



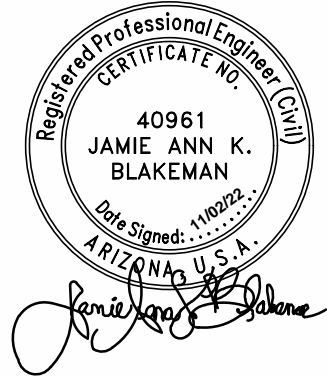
To: Eric W. Marvin
M3 Commercial Real Estate
Development

Date: November 2, 2022

From: Jamie Blakeman, PE, PTOE

Job Number: 20.5104.001

RE: Meridian Art Lofts
Traffic Statement



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed Meridian Art Lofts development, located on the northwest corner (NWC) of Goldwater Boulevard and Bishop Lane in Scottsdale, Arizona. See [Figure 1](#) for the vicinity map.

The proposed site will be comprised of 16 multi-family residential units. 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.



Figure 1 - Vicinity Map





EXISTING CONDITIONS

The approximate 0.22-acre site is currently undeveloped land and comprised of one (1) parcel. The site is currently zoned as Highway Commercial (C-3). This zoning is intended to accommodate commercial activities located along major streets to include shopping and service needs. See **Attachment B** for Maricopa County Assessor's parcel information.

The proposed development is bordered by a commercial development to the north, Goldwater Boulevard to the south, Bishop Lane to the east, and a church to the west.

Bishop Lane is a north-south roadway that provides one (1) through lane in each direction of travel. There is an unposted speed limit of 25 miles per hour (mph). On-street parking is provided on both sides of the roadway.

Goldwater Boulevard is generally a north-south roadway that provides two (2) through lanes for northbound and three (3) through lanes for southbound direction of travel, with a raised landscaped median. There is a posted speed limit of 35 mph. The City of Scottsdale classifies Goldwater Boulevard as a couplet, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. The City of Scottsdale's 2020 *Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 11,400 vehicles per day along Goldwater Boulevard, between Indian School Road and Scottsdale Road.

COLLISION HISTORY

The City of Scottsdale's 2020 *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 1**.

Table 1 – Collision Rates - Study Roadway Segment

Segment	From	To	Collision Rate	Rank
Goldwater Boulevard	Scottsdale Road	Indian School Road	8.92	3
2020 City of Scottsdale Average Segment Collision Rate			1.36	



PROPOSED DEVELOPMENT

The proposed Meridian Art Lofts residential development will be comprised of 16 multi-family residential units.

The proposed site plan indicates that there will be two (2) proposed access points to the Meridian Art Lofts development. One (1) limited-access point located along Bishop Lane and one full-access point (1) located along an existing alley access road, connecting to Goldwater Boulevard.

Bishop Lane and Driveway A (1) is located along Bishop Lane approximately 90 feet north of Goldwater Boulevard. This will be a limited access driveway to allow ingress movements only into the east side of the proposed development.

Access Road and Driveway B (2) is located along the alley access road, approximately 40 feet north of Goldwater Boulevard. This will be a full access driveway to allow all movements into and out of the west side of the proposed development.

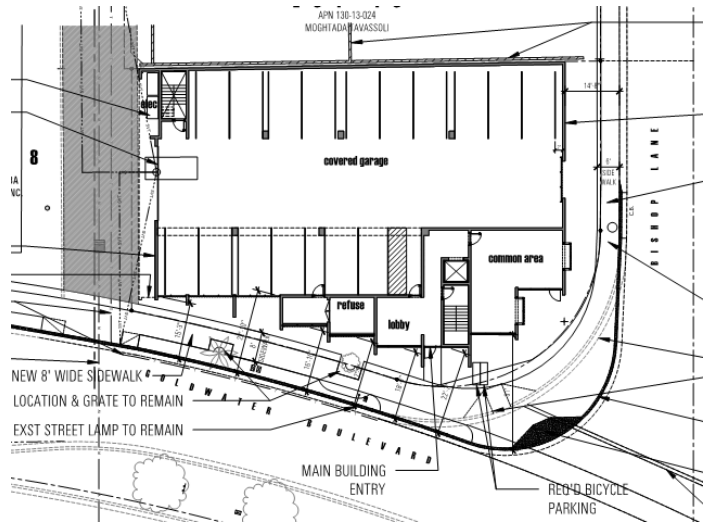


Figure 2 – Site Plan

TRIP GENERATION

The trip generation for the proposed Meridian Art Loft development and potential development under existing zoning were calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 11th 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.

PROPOSED DEVELOPMENT

The trip generation for the proposed 16-unit Meridian Art Lofts development was calculated utilizing ITE Land Use 221 – Multifamily Housing (Low-Rise). 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
Multifamily Housing (Low-Rise)	220	16	Dwelling Units	108	6	1	5	8	5	3

The proposed development is anticipated to generate 108 weekday daily trips, with 6 trips occurring during the AM peak hour and 8 trips during the PM peak hour.

