



Archaeological Resources
Airport Vicinity Development Checklist
Parking Study
Trip Generation Comparison
Parking Master Plan

TRAFFIC IMPACT ANALYSIS SUMMARY
Acoya Shea Senior Living
Southwest Corner of 74th Street and Shea Boulevard
6-ZN-2020

Summary Prepared by Doug Ostler, COS Traffic Engineering
Traffic Impact Study Prepared by Jamie Blakeman, Lokahi
Traffic Impact Study Status: Accepted

Existing Conditions:

Site Location – Southwest Corner of 74th Street and Shea Boulevard

Existing Development – Site is currently a combined car wash, gasoline station, and quick lube oil service station.

Street Classifications –

- Shea Boulevard is a major arterial street. West of 74th Street and adjacent to the site, Shea Boulevard is considered urban; suburban east of 74th Street
- 74th Street is classified as a Major Collector Urban within the vicinity of the site.

Existing Street Conditions –

- The 74th Street and Shea Boulevard intersection is signalized. There are exclusive left turn lanes on all approaches with permitted and protected phasing.
- 74th Street has two (2) lanes plus a bicycle lane in each direction with a two-way left turn lane. 74th Street, in combination with Gold Dust Avenue, Mescal Street and 70th Street form a by-pass loop around the intersection of Scottsdale Road and Shea Boulevard.
- Shea Boulevard has three (3) lanes in each direction and a raised center median.

Existing Volumes –

- There are 41,200 daily vehicles on Shea Boulevard between Scottsdale Road and Hayden Road.
- There are 2,870 daily vehicles on 74th Street.

Existing Speed Limits –

- Shea Boulevard has a 40 mph speed limit within the area.
- 74th Street has a 35 mph speed limit within the area.

Collision Information –

- Collision information given was not included or discussed within traffic study
- The intersection of 74th Street & Shea Boulevard experienced 40 collisions between 2017 through 2019.
- Shea Boulevard collisions reviewed included 26 collisions between 2017 through 2019. These collisions were on Shea Boulevard between 100 feet east of Scottsdale Road and 100 feet west of Miller Road and excluding collisions within 100 feet of 74th Street.
- Segment collisions reviewed on 74th Street, included 3 collisions between 2017 through 2019. No collisions were recorded on Gold Dust Avenue or Mescal Street (which join 74th Street) greater than 100 feet east of Scottsdale Road.

Proposed Development:

Description - The proposed development plan consists of a senior living/assisted living facility within a four-floor building. 137 residential units are planned for assisted living/independent living, 24 memory care units and amenities intended primarily for residents.

Site Access – A surface lot likely used for guests is accessed by a north-south shared private drive on the west side of the site near Scottsdale Road. An underground parking lot is accessed via ramp connecting to an east-west private drive south of the site near 74th Street roughly in the same location as an existing driveway. A drop-off/pick-up bay is located on the south side of the site towards the west. The north-south shared private drive on the west side of the site provides a right-in/right-out access with Shea Boulevard. The east-west private drive immediately south of the site provides full access to 74th Street. Both private drives allow cross access to/from the site and four (4) other buildings in the area.

		AM Peak Hour					

Traffic Analysis:

[Not required for this study]

Summary:

A Traffic Impact and Mitigation Analysis (TIMA) was submitted for the proposed redevelopment. Transportation staff has not accepted the analysis. The trip generation projections and comparison are unrealistic, and some issues with the site plan.

The approval of the proposed development will result in an estimated 747 daily trips generated per day to and from the project site. The development is estimated to generate 70 a.m. peak hour trips, and 86 p.m. peak hour trips. This represents a decrease of 718 daily trips over the existing Genie Carwash Oil Change & Auto Repair as estimated by the TIMA.

Comments/Concerns:

- Proposed driveway on west side preferred to be shifted to align with opposing driveway.
- Sidewalk adjacent to 74th Street should be 8' wide and detached.



To: Cary Molash
Ryan Companies

From: Shelly Sorenson, PE, PTOE

Job Number: 20.5094.001

RE: Acoya Shea Senior Living
Traffic Statement

Date: June 30, 2020



INTRODUCTION

Lokahi, LLC (Lokahi) has prepared a Traffic Statement for the proposed Acoya Shea Senior Living development, located on the southwest corner of Shea Boulevard and 74th Street in Scottsdale, Arizona. See **Figure 1** for the vicinity map.



Figure 1 - Vicinity Map

The proposed site will be comprised of a total of 161 residential units, of which, there will be 137 assisted living or independent living units and 24 memory care units. Additionally, retail amenities will be exclusively provided for resident use. The proposed development will contain four (4) levels totaling approximately 178,267 square feet (SF) of residential use. Additionally, a 46,801 square feet garage will be located on-site. The gross building area is 225,068 square feet. See **Attachment A** and **Figure 2** for the site plan.





The objective of this Traffic Statement is to analyze the proposed development’s traffic related impacts to the adjacent roadway network as well as evaluate shared use driveway access.

EXISTING CONDITIONS

The approximate 2.55-acre site is currently developed land and comprised of one (1) parcel. The site is currently zoned as Central Business (C-2). This zoning accommodates shopping and service needs for multiple neighborhoods. The existing development functions as a quick lubrication vehicle shop, automobile wash, and automobile detailing center. See **Attachment B** for Maricopa County Assessor’s parcel information.

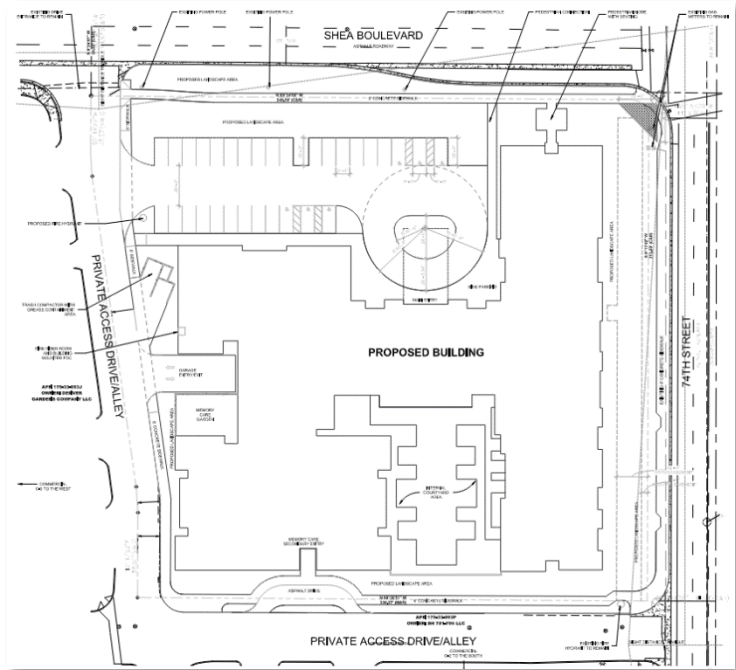


Figure 2 – Site Plan

Shea Boulevard, bordering the proposed development to the north, runs east-west and provides three (3) through lanes for each direction of travel, with a raised landscaped median. There is a posted speed limit of 40 miles per hour (mph), within the vicinity area. The City of Scottsdale classifies Shea Boulevard as an urban major arterial, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. The City of Scottsdale’s *2018 Average Daily Segment Traffic Volumes* map reports an ADT of 41,200 vehicles per day, between Scottsdale Road and Hayden Road.

