Greenlight Traffic Engineering

September 22, 2023

Mr. Chris Frettoloso
Development Deviser
MODUS Companies
7147 E Rancho Vista Dr., Suite B01
Scottsdale, AZ 85251

Re: Papago View Village | Trip Generation Comparison Memo
SWC 64th St/Oak St
APN 129-24-003B, 129-24-002C, 129-24-002D

1 INTRODUCTION

This Trip Generation Comparison Memo has been prepared for the Papago View Village (Project) located within the City of Scottsdale, Arizona.

The Project is located west of the northwest corner of 64th Street and Oak Street and will develop 111 units of "Build-to-Rent" (BTR) residential units, as shown in the Site Plan in Attachment A. Three existing office buildings currently exist on the site which were previously owned by Vitalant Blood Donation company.

The City has requested a Trip Generation Comparison Memo for the Project to identify the change in trips between the current Office land use and the proposed Project.

The purpose of this Trip Generation Comparison Statement is to determine if there are any potential impacts associated with the change in trips.

2 SITE PLAN CHANGES

The Project site is located approximately 800 feet west of the northwest corner of 64th Street and Oak Street, as shown in Figure 1. The existing office buildings can be seen in the aerial view of the site. The existing site is comprised of 3 buildings totaling approximately 60,000 square feet (SF). The office buildings are currently vacant; however, the site was previously occupied by Vitalant Blood Donation company.

This site is currently being rezoned to allow for the development of the Papago View Village BTR community. BTR communities are typically single-story units that may share a wall with an adjoining unit. The Project will include 111 dwelling units.

Figure 1: Vicinity Map

3 TRIP GENERATION

Trip generation values were determined using formulas in the Institute of Transportation Engineers (ITE) Trip Generation Manual (TGM), 11th Edition.

Table 1 shows the comparison of trip generation values between the existing and proposed Project land use. A detailed trip generation calculation is provided in Attachment B.

Table 1: Trip Generation Comparison

Land Use	ITE LUC[1]	Size	Unit	AM Peak Hour			PM Peak Hour			Daily Volume
				In	Out	Total	In	Out	Total	
Existing Land Use										
General Office Building	710	60.00	1K SF GFA[2]	95	13	108	18	91	109	744
Total Existing Trips				95	13	108	18	91	109	744
Proposed Land Use										
Single Family Attached	215	111	Dwelling Units	13	40	53	37	26	63	799
Total New Trips				13	40	53	37	26	63	799
Difference (+Increase/-Decrease)				-82	+27	-55	+19	-65	-46	+55
Percent Difference				-86%	209%	-51%	102%	-71%	-42%	7%

1. LUC = Land Use Code
2. 1K SF GFA = 1,000 square feet of gross floor area

4 CONCLUSIONS

The following conclusions are based on the findings of the trip generation comparison analysis:

1. The current office land use is estimated to generate 108 AM and 109 PM peak hour trips, and 744 daily trips.
2. The proposed BTR Project is expected to generate 53 AM and 63 PM net new peak hour trips, and 799 daily trips.
3. The proposed BTR Project is expected to generate approximately 51% fewer AM peak hour trips and 42% fewer PM peak hour trips, respectively, than the current office land use.

Sincerely,

Greenlight Traffic Engineering, LLC

Alyssa Whitten, PE
Traffic Engineer
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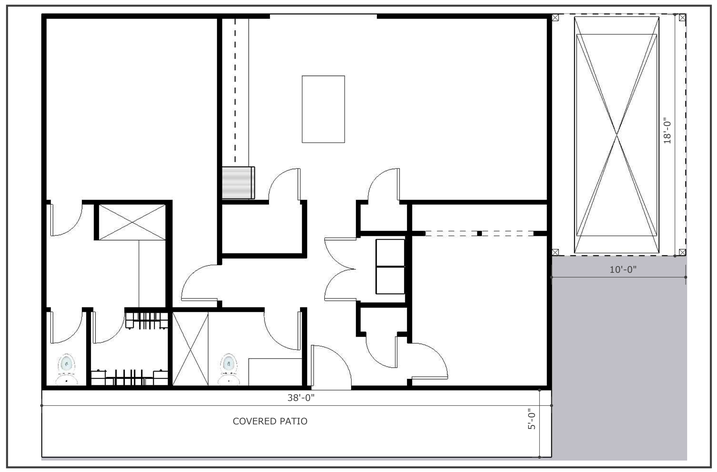
(602) 510-6615

