip generation was calculated utilizing the ITE Land Use 934 Fast-Food Restaurant with Drive-Through Window. See **Table 4** below. See **Attachment B** for detailed trip generation calculations.

Table 4 – Trip Generation for C-1 Land Use (3,000 SF Fast-Food w/Drive-Thru)

Land Use	ITE Code	Qty	Unit	Weekday	AM	l Peak H	our	PN	1 Peak H	our
Land Ose	Tire code	Qty	Offic	Total	Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through Window	934	3	1000 SF GFA	1,488	136	69	67	98	51	47

An 82,515 SF shopping center was assumed utilizing a reasonable FAR of 0.50. The trip generation was calculated utilizing the ITE Land Use 820 Shopping Center. See **Table 5** below. See **Attachment B** for detailed trip generation calculations.

Table 5 – Trip Generation for C-1 Land Use (82,515 SF Shopping Center)

Land Use	ITE Code	Qty	Unit	Weekday	AM	Peak H	our	PN	1 Peak H	our
Land Ose	THE Code	Qty	Onit	Total	Total	In	Out	Total	In	Out
Shopping Center	820	82.5	1000 SF GFA	3,523	79	49	30	306	147	159

## TRIP GENERATION (PROPOSED DEVELOPMENT)

The proposed self storage development will be comprised of a 105,864 SF building with a net rentable area (NRA) of 79,398 SF intended for 700 storage units. See **Figure 2** for the site map. The proposed trip generation was calculated utilizing the ITE Land Use 151 Mini-Warehouse. See **Table 6** below. See **Attachment B** for detailed trip generation calculations.

Table 6 – Trip Generation for the Proposed Development (105,864 SF GLA/79,398 SF NRA Self Storage)

Land Use	ITE Code	Qty	Unit	Weekday	AM	Peak H	our	PM	l Peak H	our
Land Ose	TIE Code	Qty	Offic	Total	Total	In	Out	Total	In	Out
Mini-Warehouse	151	79.4	1000 SF NRA	131	9	5	4	15	8	7
			Total	131	9	5	4	15	8	7



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#### TRIP GENERATION COMPARISON

The trips generated by an 82,515 SF office building, a 10,000 SF day care center, and a charter school with an enrollment of 685 students under the existing S-R zoning were compared. The charter school generated more trips than the office building or the day care center.

For the proposed C-1 zoning, the trips generated by a 3,000 SF fast-food restaurant with drive-through window, and a 82,515 SF shopping development were compared. While the fast-food restaurant generated more AM peak hour trips, the shopping center generates more daily and PM peak hour trips. Therefore, the trips generated by a charter school with 685 students (existing S-R zoning) and an 82,515 SF shopping center (proposed C-1 zoning) were compared and are shown in **Table 7**.

Table 7 - Trip Generation Comparison
Existing S-R Zoning (Charter School) vs. Proposed C-1 Zoning (Shopping Center)

Land Use	ITE Code	04.	Unit	Weekday	AN	1 Peak H	our	PM	Peak H	our
Land Use	TIE Code	Qty	Unit	Total	Total	In	Out	Total	In	Out
Existing S-R Zoning (Charter School)	536	685	Students	1,699	555	338	216	116	49	68
Proposed C-1 (Shopping Center)	820	82.5	1000 SF GFA	3,523	79	49	30	306	147	159
<b>的主张(1),在2),是是1925年1000年10</b> 00年1000年1			Difference	1,825	-476	-289	-186	190	98	92

Selecting the higher trip generator of the two existing zoning land uses and comparing it to the higher trip generator of the three proposed zoning land uses results in the proposed zoning land uses to potentially generate 1,825 additional daily trips, 476 fewer AM peak hour trips, and 190 additional PM peak hour trips.

### **SUMMARY**

The proposed development of the Shea Self Storage consists of a 105,864 SF building with a NRA of 79,398 SF intended for 700 storage units. Shea Self Storage will be located approximately 300' east of 116<sup>th</sup> Street south of Shea Boulevard, in Scottsdale, Arizona. The proposed development is anticipated to generate a total of 131 weekday trips, with 9 and 15 trips occurring during the AM and PM peak hours, respectively.

## Existing S-R Zoning

The trip generation for three potential S-R land uses was calculated and included an 82,515 SF office, a 10,000 SF day care center, and a charter school with an enrollment of 685 students. A charter school generated the most trips with 1,699 weekday, 405 AM peak, and 85 PM peak hour trips.