POTENTIAL DEVELOPMENT UNDER EXISTING ZONING

The existing site is currently zoned for Highway Commercial (C-3) land uses. The total lot area of 9,682 square feet (SF) or 0.22-acres, and a maximum floor area ratio (FAR) of 0.8, allows for 7,746 SF of developable area. However, as a conservative approach, a floor area ratio (FAR) of 0.5 was utilized to analyze two (2) potential options for development under existing zoning. It was assumed that a 4,841 SF fast-food restaurant without a drive-through window or a 4,841 SF high-turnover (sit-down) restaurant could be developed.

Utilizing ITE Land Use 933 Fast-Food Restaurant without Drive-Through Window, the trip generation for the potential development under existing zoning was calculated as shown in **Table 3**. Detailed trip generation calculations are provided in **Attachment C**.

Table 3 – Trip Generation (Existing Zoning – Option 1)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Fast-Food Restaurant without Drive-Through Window	933	4.841	1000 SF GFA	2,181	209	121	88	161	81	80

Utilizing ITE Land Use 932 High-Turnover (Sit-Down) Restaurant, the trip generation for the potential development under existing zoning was calculated as shown in **Table 4**. Detailed trip generation calculations are provided in **Attachment C**.

Table 4 – Trip Generation (Existing Zoning – Option 2)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
High-Turnover (Sit-Down) Restaurant	932	4.841	1000 SF GFA	519	46	25	21	44	27	17

EXISTING ZONING VS. PROPOSED DEVELOPMENT

The build out of a fast-food restaurant or a high-turnover (sit-down) restaurant are two (2) potential options for development of this site under the existing zoning, due to its convenient



corner location on the NWC of Goldwater Boulevard and Bishop Lane. A 4,841 SF fast-food restaurant or 4,841 SF high-turnover (sit-down) restaurant are separately considered for this parcel and are within industry average ranges for sizes for these types of establishments. Each option represents a FAR of 0.5 which is more conservative than the allowed maximum of 0.8.

A comparison between the trips generated at the build out under the existing zoning, for Option 1 – Fast-Food Restaurant without Drive-Through Window and Option 2 – High-Turnover (Sit-Down) Restaurant, and the proposed Meridian Art Lofts development are shown in [Table 5](#) and [Table 6](#), respectively.

**Table 5 - Trip Generation Comparison
(Existing Zoning – Option 1 vs. Proposed Development)**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Fast-Food Restaurant without Drive-Through Window	933	4.841	1000 SF GFA	2181	209	121	88	161	81	80
Multifamily Housing (Low-Rise)	220	16	Dwelling Units	108	6	1	5	8	5	3
Difference				-2,073	-203	-120	-83	-153	-76	-77
% Difference				-95%	-97%	-99%	-94%	-95%	-94%	-96%

The proposed Meridian Art Lofts development is anticipated to generate 2,073 (95%) fewer weekday daily trips, with 203 (97%) fewer trips during the AM peak hour, and 153 (95%) fewer trips during the PM peak hour than the build-out of Option 1 under existing zoning.

**Table 6 - Trip Generation Comparison
(Existing Zoning – Option 2 vs. Proposed Development)**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
High-Turnover (Sit-Down) Restaurant	932	4.8	1000 SF GFA	519	46	25	21	44	27	17
Multifamily Housing (Low-Rise)	220	16	Dwelling Units	108	6	1	5	8	5	3
Difference				-411	-40	-24	-16	-36	-22	-14
% Difference				-79%	-87%	-96%	-76%	-82%	-81%	-82%

The proposed Meridian Art Lofts development is anticipated to generate 411 (79%) fewer weekday daily trips, with 40 (87%) fewer trips during the AM peak hour, and 36 (82%) fewer trips during the PM peak hour than the build-out of Option 2 under existing zoning.



TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution procedure determines the general pattern of travel for vehicles entering and leaving the proposed development. The trip distribution and trip assignment for the proposed Meridian Art Lofts development is based on permitted movements at the proposed site driveways, and probable routes.

It was assumed that approximately 90% of the proposed Meridian Art Lofts residents will ingress the site via Goldwater Boulevard and 10% of the residents will ingress the site via Bishop Lane from the north. 100% of the proposed Meridian Art Lofts residents will egress the site via Goldwater Boulevard. The trip distribution is shown in **Attachment D**.

The trip assignment was generally based on proximity of each of the site driveways to the major roadway network routes, permitted turn movements, as well as ease and probability of use. The site generated traffic volumes are also shown in **Attachment D**.



SUMMARY

The proposed Meridian Art Lofts site is located on the NWC of Goldwater Boulevard and Bishop Lane and is comprised of a total of 16 multi-family residential dwelling units.