74th Street generally runs north-south and provides two (2) through lanes for each direction of travel, with a center two-way left turn lane (TWLTL) and intermittent raised landscaped median. There is a posted speed limit of 35 mph. The City of Scottsdale classifies 74th Street as an urban major collector, within the study area, according to the *City of Scottsdale Master Transportation Plan*, dated July 5, 2016.

PROPOSED DEVELOPMENT

The proposed development will consist of 161 residential units. Of the 161 total units, there will be 137 assisted living or independent living units and 24 memory care units. In addition to the residential units, retail amenities will be provided for resident use and will not be open to the general public. The proposed development will contain four (4) levels totaling approximately





178,267 square feet (SF) of residential use. Additionally, a 46,801 square feet garage will be located on-site. The gross building area is 225,068 square feet.

There are three (3) proposed access points to the Acoya Shea Senior Living development. Utilizing the existing internal roadway network, all three ingress/egress points into the proposed development can be accessed by Shea Boulevard and 74th Street.

The surface parking will primarily be used for visitor parking. The access point to the parking lot is located on the northwest corner of the parcel, approximately 80' south of Shea Boulevard.

The underground parking will primarily be used for the residents and staff. The access point to the underground parking is located on the west side of the parcel, approximately 250' south of Shea Boulevard.

The third access point is located on the southern border of the site. This is a secondary access point for the memory care portion of the facility and is primarily for pick-up and drop-off only, it provides space for 1-2 vehicles or a shuttle. The access point is located approximately 220' west of 74th Street.

Therefore, the site can be accessed via the access drive that intersects with Shea Boulevard, or the access drive that intersects with 74th Street.

TRIP GENERATION

The trip generation for the existing development and proposed development were calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 10th Edition*. The ITE trip generation rates and fitted curve equations are based on studies that measure trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for the transportation engineering profession.

Existing Development

The existing development functions as a quick lubrication vehicle shop, automobile wash, and automobile detailing center. According to Maricopa Assessor, the site currently operates with an 1,800 square foot car wash with drive thru, 15,294 square foot mini lubrication garage (5 service positions), and a 1,652 square foot service garage.

Utilizing ITE Land Use 941 - Quick Lubrication Vehicle Shop and ITE Land Use 949 - Car Wash and Detail Center, the trip generation for the existing land uses was calculated as shown in **Table 1** below. The existing site includes a lube and service repair garage with 5 service positions and a 6-stall car wash and detail center. See **Attachment C** for detailed trip generation calculations.





Table 1 – Trip Generation (Existing Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Quick Lubrication Vehicle Shop	941	5	Service Positions	200	15	10	5	24	13	11
Car Wash and Detail Center	949	6	Wash Stalls	937	52	33	19	82	40	42
Total				1,137	67	43	24	106	53	53

The existing development is anticipated to generate a total of 1,137 weekday trips, with 67 trips occurring during the AM peak hour and 106 trips during the PM peak hour.

Proposed Development

The proposed site is comprised of 178,267 (SF) of assisted living and memory care space. With 161 units proposed, it is assumed that there are 161 beds provided in the facility. The trip generation for the proposed development was calculated utilizing ITE Land Use 254 – Assisted Living. Trip generation calculations are shown in **Table 2**. See **Attachment C** for detailed trip generation calculations.

Table 2 – Trip Generation (Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Assisted Living	254	161	Beds	419	31	20	11	42	15	27

The proposed development is anticipated to generate 419 weekday trips, with 31 trips occurring during the AM peak hour and 42 trips during the PM peak hour.

Trip Generation Comparison

A comparison between trips generated under the existing development versus the proposed Acoya Shea Senior Living development is shown in **Table 3** below.

Table 3 – Trip Generation Comparison

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Quick Lubrication Vehicle Shop	941	5	Service Positions	200	15	10	5	24	13	11
Car Wash and Detail Center	949	6	Wash Stalls	937	52	33	19	82	40	42
Total				1,137	67	43	24	106	53	53
Assisted Living	254	161	Beds	419	31	20	11	42	15	27
Difference				-718	-36	-23	-13	-64	-38	-26





The proposed Acoya Shea Senior Living development is expected to generate 718 fewer weekday trips, 36 fewer AM peak hour trips, and 64 fewer PM peak hour trips compared to the existing development.

COLLISION HISTORY

The most recent three-year collision history, from January 2017 to September 2019, was obtained from the City of Scottsdale. See **Attachment D** for collision data. The data included the intersection of Shea Boulevard and 74th Street, the segment of Shea Boulevard between Scottsdale Road and Miller Road, and the segment of 74th Street between Mescal Street and Gold Dust Avenue.

Shea Boulevard and 74th Street

During the three-year period, there were a total of 40 crashes, of which 4 resulted in non-incapacitating injuries, 2 possible injuries, and the remaining resulted in unknown or property damage only. There were a total of 15 rear end, 10 angle crashes, 8 left turns, 5 sideswipe – same direction, 1 single vehicle, and 1 head-on crash.

Shea Boulevard, between Scottsdale Road and Miller Road

During the three-year period, there were a total of 26 crashes, of which 2 resulted in non-incapacitating injuries, 2 possible injuries, and the remaining resulted in unknown or property damage only. There were 16 rear end, 8 sideswipe – same direction, 1 single vehicle, and 1 head-on crash.

74th Street, between Mescal Street and Gold Dust Avenue

During the three-year period, there were a total of 3 crashes, of which 1 resulted in non-incapacitating injuries and the remaining resulted in unknown or property damage only. There was 1 angle, 1 head-on, and 1 rear-to-rear crash.

The City of Scottsdale's *2018 Traffic Volume and Collision Rate Data* report provides collision rate and traffic volume information on major roadway segments and at major intersections within the City. Segment collisions are collisions that occur on a major street more than 100 feet from the segment's termini intersections, including those that occur at minor intersections within the segment. Intersection collisions are collisions that occur at or within 100 feet of the intersection.

The collision rate and city-wide ranking for the study roadway segment is shown in **Table 4**.





Table 4 – Collision Rates - Study Roadway Intersections

Segment	From	To	Collision Rate	Rank
Shea Boulevard	Scottsdale Road	Hayden Road	3.52	29
2018 City of Scottsdale Average Segment Collision Rate			1.53	

SUMMARY

The proposed site is located on the southwest corner of Shea Boulevard and 74th Street and is comprised of a total of 161 residential units, of which, there will be 137 assisted living or independent living units and 24 memory care units. Additionally, retail amenities will be exclusively provided for the use of residents. The proposed development will contain four (4) levels with 44,509 square feet per floor, totaling approximately 178,036 square feet (SF) of residential use.