## Proposed C-1 Zoning

The trip generation for two potential C-1 land uses was calculated and included a 3,000 SF fast-food restaurant with drive-through window and an 82,515 SF shopping center. While the fast-food restaurant



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generated more AM peak hour trips, the shopping center generated more daily and PM peak hour trips. The shopping center generated 3,523 weekday trips, and 79 and 306 trips during the AM and PM peak hours, respectively.

The six trip generation comparison calculations are shown in **Table 8**. The proposed self storage development generates far fewer trips than the existing S-R zoning for a potential office, a day care center or a charter school land use. Additionally, the proposed site generates far fewer trips than the proposed C-1 zoning for a potential fast-food restaurant with drive-through window or a shopping center. The proposed C-1 zoning has the potential to generate more weekday daily trips, however fewer AM and PM peak hour trips, with the exception of the PM peak hour trips for a shopping center.

**Table 8 - Trip Generation Calculation Summary** 

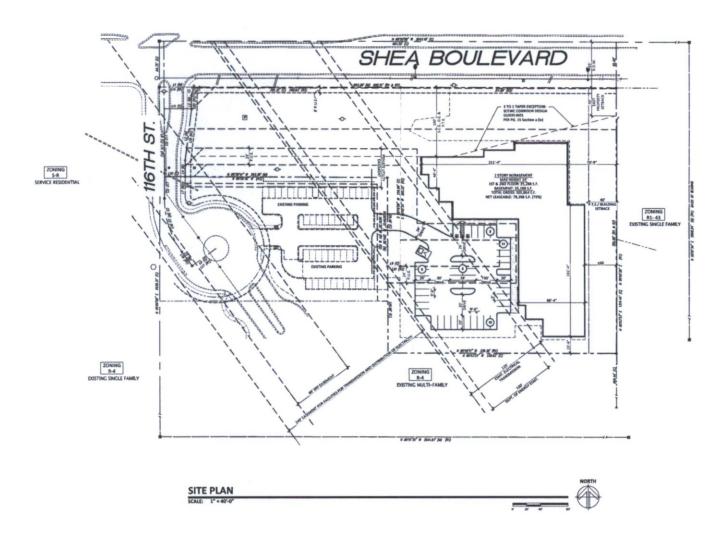
	Land Use	ITE Code	Qty	Unit	Weekday	AN	1 Peak H	our	PN	Peak H	our
	Land USE	ITE Code	Qty	Unit	Total	Total	In	Out	Total	In	Out
	Office	710	82.5	1000 SF GFA	910	129	113	15	123	21	102
Existing S-R Zoning	Day Care Center	565	10	1000 SF GFA	741	122	65	57	123	58	65
	Private School (K-12)	536	685	Students	1,699	555	338	216	116	49	68
Proposed C-1	Fast-Food w/Drive-Thru	934	3	1000 SF GFA	1,488	136	69	67	98	51	47
Zoning	Shopping Center	820	82.5	1000 SF GFA	3,523	79	49	30	306	147	159
Proposed Development	Self Storage	151	79	1000 SF NRA	131	9	5	4	15	8	7

The location of the proposed site provides direct access to Shea Boulevard through the use of 116<sup>th</sup> Street. The 2014 ADT along Shea Boulevard from Frank Lloyd Wright Boulevard/114<sup>th</sup> Street to 124<sup>th</sup> Street was 39,000 vehicles per day. It is assumed that all trips for the proposed Shea Self Storage development will access the site via Shea Boulevard. Therefore, the weekday volume along Shea Boulevard will increase by 131 vehicles per day. This is an approximate increase of 0.34% in the average weekday traffic volume along Shea Boulevard. Therefore, the proposed Shea Self Storage development will have minimal impacts to the traffic operations along the surrounding roadway network.