The proposed site plan indicates that there will be two (2) access points to the Meridian Art Lofts development. One (1) limited-access point to allow ingress only movements located along Bishop Lane and one full-access point (1) located along an existing alley access road, connecting to Goldwater Boulevard.

Trip Generation

At full build out, the proposed Meridian Art Lofts development is anticipated to generate 108 weekday trips, with 6 trips occurring during the AM peak hour and 8 trips during the PM peak hour.

A comparison between the site trips generated at the build out of the proposed multi-family site vs. the existing zoning assumed as either a 4,841 SF fast-food restaurant without a drive-through window, or a 4,841 SF high-turnover (sit-down) restaurant was calculated.

The proposed Meridian Art Lofts development is anticipated to generate **2,073 (95%) fewer weekday trips, with 203 (97%) fewer trips during the AM peak hour, and 153 (95%) fewer trips during the PM peak hour** than the build-out of Option 1 under existing zoning.

The proposed Meridian Art Lofts development is anticipated to generate **411 (79%) fewer weekday trips, with 40 (87%) fewer trips during the AM peak hour, and 36 (82%) fewer trips during the PM peak hour** than the build-out of Option 2 under existing zoning.

The City of Scottsdale's 2020 *Average Daily Segment Traffic Volumes* map reports an ADT of 11,400 vehicles per day along Goldwater Boulevard, between Indian School Road and Scottsdale Road. With the build out of the proposed development, 108 daily trips are projected to be added onto the adjacent roadway network, of which 97 daily trips (or 0.85%) are projected to be added to Goldwater Boulevard. The existing adjacent roadway network has adequate capacity to accommodate this minimal anticipated traffic volume increase.

In conclusion, the traffic generated by the proposed Meridian Art Lofts development is anticipated to result in minimal traffic impacts to the existing roadway network and the surrounding area.