There are three (3) proposed access points to the Acoya Shea Senior Living development. Utilizing the existing internal roadway network, all three ingress/egress points into the proposed development can be accessed by Shea Boulevard and 74th Street.

Trip Generation

At full build out, the proposed Acoya Shea Senior Living development is anticipated to generate 419 weekday trips with 31 and 42 trips during the AM and PM peak hours, respectively.

Trip Generation Comparison

A comparison between the trips generated under the existing development with a quick lubrication vehicle shop with 5 service positions and a 6-wash stall car wash and detail center versus the proposed Acoya Shea Senior Living development was calculated.





Trip Generation Comparison (Existing Development vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Quick Lubrication Vehicle Shop	941	5	Service Positions	200	15	10	5	24	13	11
Car Wash and Detail Center	949	6	Wash Stalls	937	52	33	19	82	40	42
Total				1,137	67	43	24	106	53	53
Assisted Living	254	161	Beds	419	31	20	11	42	15	27
Difference				-718	-36	-23	-13	-64	-38	-26

The proposed Acoya Shea Senior Living development is expected to generate 718 (63.1%) fewer weekday trips, 36 (53.7%) fewer AM peak hour trips, and 64 (60.4%) fewer PM peak hour trips compared to the existing development.

The City of Scottsdale’s 2018 *Average Daily Segment Traffic Volumes* map reports an ADT of 41,200 vehicles per day, between Scottsdale Road and Hayden Road. The reduction of 718 weekday trips represent an approximate 1.7% decrease in daily traffic along Shea Boulevard.

In conclusion, the traffic generated by the proposed Acoya Shea Senior Living development is anticipated to result in minimal traffic impacts to the existing roadway network and the surrounding area.





ATTACHMENT A – PROPOSED SITE PLAN



ACOYA SHEA SENIOR LIVING

7373 E SHEA BLVD

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

BEAU DROMIACK

REGISTRATION NO.	DATE
34384	4/27/2020

© 2019 RYAN A+E, INC.

DRAWN BY	CHECKED BY
Author	Checker

JOB NO.	DATE
700-889	04/27/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

RE-ZONING
SECOND
SUBMITTAL
04.27.2020

SITE PLAN

2001
6-ZN-2020
7/6/2020

SITE DATA

EXISTING SITE DATA:

SITE AREA: 110,904 SF = 2.575 AC
PARCEL: 175-33-093H
EXISTING SITE ZONING: C-2
ALLOWED PER CITY ZONING:
SPECIALIZED: 80 BEDS/ACRE= 206 BEDS
MINIMAL: 40 UNITS/ACRE = 103 UNITS

PROPOSED ZONING - PUD:

GROSS FLOOR AREA
GARAGE AND LEVEL 1 = 46,801.00
LEVELS 2-4 = 43,822.00
TOTAL = 225,068

PROPOSED UNIT COUNT
SPECIALIZED: 24 BEDS
MINIMAL CARE IL/AL: 137 UNITS
PROPOSED UNIT COUNT: 161

PARKING DATA

PARKING CALCULATION

AUTO PARKING REQUIRED PER EXISTING ZONING:
SPECIALIZED .7/BED
MINIMAL 1.25/UNIT
.7 x 24 = 16.8 + 137 x 1.25 = 171.25
TOTAL PARKING REQ: 16.8 + 171.25 = 188.05

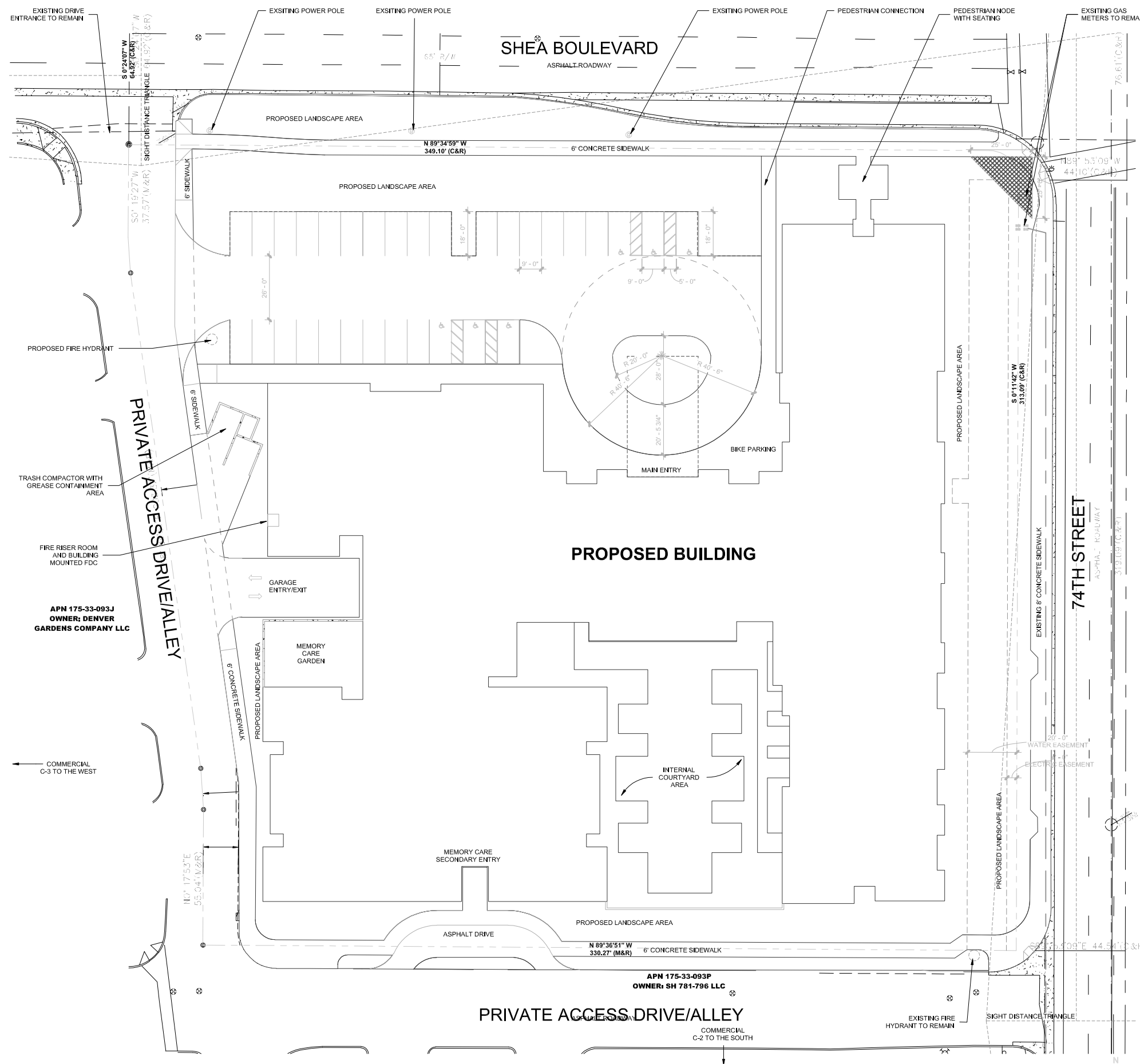
AUTO PARKING PROPOSED PER PUD:
PROPOSED PARKING RATIO 0.85
0.85 X 161 = 137

SURFACE (NON ADA): 25
UNDERGROUND GARAGE: 112
ADA PARKING SPACES @ SURFACE: 6
TOTAL PARKING PROVIDED: 143

BICYCLE PARKING REQUIRED: 1/10
.10 X 138 = 14
BICYCLE PARKING PROVIDED: 14

VICINITY MAP (NTS)