# Attachment A Proposed Site Plan





#### PROJECT DIRECTORY

DEVELOPER: THE BELL GROUP, LLC 18061 N. 99TH STREET SCOTTSDALE, ARIZONA 85255 CONTACT: GEORGE H. BELL PHONE: (480) 538-5474 E-MAIL: ghbell@landrd.com

ARCHITECT:

ARCHITECT:
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2233 EAST THOMAS ROAD
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### SITE DATA

EXISTING ZONING: SR REZONE TO C-1 4.60 ACRES (200,492 S.F.) 3.78 ACRES (165,029 S.F.) GROSS SITE AREA: NET SITE AREA:

PROPOSED USE: MAX BUILDING HEIGHT: INTERNALIZED COMMUNITY STORAGE 24 FEET

**BUILDING AREA (2-STORY W/BSMT.):** 

SITE COVERAGE: FAR (0.8 MAX):

70,576 S.F. PROVIDED

OPEN SPACE/LANDSCAPE (104,463 S.F.) 63%

TOTAL PARKING REQUIRED:

STORAGE (105,864 S.F.)
INTERNALIZED COMMUNITY STORAGE @ 1/2500 = 43 SPACES

TOTAL PARKING PROVIDED: 43 SPACES 2 SPACES 2 SPACES ACCESSIBLE SPACES REQUIRED: ACCESSIBLE SPACES PROVIDED:

43 SPACES

STORAGE AT SHEA (CONCEPTUAL)

SEC 116TH STREET AND SHEA BOULEVARD SCOTTSDALE,AZ DATE: 06-14-2017 (PRELIMINARY)







## Attachment B Trip Generation



Average Size

Self Storage - Net Rentable Area

Land Use	ITE Code	Qty	Unit	We	ekday		AM Peak	Hour		PM Pea	k Hour			Weekday		A	M Peak Ho	ur	P	M Peak Ho	ur	
Land Ose	ITE Code	Lity	Unit	Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	1
Mini-Warehouse	151	79.4	1000 SF NRA	1.65	50%	50%	0.11	52%	48%	0.19	53%	47%	131	66	65	9	5	4	15	8	7	A
Mini-Warehouse	151	79.4	1000 SF NRA	1.19	50%	50%	0.04	52%	48%	0.11	53%	47%	94	47	47	3	2	1	9	5	4	мі
Mini-Warehouse	151	79.4	1000 SF NRA	2.17	50%	50%	0.19	52%	48%	0.64	53%	47%	172	86	86	15	8	7	51	27	24	Ma
Land Use	ITE Code	Qty	Unit	We	ekday	-	AM Peak	Hour	SHE HE SHE	PM Pea	k Hour	Sell Substitute		Weekday		A	M Peak Ho	ur	P	M Peak Ho	ur	1
Land Use	TIE Code	Hity	Unit	Equation	% in	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Mini-Warehouse	151	79.4	1000 SF NRA	N/A	N/A	N/A	T-0.14(X) - 2.06	52%	48%	N/A	N/A	N/A	N/A	N/A	N/A	9	5	4	N/A	N/A	N/A	Eq
	-	1 10 1						District of the last			-		-	-	-	-	On the last	-	-	-		_
		ndard Devi		1.34	2000		0.34	1100000		0.45	STREET, STREET,											4
Mini-Warehouse	Nur	mber of Stu	udies	4	Marie Control		7	23 3 2 5 5 6		7	STATE OF THE											4
	1	Average Siz	re .	114	Constitution in		85	BECOME DE		85	STATE OF THE PARTY.											4