Attachments:

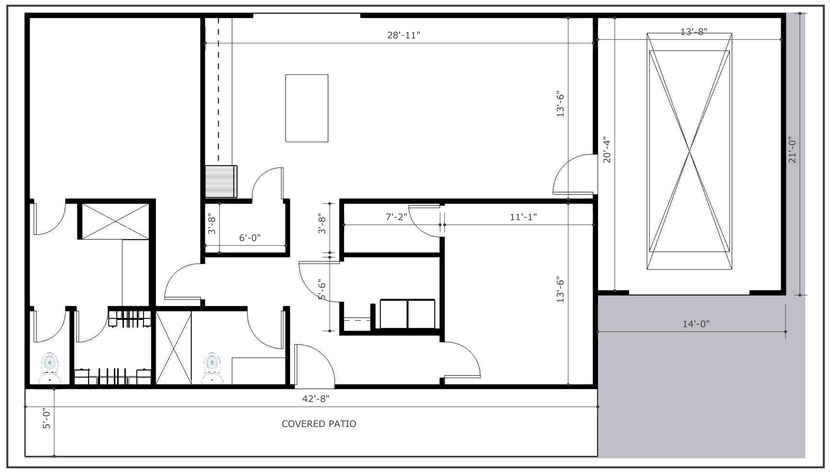
A – Papago View Village Site Plan
B – Trip Generation Calculations

ATTACHMENTS

ATTACHMENT A



TWO BEDROOM (PREMIUM)- 1,064 S.F. w/ CARPORT, DRIVEWAY, COVERED PATIO



TWO BEDROOM (PRIME)- 1,195 S.F. w/ GARAGE, DRIVEWAY, COVERED PATIO

Project Unit Mix

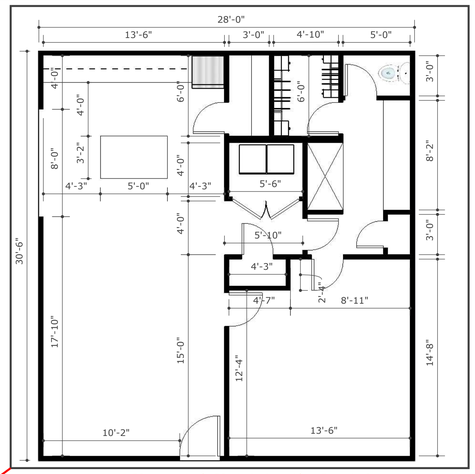
One Bedroom Units
One Bed (Regular)- 28 (70%)
One Bed (Premium)- 12 (30%)
Total- 40 (40%)

Two Bedroom Units
Two Bed (Regular)- 27 (49%)
Two Bed (Premium)- 18 (33%)
Two Bed (Prime)- 10 (18%)
Total- 55 (54%)
One &Two Bed Unit (Total)- 95
Three Bed (Total)- 6 (6%)

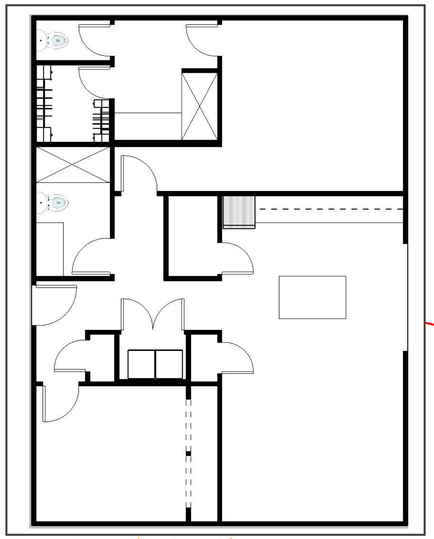
Project Unit Total- 101

Surface Parking- 114
Driveway/Carport Parking- 46
Total Surface Parking- 160
Garage Parking- 10