D:\Users\ryan\OneDrive\70009-Acoya_Shea_Arch\02-VicinityMap\Map_Lin-457482.dwg



1 PROPOSED SITE PLAN
2001 1" = 20'-0"





ATTACHMENT B – MARICOPA COUNTY ASSESSOR



175-33-093H Commercial Parcel

This is a commercial parcel located at [7373 E SHEA BLVD SCOTTSDALE 85260](#). and the current owner is OLIVE TREE INVESTMENTS LLC. Its current year full cash value is \$5,419,500.

Property Information

[7373 E SHEA BLVD SCOTTSDALE 85260](#)

MCR #

Description:

TH POR E2 NW4 NW4 SEC 26 PAF COM NW COR SD SEC 26 TH E ALG N LN SD SEC 908.81F TH S 65F TO SLY R/W SHEA BLVD & POB TH E 349.62F TO BEG CUR WH RAD 12F TO RT TH SELY ALG ARC SD CUR 18.80F TO WLY R/W LN 74TH ST TH S 313.05F TH W 330.46F TH N 55.05F TO BEG CUR WH RAD 115F TO LEFT TH NLY ALG ARC SD CUR 16.73F TH N 8D 25M W 203.20F TO BEG CUR WH RAD 100F TO RT TH NLY ALG ARC SD CUR 14.77F TH N 37.57F TO POB

Lat/Long

[33.58205967 | -111.92264905](#)

Lot Size

110,904 sq ft.

Zoning

C-2

Lot #

High School District

SCOTTSDALE UNIFIED #48

Elementary School District

SCOTTSDALE UNIFIED SCHOOL DISTRICT

Local Jurisdiction

SCOTTSDALE

S/T/R

26 3N 4E

Market

05/007

Area/Neighborhood

Subdivision (0
Parcels)

Owner Information

OLIVE TREE INVESTMENTS LLC

Mailing Address 7373 E SHEA BLVD, SCOTTSDALE, AZ 85260
In Care Of DBA GENIE CAR WASH
Deed Number [060924380](#)
Last Deed Date 07/11/2006
Sale Date n/a
Sale Price n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2021	2020	2019	2018	2017
Full Cash Value	\$5,419,500	\$5,041,400	\$4,867,300	\$4,587,100	\$4,307,500
Limited Property Value	\$4,489,496	\$4,275,710	\$4,072,105	\$3,878,195	\$3,693,519
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed LPV	\$808,109	\$769,628	\$732,979	\$698,075	\$664,833
Property Use Code	1753	1753	1753	1753	1753
PU Description	Car/Truck Wash	Car/Truck Wash	Car/Truck Wash	Car/Truck Wash	Car/Truck Wash
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

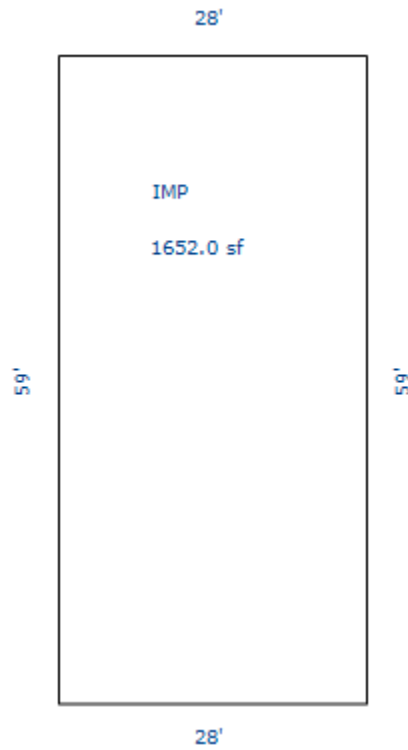
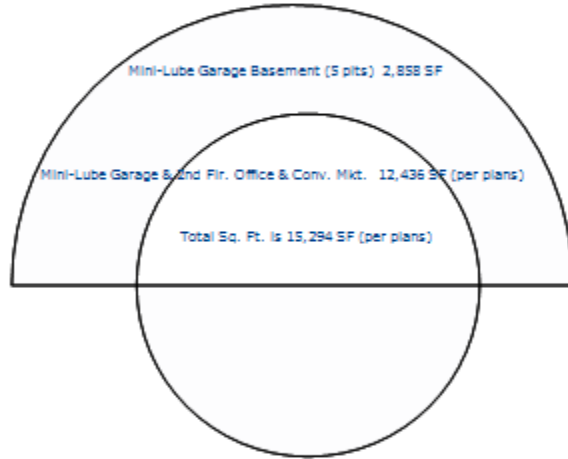
Additional Property Information

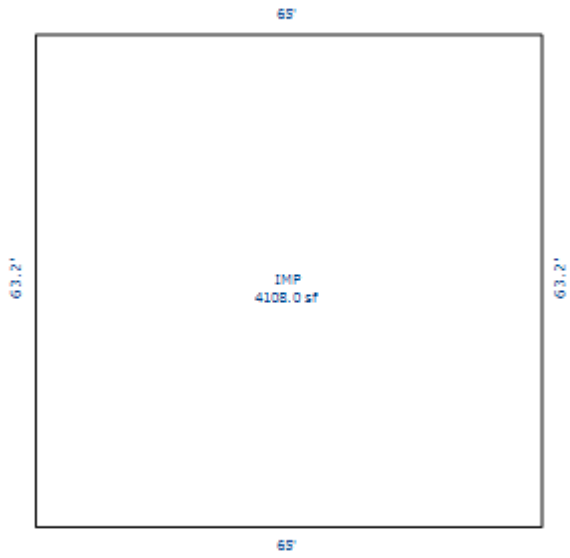
Additional commercial property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Mini-Lube Garage	000101 423		3	C	22	12,436
Mini-Lube Garage	000102 423		3	C	22	2,858
Car Wash - Drive Thru	000103 435		3	C	22	1,800
Service Repair Garage	000201 528		2	C	22	1,652
Site Improvements	000301 163		2	D	22	1

Building Sketches

Sketches that illustrate the external dimensions of a property.