ATTACHMENT A – PROPOSED SITE PLAN

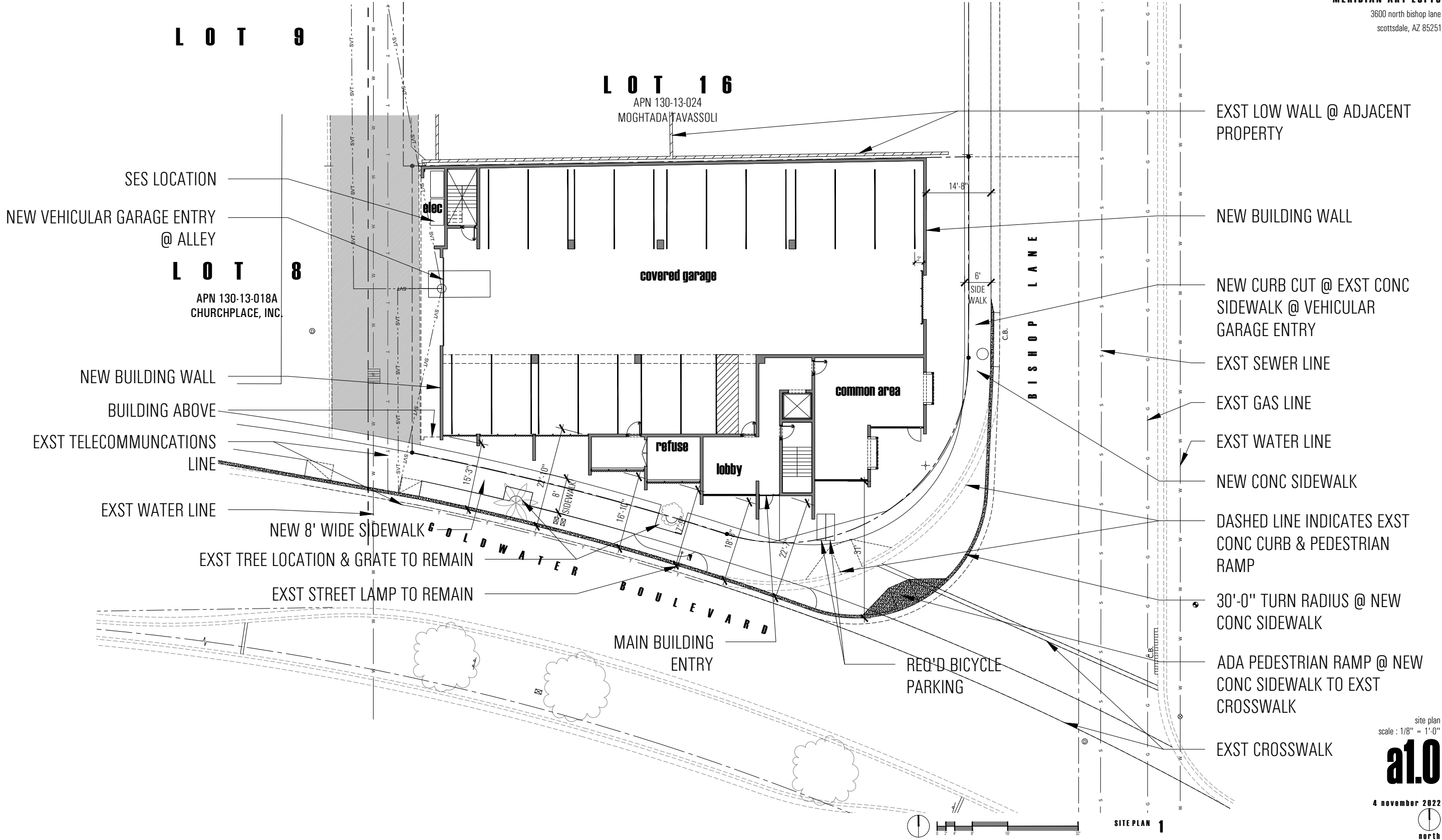
project data

	EXISTING/ALLOWED	PROPOSED
GROSS LOT AREA (SF)	21,303 SF	21,303 SF
NET LOT AREA (SF)	9,683 SF	9,683 SF
PARCEL ZONING	C3 DO	D/DMU-TYPE3 PDB DO
BUILDING HEIGHT	-	45'-4" INCL MECHANICAL
GFAR	MAX 1.4	
DENSITY	(50) DU/ ACRE (25) ON .51 ACRE SITE	(31.4) DU/ ACRE (16) ON .51 ACRE SITE
BUILDING SETBACKS		14'-8" @ BISHOP LN 0'-0" @ GOLDWATER BLVD.

	REQUIRED	PROPOSED
PARKING:		
BIKE PARKING (1 PER 10 VEHICLES)	(2)	(2)
OPEN SPACE		
PARKING	(1) PER STUDIO (EFFICIENCY UNIT) (16) TOTAL	(16) ON SITE
ACCESSIBLE PARKING	(1) PER 25 (1) TOTAL	(1)
PRIVATE OUTDOOR LIVING SPACE	(60) SF 6'-0" DEPTH	(348) SF 12'-8" X 27'-6"

MERIDIAN ART LOFTS

3600 north bishop lane
scottsdale, AZ 85251





ATTACHMENT B – MARICOPA COUNTY ASSESSOR



130-13-023C Land Parcel

This is a land parcel located at [3600 N BISHOP LN SCOTTSDALE 85251](#), and the current owner is PJE INVESTMENTS LLC. It is located in the Matlock Place subdivision and MCR 3250. Its current year full cash value is \$600,600.

Property Information

[3600 N BISHOP LN SCOTTSDALE 85251](#)

MCR #	3250
Description:	MATLOCK PLACE MCR 32/50 PRT LTS 14 & 15 BLK 1 DAF BAP IN E LN LT 15 104.49F N FROM SE COR LT 13 IN SD BLK 1 BEING A PT IN A CUR CONC NWLY WH CNTR BEARS N 89D 49M W 42F FROM POB TH SWLY ALG SD CUR 78.98F TO REV CUR WH CNTR BEARS S 17D 55M W 650F TH NWLY ALG SD REV CUR 73.89F TO E LN W 2F SD LT 14 TH N PARL WI & 2F E OF W LN SD LT 14 & W LN SD LT 15 64.99F TO N LN LT 15 TH E ALG SD N LN 126.33F TO NE COR LT 15 TH S ALG E LN LT 15 45.41F M/L TO POB
Lat/Long	33.48982800 -111.92749200
Lot Size	9,682 sq ft.
Zoning	C-3
Lot #	13
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (24 Parcels)	MATLOCK PLACE

Owner Information

PJE INVESTMENTS LLC

Mailing Address PO BOX 2055, EUGENE, OR 97402

Deed Number [190208507](#)

Last Deed Date 03/26/2019

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	\$600,600	\$515,900	\$491,300	\$473,800	\$473,800
Limited Property Value	\$541,658	\$515,865	\$491,300	\$473,800	\$456,750
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%	15%
Assessed LPV	\$81,249	\$77,380	\$73,695	\$71,070	\$68,513
Property Use Code	0021	0021	0021	0021	0021
PU Description	Vacant Commercial Land	Vacant Commercial Land	Vacant Commercial Land	Vacant Commercial Land	Vacant Commercial Land
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice




ATTACHMENT C – TRIP GENERATION



ATTACHMENT D – SITE DISTRIBUTION AND TRAFFIC VOLUMES



Legend

- AM(PM) Peak Hour Traffic Volumes
- AM(PM) Inbound Trip Distribution Percentages
- AM(PM) Outbound Trip Distribution Percentages
-  Intersection