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

S-R Zoning Use

eneral Office Building																						
Land Use	ITE Code	Qty	Unit	Weekda	av A		AM Peak I	lour	STATE OF THE PARTY.	PM Peak	Hour	NAME OF TAXABLE	THE REAL PROPERTY.	Weekday	THE REAL PROPERTY.	A CONTRACTOR	M Peak Ho	ur	P	PM Peak Ho	ur	
Land Use	IIE Code	Lity	Dhit	Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office Building	710	82.5	1000 SF GFA	11.03	50%	50%	1.56	88%	12%	1.49	17%	83%	910	455	455	129	113	15	123	21	102	Av
General Office Building	710	82.5	1000 SF GFA	3.58	50%	50%	0.6	88%	12%	0.49	17%	83%	295	148	148	50	44	6	40	7	34	Min
General Office Building	710	82.5	1000 SF GFA	28.80	50%	50%	5.98	88%	12%	6.39	17%	83%	2,376	1188	1188	493	434	59	527	90	438	Max
TO BOOK A PARTY OF THE REAL PROPERTY.	me en de	04	Unit	Weekda	ay .		AM Peak	lour		PM Peak	Hour	S IN SHE	NAME OF THE OWNER, OWNE	Weekday		A	M Peak Ho	ur	P	M Peak Ho	ur	
Land Use	ITE Code	Qty	Unit	Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office Building	710	82.5	1000 SF GFA	Ln(T)=0.76Ln(X)+3.68	50%	50%	Ln(T)=0.80Ln(X)+1.57	88%	12%	T=1.12(X)+78.45	17%	83%	1,134	567	567	164	144	20	171	29	142	Equ
	Star	dard Devi	ation	6.15			1.4	E-100	10000	1.37		Orogonali				0.000.000	150/450/6	/Sideon Control	ON INCOME	MA COURT	leskille a	
General Office Building		nber of Stu		79	TO NO.		218	DE SINE		236	SPE 12.											4
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Land Use	ITE Code	Qty	Unit	Week	day		AM Pe	ak Hour		PM Peal	Hour			Weekday		1	M Peak Ho	ur	P	PM Peak Ho	ur	
Land Use	IIE Code	City	Onic	Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Day Care Center	565	10	1000 SF GFA	74.06	50%	50%	12.18	53%	47%	12.34	47%	53%	741	370	370	122	65	57	123	58	65	1
Day Care Center	565	10	1000 SF GFA	35	50%	50%	4.43	53%	47%	2.66	47%	53%	350	175	175	44	23	21	27	13	14	M
Day Care Center	565	10	1000 SF GFA	126.07	50%	50%	34.92	53%	47%	33,66	47%	53%	1,261	630	630	349	185	164	337	158	178	N
Land Use	ITE Code	Qty	Unit	Week	day		AM Pe	ak Hour		PM Peai	Hour	SERVICE SIL	1200	Weekday	AKE WIT	1	M Peak Ho	ur	P	PM Peak Ho	ur	
Land Use	IIE Code	Uty	Unit	Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Day Care Center	565	10	1000 SF GLA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E
	Star	dard Devi	iation	24.53			6.4	DESCRIPTION OF THE PERSON OF T		6.93												8
Day Care Center	Nur	nber of St	udies	7	THE PERSON		67	The state of		68	Marine Line											

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4-Fast-Food Restaurant with Drive-Through Window	The same				-							300								C. Yes		
Land Use	ITE Code	Qtv	Unit	We	ekday		AM Pe	ak Hour	ANUMEN .	PM Pea	k Hour	GO CARLES ON	HIS COLUMN	Weekday	THE PERSON	A	M Peak Ho	ur	P	M Peak Ho	ur	1
Land Use	HE Code	Qty	Unit	Rate	% In	% Out	Rate	% In-	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Fast-Food Restaurant with Drive-Through Window	934	3	1000 SF GFA	496.12	50%	50%	45.42	51%	49%	32.65	52%	48%	1,488	744	744	136	69	67	98	51	47	Avera
ast-Food Restaurant with Drive-Through Window	934	3	1000 SF GFA	195.98	50%	50%	1.02	51%	49%	7.96	52%	48%	588	294	294	3	2	1	24	12	11	Minim
ast-Food Restaurant with Drive-Through Window	934	3	1000 SF GFA	1132.92	50%	50%	163.33	51%	49%	117.15	52%	48%	3,399	1699	1699	490	250	240	351	183	169	Maxim
Land Use	ITE Code	Qty	Unit	We	ekday		AM Pe	ak Hour		PM Pea	k Hour			Weekday		A	M Peak Ho	ur	P	M Peak Ho	ur	
	IIE Code		Unit	Equation	% In	% Out	Equation	% In	% Out	Equation	% in	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
ast-Food Restaurant with Drive-Through Window	934	3	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equat
Fast-Food Restaurant with Drive-Through Window	Standard Deviation		ation	242,52	1		28.63			19.73	\$200 E											4
	Nun	nber of St	udies	21	1255720		75	ST THE PARTY NAMED IN	372.53	132												4
	A	verage Si	te	3	12 1 12 1	15.51 NO.	4	September 1		3	600 S											4