ATTACHMENT C – TRIP GENERATION





Trip Generation Calculations

941 Quick Lubrication Vehicle Shop																							
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour				
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out		
Quick Lubrication Vehicle Shop	941	5.00	Service Positions	40.00	50%	50%	3.00	67%	33%	4.85	56%	44%	200	100	100	15	10	5	24	13	11	Average	
Quick Lubrication Vehicle Shop	941	5.00	Service Positions	N/A	50%	50%	N/A	67%	33%	2.67	56%	44%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Minimum	
Quick Lubrication Vehicle Shop	941	5.00	Service Positions	N/A	50%	50%	N/A	67%	33%	10.00	56%	44%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Maximum	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour				
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out		
Quick Lubrication Vehicle Shop	941	5.00	Service Positions	N/A	50%	50%	N/A	67%	33%	N/A	56%	44%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equation	
Quick Lubrication Vehicle Shop				Standard Deviation	N/A			N/A			2.25												
				Number of Studies	1			1			10												
				Average Size	2			2			3												
				R ²	N/A			N/A			N/A												

949 Car Wash and Detail Center																							
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour				
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out		
Car Wash and Detail Center	949	6	Wash Stalls	156.2	50%	50%	8.6	63%	37%	13.6	49%	51%	937	468	469	52	33	19	82	40	42	Average	
Car Wash and Detail Center	949	6	Wash Stalls	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	Minimum	
Car Wash and Detail Center	949	6	Wash Stalls	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	Maximum	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour				
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out		
Car Wash and Detail Center	949	6	Wash Stalls	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	Equation	
Car Wash and Detail Center				Standard Deviation	N/A			N/A			N/A												
				Number of Studies	1			1			1												
				Average Size	5			5			5												
				R ²	N/A			N/A			N/A												



Acoya Shea Senior Living

Trip Generation Calculations

Completed: SAS 6/30/2020
 Checked: KAS 6/30/2020

354 Assisted Living																							
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour				
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out		
Assisted Living	254	161	Beds	2.6	50%	50%	0.19	63%	37%	0.26	38%	62%	419	210	209	31	20	11	42	15	27	Average	
Assisted Living	254	161	Beds	1.86	50%	50%	0.08	63%	37%	0.11	38%	62%	299	150	149	13	8	5	18	7	11	Minimum	
Assisted Living	254	161	Beds	4.14	50%	50%	0.43	63%	37%	0.53	38%	62%	667	334	333	69	43	26	85	32	53	Maximum	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour				
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out		
Assisted Living	254	161	Beds	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	N/A	Equation
Assisted Living	Standard Deviation			N/A			0.12			0.13													
	Number of Studies			2			9			9													
	Average Size			135			123			123													
	R ²			N/A			N/A			N/A													



ATTACHMENT D – COLLISION DATA





To: Cary Molash
Ryan Companies

From: Shelly Sorenson, PE, PTOE

Job Number: 20.5094.001

RE: Acoya Shea Senior Living
Traffic Statement

Date: April 27, 2020



INTRODUCTION

Lokahi, LLC (Lokahi) has prepared a Traffic Statement for the proposed Acoya Shea Senior Living development, located on the southwest corner of Shea Boulevard and 74th Street in Scottsdale, Arizona. See **Figure 1** for the vicinity map.



Figure 1 - Vicinity Map

The proposed site will be comprised of a total of 161 residential units, of which, there will be 137 assisted living or independent living units and 24 memory care units. Additionally, retail amenities will be exclusively provided for resident use. The proposed development will contain four (4) levels totaling approximately 178,267 square feet (SF) of residential use. Additionally, a 46,801 square feet garage will be located on-site. The gross building area is 225,068 square feet. See **Attachment A** and **Figure 2** for the site plan.





The objective of this Traffic Statement is to analyze the proposed development’s traffic related impacts to the adjacent roadway network as well as evaluate shared use driveway access.

EXISTING CONDITIONS

The approximate 2.55-acre site is currently developed land and comprised of one (1) parcel. The site is currently zoned as Central Business (C-2). This zoning accommodates shopping and service needs for multiple neighborhoods. The existing development functions as a quick lubrication vehicle shop, automobile wash, and automobile detailing center. See **Attachment B** for Maricopa County Assessor’s parcel information.

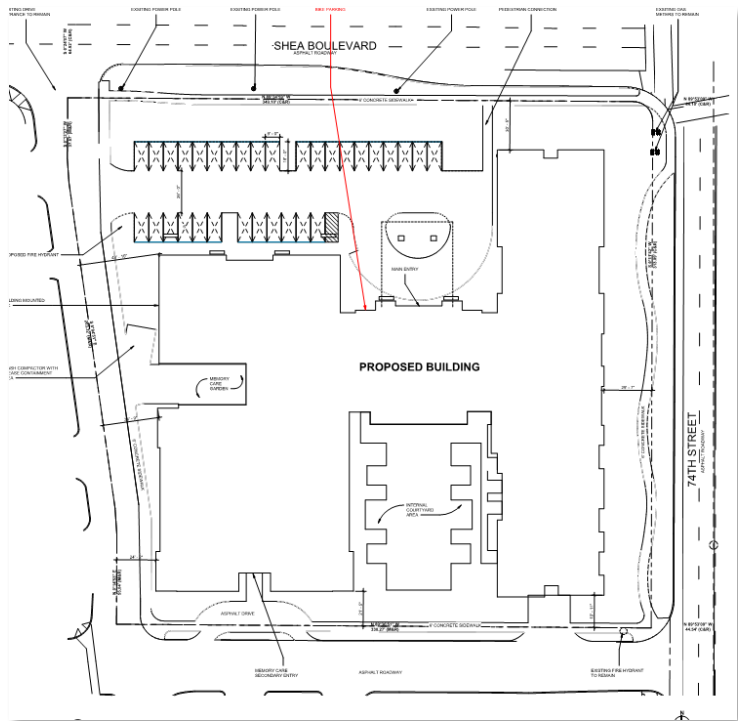


Figure 2 – Site Plan

Shea Boulevard, bordering the proposed development to the north, runs east-west and provides three (3) through lanes for each direction of travel, with a raised landscaped median. There is a posted speed limit of 40 miles per hour (mph), within the vicinity area. The City of Scottsdale classifies Shea Boulevard as a suburban major arterial, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. The City of Scottsdale’s *2018 Average Daily Segment Traffic Volumes* map reports an ADT of 41,200 vehicles per day, between Scottsdale Road and Hayden Road.

74th Street generally runs north-south and provides two (2) through lanes for each direction of travel, with a center two-way left turn lane (TWLTL) and intermittent raised landscaped median. There is a posted speed limit of 35 mph. The City of Scottsdale classifies 74th Street as an urban major collector, within the study area, according to the *City of Scottsdale Master Transportation Plan*, dated July 5, 2016.

PROPOSED DEVELOPMENT

The proposed development will consist of 161 residential units. Of the 161 total units, there will be 137 assisted living or independent living units and 24 memory care units. In addition to the residential units, retail amenities will be provided for resident use and will not be open to the general public. The proposed development will contain four (4) levels totaling approximately





178,267 square feet (SF) of residential use. Additionally, a 46,801 square feet garage will be located on-site. The gross building area is 225,068 square feet.

There are three (3) proposed access points to the Acoya Shea Senior Living development. Utilizing the existing internal roadway network, all three ingress/egress points into the proposed development can be accessed by Shea Boulevard and 74th Street. The primary access point to the site is located on the northwest corner of the parcel, approximately 80’ south of Shea Boulevard.

