

October 14, 2024

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 64<sup>th</sup> 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 64<sup>th</sup> 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 ADJACENT STREET VOLUMES

Oak Street is a street adjacent to the site. According to the Scottsdale 2022 Traffic Volume and Collision Report, also shown in Appendix D, Oak Street and 64<sup>th</sup> Street had a volume of 20,600 vehicles to Thomas Road, a total of 6 collisions from 2021-2022 for an average of 3 collisions per year.

## 3 SITE PLAN CHANGES

The Project site is located approximately 800 feet west of the northwest corner of 64<sup>th</sup> 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) as according to the seller’s brochure for the site, also shown in Appendix C. 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**



## 4 TRIP GENERATION

Trip generation values were determined using formulas in the Institute of Transportation Engineers (ITE) Trip Generation Manual (TGM), 11<sup>th</sup> 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 <sup>1</sup>	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 <sup>2</sup>	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

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## 5 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



Collette Frohlich, PE  
Project Manager  
[collettef@greenlightte.com](mailto:collettef@greenlightte.com)  
(480) 788-5626

Attachments:

- A – Papago View Village Site Plan
- B – Trip Generation Calculations
- C - 64<sup>th</sup> & Oak Streets Seller's Brochure
- D - Scottsdale 2022 Traffic Volume and Collision Report
- E – Submittal 1 Response to Comments

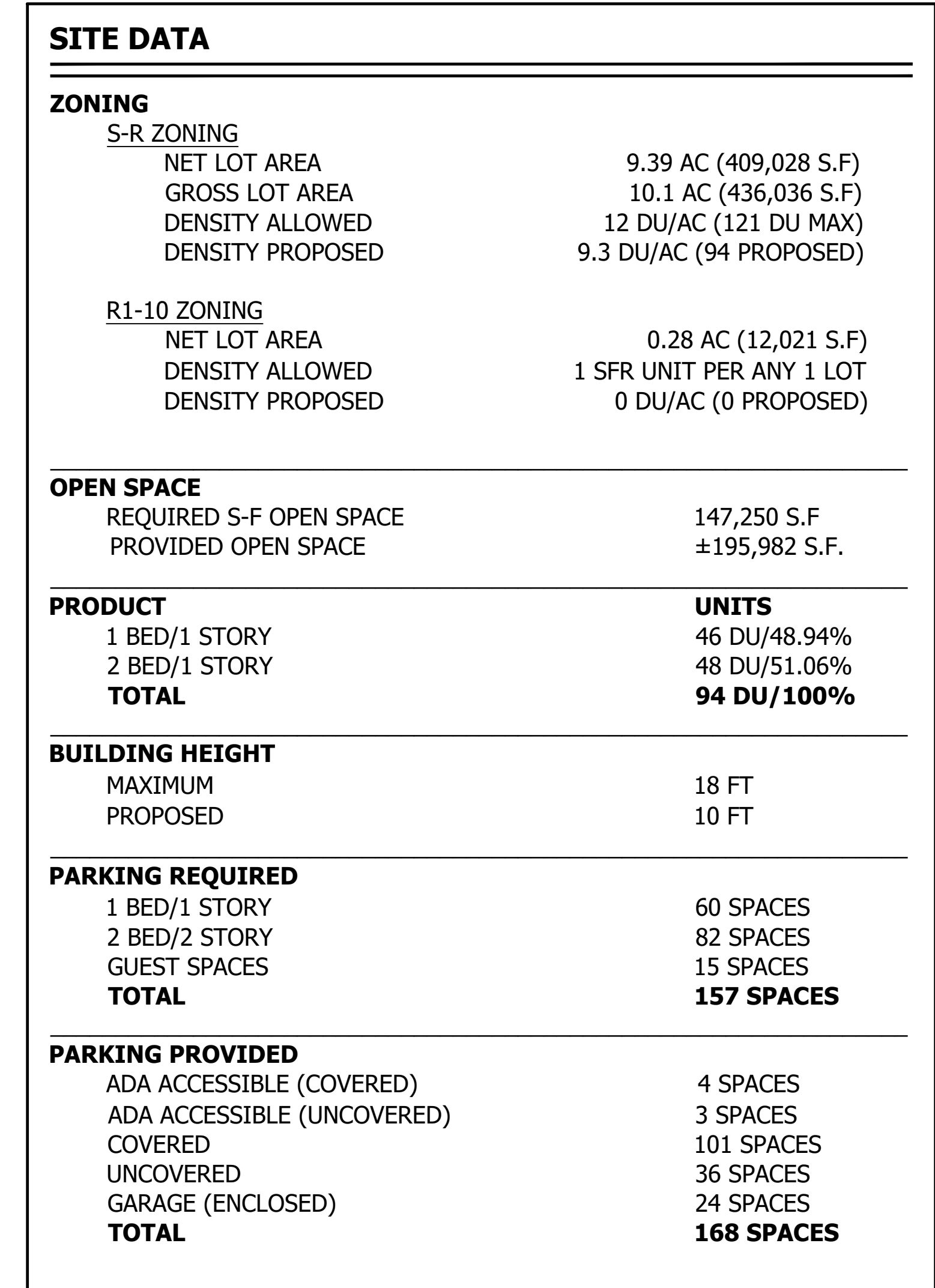
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# ATTACHMENTS

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# ATTACHMENT A





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# 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