Shopping Center																						4
Land Use	ITE Code	Qtv	Unit	Weekda	ly		AM Peak	Hour		PM Peak	Hour			Weekday			M Peak Ho	ur	P	M Peak Ho	ur	
Land Use	IIE Code	Lity	Unit	Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Shopping Center	820	82.5	1000 SF GFA	42.7	50%	50%	0.96	62%	38%	3.71	48%	52%	3,523	1762	1762	79	49	30	306	147	159	Av
Shopping Center	820	82.5	1000 SF GFA	12.5	50%	50%	0.1	62%	38%	0.68	48%	52%	1,031	516	516	8	5	3	56	27	29	Mi
Shopping Center	820	82.5	1000 SF GFA	270.89	50%	50%	9.05	62%	38%	29.27	48%	52%	22,352	11176	11176	747	463	284	2,415	1159	1256	Ma
The state of the s	ITE Code	Qtv	Unit	Weekda	Weekday		AM Peak	Hour		PM Peak	Hour	232 THE		Weekday		AM Peak Hour			P	M Peak Ho	ur	
Land Use	IIE Code	Lity	Unit	Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	ln .	Out	Total	In	Out	Total	In	Out	
Shopping Center	820	82.5	1000 SF GFA	Ln(T)=0.65Ln(X)+5.83	50%	50%	Ln(T)=0.61Ln(X)+2.24	62%	38%	Ln(T)=0.67Ln(X)+3.31	48%	52%	5,994	2,997	2,997	139	86	53	527	253	274	Eq
	Standard Deviation		ation	21.25	THE PARTY		1.31	100000		2.74												4
Shopping Center	Nur	nber of St	udies	302			104	-		426	Establish .											4
	1	Average Si	ze	331	DESCRIPTION OF REAL PROPERTY.		310	100000000		376	PRINTERS.											4

	ITE Code	Qty	Unit	Weekday*			AM Peak	Hour		PM Pea	k Hour			Weekday		A	M Peak Ho	ur	P	M Peak Ho	ar	
Land Use	IIE Code	Qty	Unit	Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Private School (K-8)	534	70	1000 SF GLA	15.43	50%	50%	11.59	55%	45%	6.53	49%	51%	1,080	540	540	811	446	365	457	224	233	
Private School (K-8)	534	70	1000 SF GLA	4.69	50%	50%	6.92	55%	45%	4.17	49%	51%	328	164	164	484	266	218	292	143	149	
Private School (K-8)	534	70	1000 SF GLA	30.15	50%	50%	20.65	55%	45%	9	49%	51%	2,111	1055	1055	1,446	795	650	630	309	321	
a series and the series of the	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Pea	PM Peak Hour			Weekday		A	M Peak Ho	ur	PM Peak Hour			
Land Use	IIE Code	CITY	Unit	Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Private School (K-8)	534	70	1000 SF GLA	N/A	N/A	N/A	T=9.23(X)+58.83	55%	45%	N/A	N/A	N/A	N/A	N/A	N/A	705	388	317	N/A	N/A	N/A	

CALL TO A SECURE AND A SECURE A	GLA		The state of the s			 					
									7.10		
	Standard Deviation	N/A	5.53		2.74						
Private School (K-8)	Number of Studies	N/A	4	SALES OF SALES	3						
	Average Size	N/A	25		28						

#### \*Weekday rate from Lane Use 520 Elementary School used for for Weekday calculations

G-Private School (K-12)	To had	To all			No. of Contract of	1000		-			4		The Party	The same	-		18.00		STATE OF THE PARTY		100	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak	PM Peak Hour					1	M Peak Ho	ur	PM Peak Hour			
Land Use	IIE Code	Lity	Unit	Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Private School (K-12)	536	685	Students	2.48	50%	50%	0.81	61%	39%	0.17	42%	58%	1,699	849	849	555	338	216	116	49	68	Ave
Private School (K-12)	536	685	Students	1.74	50%	50%	0.52	61%	39%	0.13	42%	58%	1,192	596	596	356	217	139	89	37	52	Mín
Private School (K-12)	536	685	Students	3.12	50%	50%	0.96	61%	39%	0.13	42%	58%	2,137	1069	1069	658	401	256	89	37	52	Max
Land Use	ITE Code	Qty	Unit	Weekday			AM Peal	Hour	A SECURITION OF	PM Peak	Hour	TAX NO.		Weekday		THE REAL PROPERTY.	M Peak Ho	ur	P	M Peak Ho	ur	
	IIE Code		Unit	Equation	% In	% Out	Equation	% in	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Private School (K-12)	536	685	Students	N/A	0.5	0.5	T=0.77(X)+19.92	61%	39%	T=0.43(X)+79.59	0.42	0.58	N/A	N/A	N/A	620	378	242	413.15	174	239.15	Equ
																						_
Standard Dev		dard Devi	ation	•	1 (2)		0.91	B. 1200		0.77	THE REAL PROPERTY.											4
Private School (K-12)	Nun	nber of St	udies	2	Taking.		5	1 TO 1 TO 1		4	STAR V											
	-	verage Si	te	537	Section 1		460	BURNE		506	135 BH											