The two (2) secondary access points are located on the southern border of the site. These two (2) access points will be located approximately 100’ and 280’ west of 74th Street, respectively.

Therefore, the site can be accessed via the access drive that intersects with Shea Boulevard, or the access drive that intersects with 74th Street.

TRIP GENERATION

The trip generation for the existing development and proposed development were calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 10th Edition*. The ITE trip generation rates and fitted curve equations are based on studies that measure trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for the transportation engineering profession.

Existing Development

The existing development functions as a quick lubrication vehicle shop, automobile wash, and automobile detailing center. According to Maricopa Assessor, the site currently operates with a 1,800 square foot car wash with drive thru, 15,294 mini lubrication garage, and a 1,652 square foot service garage.

Utilizing ITE Land Use 941 - Quick Lubrication Vehicle Shop and ITE Land Use 949 - Car Wash and Detail Center, the trip generation for the existing land uses was calculated as shown in **Table 1** below. The existing site includes a 16,946 (SF) lube and service repair garage and a 6-stall car wash and detail center. See **Attachment C** for detailed trip generation calculations.

Table 1 – Trip Generation (Existing Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour		PM Peak Hour			
				Total	Total	In	Out	Total	In	Out
Quick Lubrication Vehicle Shop	941	16,946	1000 SF GFA	1,179	98	73	25	147	62	85
Car Wash and Detail Center	949	6	Wash Stalls	937	52	33	19	82	40	42
Total				2,116	150	106	44	229	102	127





The existing development is anticipated to generate a total of 2,116 weekday trips, with 150 trips occurring during the AM peak hour and 229 trips during the PM peak hour.

Proposed Development

The proposed site is comprised of 178,267 (SF) of assisted living and memory care space. The trip generation for the proposed development was calculated utilizing ITE Land Use 254 – Assisted Living. Trip generation calculations are shown in **Table 2**. See **Attachment C** for detailed trip generation calculations.

Table 2 – Trip Generation (Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Assisted Living	254	178,267	1000 SF GFA	747	70	55	15	86	25	61

The proposed development is anticipated to generate 747 weekday trips, with 70 trips occurring during the AM peak hour and 86 trips during the PM peak hour.

Trip Generation Comparison

A comparison between trips generated under the existing development versus the proposed Acoya Shea Senior Living development is shown in **Table 3** below.

Table 3 – Trip Generation Comparison

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Quick Lubrication Vehicle Shop	941	16,946	1000 SF GFA	1,179	98	73	25	147	62	85
Car Wash and Detail Center	949	6.0	Wash Stalls	937	52	33	19	82	40	42
Total				2,116	150	106	44	229	102	127
Assisted Living	254	178,267	1000 SF GFA	747	70	55	15	86	25	61
Difference				-1,369	-80	-51	-29	-143	-77	-66

The proposed Acoya Shea Senior Living development is expected to generate 1,369 fewer weekday trips, 80 fewer AM peak hour trips, and 143 fewer PM peak hour trips compared to the existing development.

COLLISION HISTORY

The City of Scottsdale’s 2018 *Traffic Volume and Collision Rate Data* report provides collision rate and traffic volume information on major roadway segments and at major intersections within the City. Segment collisions are collisions that occur on a major street more than 100 feet from the segment’s termini intersections, including those that occur at minor intersections within the





segment. Intersection collisions are collisions that occur at or within 100 feet of the intersection.

The collision rate and city-wide ranking for the study roadway segment is shown in **Table 4**.

Table 4 – Collision Rates - Study Roadway Intersections

Segment	From	To	Collision Rate	Rank
Shea Boulevard	Scottsdale Road	Hayden Road	3.52	29
2018 City of Scottsdale Average Segment Collision Rate			1.53	

SUMMARY

The proposed site is located on the southwest corner of Shea Boulevard and 74th Street and is comprised of a total of 161 dwelling units, of which, there will be 137 assisted living or independent living units and 24 memory care units. Additionally, retail amenities will be exclusively provided for the use of residents. The proposed development will contain four (4) levels with 44,509 square feet per floor, totaling approximately 178,036 square feet (SF) of residential use.

There are three (3) proposed access points to the Acoya Shea Senior Living development. Utilizing the existing internal roadway network, all three ingress/egress points into the proposed development can be accessed by Shea Boulevard and 74th Street.

Trip Generation

At full build out, the proposed Acoya Shea Senior Living development is anticipated to generate 747 weekday trips with 70 and 86 trips during the AM and PM peak hours, respectively.

Trip Generation Comparison

A comparison between the trips generated under the existing development with a 16,946 square feet (SF) quick lubrication vehicle shop and a 6-wash stall car wash and detail center versus the proposed Acoya Shea Senior Living development was calculated.





Trip Generation Comparison (Existing Development vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Quick Lubrication Vehicle Shop	941	16.946	1000 SF GFA	1,179	98	73	25	147	62	85
Car Wash and Detail Center	949	6.0	Wash Stalls	937	52	33	19	82	40	42
Total				2,116	150	106	44	229	102	127
Assisted Living	254	178.267	1000 SF GFA	747	70	55	15	86	25	61
Difference				-1,369	-80	-51	-29	-143	-77	-66

The proposed Acoya Shea Senior Living development is expected to generate 1,369 (64.5%) fewer weekday trips, 81 (54%) fewer AM peak hour trips, and 143 (62%) fewer PM peak hour trips compared to the existing development.

The City of Scottsdale’s 2018 *Average Daily Segment Traffic Volumes* map reports an ADT of 41,200 vehicles per day, between Scottsdale Road and Hayden Road. The reduction of 1,369 weekday trips represent an approximate 3.3% decrease in daily traffic along Shea Boulevard.

In conclusion, the traffic generated by the proposed Acoya Shea Senior Living development is anticipated to result in minimal traffic impacts to the existing roadway network and the surrounding area.



ATTACHMENT A – PROPOSED SITE PLAN



A

6-ZN-2020
4/30/2020

ACOYA SHEA SENIOR LIVING

7373 E SHEA BLVD

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

BEAU DROMIACK

REGISTRATION NO.	DATE
34384	4/27/2020

© 2019 RYAN A+E, INC.