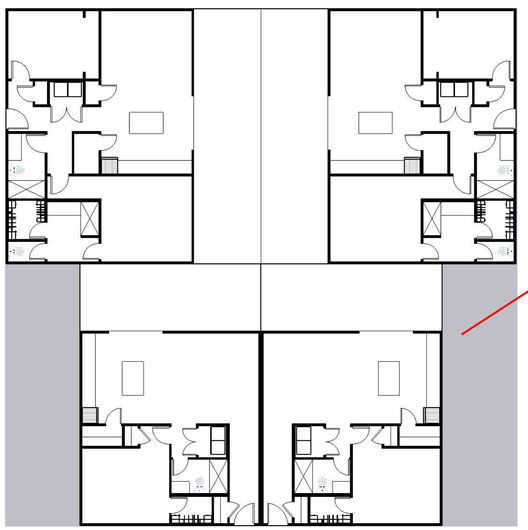
Total Parking- 170
Required Parking- 146
Required Parking @ 2 spots/2 bed unit- 162

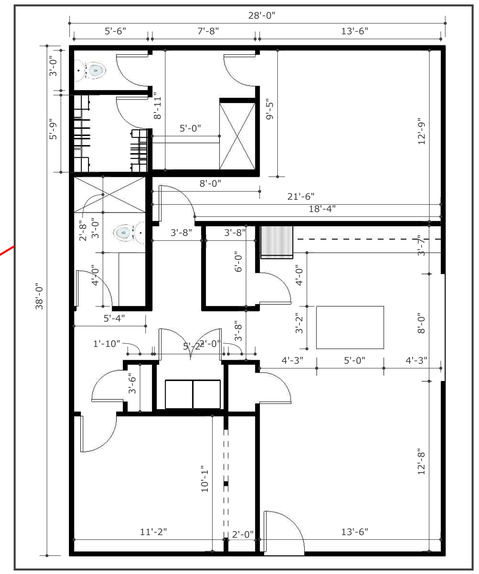


ONE BEDROOM (PREMIUM)- 854 S.F.

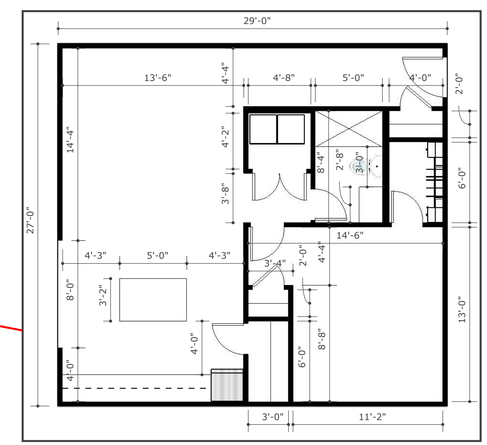


TWO BEDROOM (REGULAR) ALT. ENTRY- 1,064 S.F.





TWO BEDROOM (REGULAR)- 1,064 S.F.



ONE BEDROOM (REGULAR)- 783 S.F.

MODUS Companies

ATTACHMENT B

Trip Generation Analysis

Project: 231084 MODU 64th+Oak BTR
Originator: Ethan Lemka
Checked: Alyssa Whitten, PE
Date: 9/22/2023
Data Source: Project site plan; Colliers International offering memorandum
Reference Manual: ITE Trip Generation Manual, 11th Edition

Size: Various
Independent Variable: 1000 SF GFA, Dwelling Units
Time Period: Weekday (Monday - Friday), Peak Hour Adjacent Street Traffic
Setting/Location General Urban/Suburban

				AM Calc			PM Calc			ADT Calc	AM			PM			
Land Use	**LUC**	**Units**	**Size**	**In**	**Out**	**Total**	**In**	**Out**	**Total**		**In**	**Out**	**Total**	**In**	**Out**	**Total**	**ADT**
Existing Land Use																	
General Office Building	710	1,000 SF GFA	60.00	88%	12%	Ln(T)=0.86Ln(X)+1.16	17%	83%	Ln(T)=0.83Ln(X)+1.29	Ln(T)=0.87Ln(X)+3.05	95	13	**108**	18	90	**109**	**744**
											95	13	**108**	18	90	**109**	**744**
Proposed Land Use																	
Single Family	215	Dwelling Units	111.00	25%	75%	0.48	59%	41%	0.57	7.2	13	40	**53**	37	26	**63**	**799**
											13	40	**53**	37	26	**63**	**799**
										Differences #	**-82**	**27**	**-55**	**19**	**-64**	**-45**	**55**
										Differences %	**-86%**	**209%**	**-51%**	**102%**	**-71%**	**-42%**	**7%**