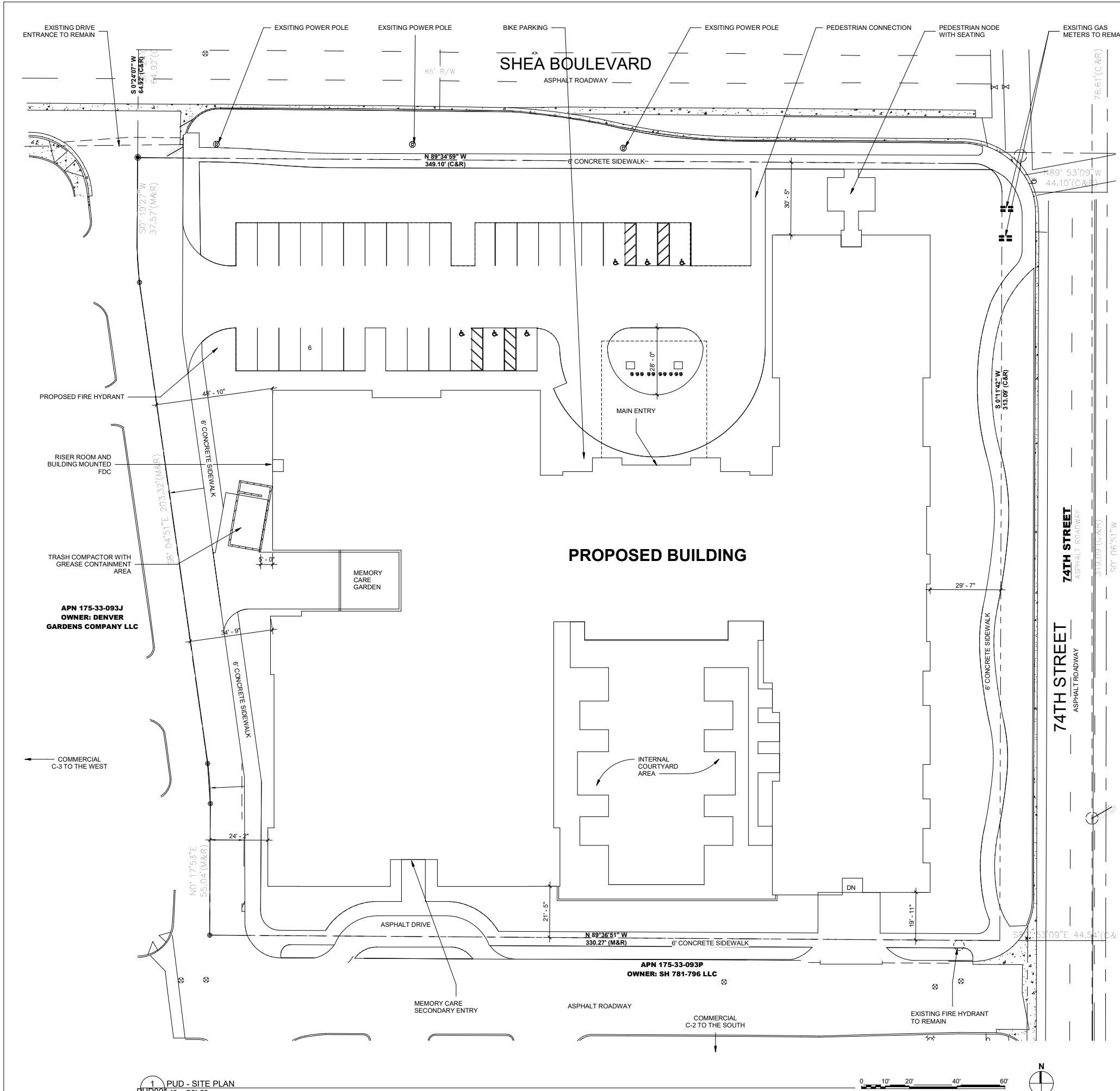
DRAWN BY	CHECKED BY
Author	Checker
JOB NO.	DATE
700-889	04/27/2020

ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING
SUBMITTAL 1**
04.27.2020

SITE PLAN

6-ZN-2020
4/30/2020



SITE DATA

EXISTING SITE DATA:
SITE AREA: 112,162 SF = 2.575 AC
PARCEL: 175-33-093H
EXISTING SITE ZONING: C-2
ALLOWED PER EXISTING PUD ZONING:
SPECIALIZED: 80 BEDS/ACRE = 206 BEDS
MINIMAL: 40 UNITS/ACRE = 103 UNITS

PROPOSED ZONING - PUD:
GROSS FLOOR AREA
GARAGE AND LEVEL 1 = 46,801.00
LEVELS 2-4 = 43,822.00
TOTAL = 225,068

PROPOSED UNIT COUNT
SPECIALIZED: 24 BEDS
MINIMALCARE ILAL: 137 UNITS
PROPOSED UNIT COUNT: **161**

PARKING DATA

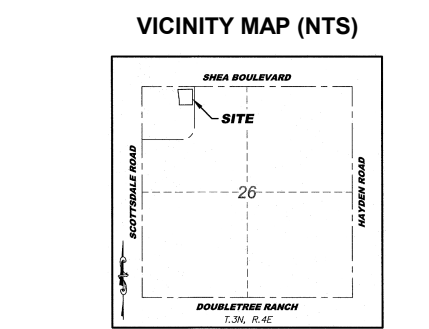
PARKING CALCULATION

AUTO PARKING REQUIRED PER EXISTING ZONING:
SPECIALIZED: 7/BED
MINIMAL: 1.25/UNIT
7' x 24' = 168.8' x 137' x 1.25 = 171.25
TOTAL PARKING REQ: 16.8+ 161.25= 188.05

AUTO PARKING PROPOSED PER PUD:
PROPOSED PARKING RATIO 0.85
0.85 X 161 = 137

SURFACE (NON ADA): 25
UNDERGROUND GARAGE: 112
ADA PARKING SPACES @ SURFACE: 6
TOTAL PARKING PROVIDED: 143

BICYCLE PARKING REQUIRED: 1/10
.10 X 138 = 14
BICYCLE PARKING PROVIDED: 14



1 PUD - SITE PLAN
FUD001 1" = 20'-0"

NOT FOR CONSTRUCTION



ATTACHMENT B – MARICOPA COUNTY ASSESSOR



B

6-ZN-2020
4/30/2020

175-33-093H Commercial Parcel

This is a commercial parcel located at [7373 E SHEA BLVD SCOTTSDALE 85260](#). and the current owner is OLIVE TREE INVESTMENTS LLC. Its current year full cash value is \$5,419,500.

Property Information

[7373 E SHEA BLVD SCOTTSDALE 85260](#)

MCR #

Description:

TH POR E2 NW4 NW4 SEC 26 PAF COM NW COR SD SEC 26 TH E ALG N LN SD
SEC 908.81F TH S 65F TO SLY R/W SHEA BLVD & POB TH E 349.62F TO BEG CUR
WH RAD 12F TO RT TH SELY ALG ARC SD CUR 18.80F TO WLY R/W LN 74TH ST
TH S 313.05F TH W 330.46F TH N 55.05F TO BEG CUR WH RAD 115F TO LEFT TH
NLY ALG ARC SD CUR 16.73F TH N 8D 25M W 203.20F TO BEG CUR WH RAD 100F
TO RT TH NLY ALG ARC SD CUR 14.77F TH N 37.57F TO POB

Lat/Long

[33.58205967](#) | [-111.92264905](#)

Lot Size

110,904 sq ft.

Zoning

C-2

Lot #

High School
District

SCOTTSDALE UNIFIED #48

Elementary School
District

SCOTTSDALE UNIFIED SCHOOL DISTRICT

Local Jurisdiction

SCOTTSDALE

S/T/R

26 3N 4E

Market

Area/Neighborhood 05/007

Subdivision (0
Parcels)

Owner Information

OLIVE TREE INVESTMENTS LLC

Mailing Address 7373 E SHEA BLVD, SCOTTSDALE, AZ 85260
In Care Of DBA GENIE CAR WASH
Deed Number [060924380](#)
Last Deed Date 07/11/2006
Sale Date n/a
Sale Price n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2021	2020	2019	2018	2017
Full Cash Value	\$5,419,500	\$5,041,400	\$4,867,300	\$4,587,100	\$4,307,500
Limited Property Value	\$4,489,496	\$4,275,710	\$4,072,105	\$3,878,195	\$3,693,519
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed LPV	\$808,109	\$769,628	\$732,979	\$698,075	\$664,833
Property Use Code	1753	1753	1753	1753	1753
PU Description	Car/Truck Wash	Car/Truck Wash	Car/Truck Wash	Car/Truck Wash	Car/Truck Wash
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

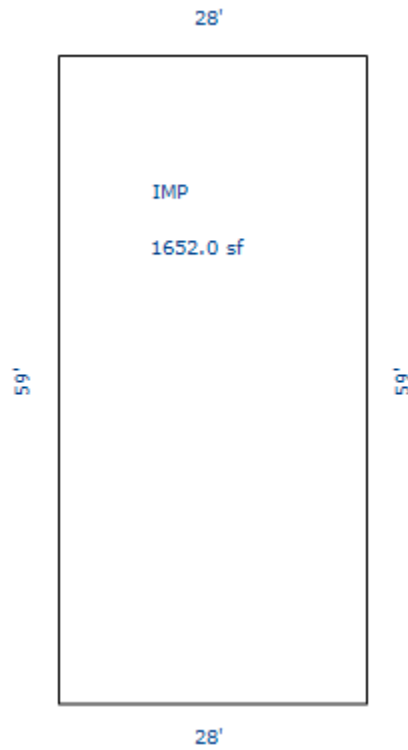
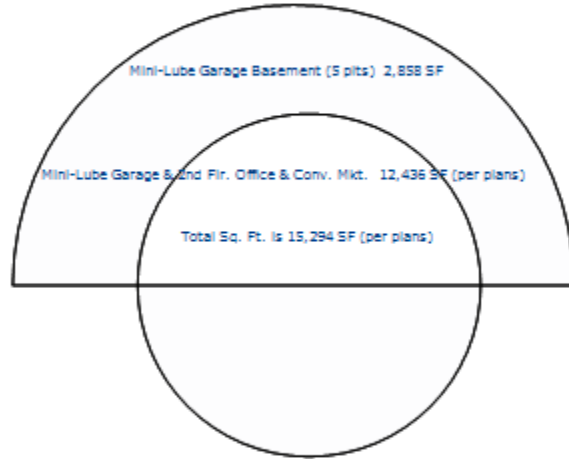
Additional Property Information

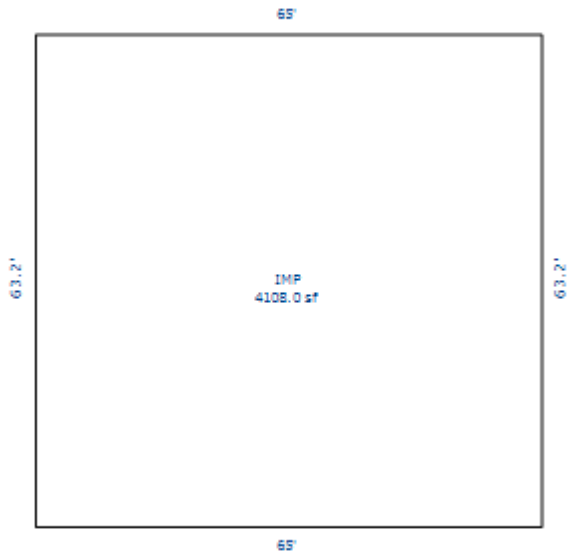
Additional commercial property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Mini-Lube Garage	000101 423		3	C	22	12,436
Mini-Lube Garage	000102 423		3	C	22	2,858
Car Wash - Drive Thru	000103 435		3	C	22	1,800
Service Repair Garage	000201 528		2	C	22	1,652
Site Improvements	000301 163		2	D	22	1

Building Sketches

Sketches that illustrate the external dimensions of a property.







ATTACHMENT C – TRIP GENERATION



C

6-ZN-2020
4/30/2020



Acoya

Trip Generation Calculations

Completed: KS 4/6/2020
Checked: SAS 4/8/2020

941 Quick Lubrication Vehicle Shop																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Average
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Quick Lubrication Vehicle Shop	941	16.95	1000 SF GFA	69.57	50%	50%	5.80	75%	25%	8.7	42%	58%	1,179	589	590	98	73	25	147	62	85	Average
Quick Lubrication Vehicle Shop	941	16.95	1000 SF GFA	N/A	50%	50%	N/A	75%	25%	N/A	42%	58%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Minimum
Quick Lubrication Vehicle Shop	941	16.95	1000 SF GFA	N/A	50%	50%	N/A	75%	25%	N/A	42%	58%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Equation
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Quick Lubrication Vehicle Shop	941	16.95	1000 SF GFA	N/A	50%	50%	N/A	75%	25%	N/A	42%	58%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equation

Quick Lubrication Vehicle Shop	Standard Deviation	N/A		N/A		N/A	
	Number of Studies	1		1		1	
	Average Size	1		1		1	
	R ²	N/A		N/A		N/A	

949 Car Wash and Detail Center																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Average
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Car Wash and Detail Center	949	6	Wash Stalls	156.2	50%	50%	8.6	63%	37%	13.6	49%	51%	937	468	469	52	33	19	82	40	42	Average
Car Wash and Detail Center	949	6	Wash Stalls	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	Minimum
Car Wash and Detail Center	949	6	Wash Stalls	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	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Equation
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Car Wash and Detail Center	949	6	Wash Stalls	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	Equation

Car Wash and Detail Center	Standard Deviation	N/A		N/A		N/A	
	Number of Studies	1		1		1	
	Average Size	5		5		5	
	R ²	N/A		N/A		N/A	



Acoya

Trip Generation Calculations

Completed: KS 4/6/2020
Checked: SAS 4/8/2020

254 Assisted Living																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Assisted Living	254	178	1000 SF GFA	4.19	50%	50%	0.39	78%	22%	0.48	30%	70%	747	374	373	70	55	15	86	25	61	Average
Assisted Living	254	178	1000 SF GFA	1.61	50%	50%	0.24	78%	22%	0.26	30%	70%	287	144	143	43	34	9	46	14	32	Minimum
Assisted Living	254	178	1000 SF GFA	9.17	50%	50%	0.68	78%	22%	0.90	30%	70%	1,635	818	817	121	94	27	160	48	112	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Assisted Living	254	178	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	Equation
Assisted Living	Standard Deviation			2.94			0.16			0.25												
	Number of Studies			4			4			4												
	Average Size			38			38			38												
	R ²			N/A			N/A			N/A												

Public Participation Plan will be
submitted next week.