Land Use	LUC	Units	Size	AM Calc			PM Calc			ADT Calc	AM			PM			ADT
				In	Out	Total	In	Out	Total		In	Out	Total	In	Out	Total	
Existing Land Use																	
General Office Building	710	1,000 SF GFA	60.00	88%	12%	$\ln(T)=0.86\ln(X)+1.16$	17%	83%	$\ln(T)=0.83\ln(X)+1.29$	$\ln(T)=0.87\ln(X)+3.05$	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%



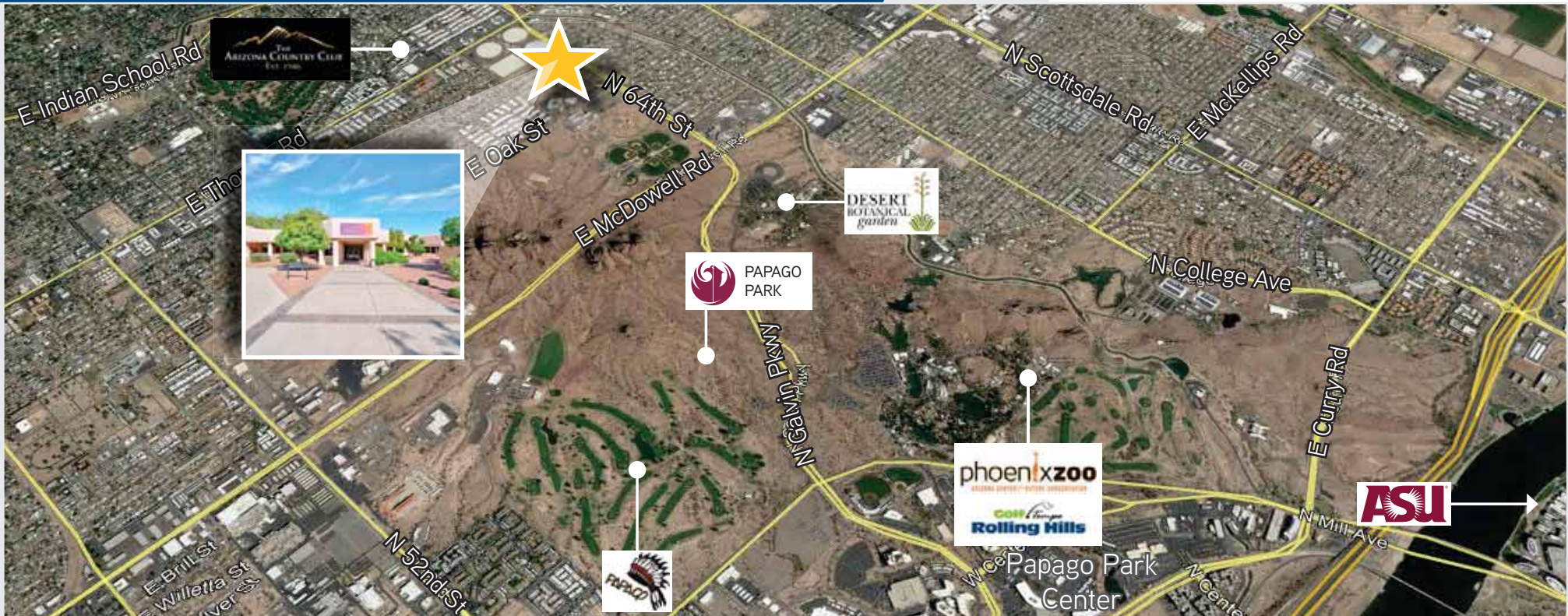
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# ATTACHMENT C

# FOR SALE | OFFICE/SCHOOL USE

## WEST OF NWC OF 64<sup>TH</sup> & OAK STREETS

Scottsdale, AZ



KATHY FOSTER, MCR.W  
SENIOR VICE PRESIDENT  
+1 602 222 5172  
kathy.foster@colliers.com

PHIL BREIDENBACH, SIOR  
EXECUTIVE VICE PRESIDENT  
+1 602 222 5073  
phil.breidenbach@colliers.com

KYLE YORK  
ASSOCIATE  
+1 602 222 5094  
kyle.york@colliers.com

COLLIERS INTERNATIONAL  
2390 E. CAMELBACK RD. STE 100  
PHOENIX, AZ 85016  
colliers.com/arizona

# Confidentiality & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the ±9.79-acre site located West of the Northwest Corner of 64<sup>th</sup> and Oak streets in Scottsdale, Arizona (Property). Colliers International, as agent (“Owner’s Agent”) for Vitalant (“Owner”), has prepared this document. This Offering Memorandum may not be all-inclusive or contain all of the information a purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by prospective purchasers in the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. All photographs and graphic elements are property of the Owner and use without Owner’s expressed written permission is prohibited; and
4. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers by prospective purchasers of the Property, and to terminate discussions with any person or entity reviewing these documents or making an offer to purchase the Property unless and until a written agreement has been fully executed and delivered.

If you wish not to pursue negotiations regarding the Property, or you discontinue such negotiations, then you agree to destroy all materials relating to this Property, including this Offering Memorandum, and to certify to Owner that you have done so.

A prospective purchaser’s sole and exclusive rights with respect to a prospective purchase of the Property, or information provided herein or in connection with the Property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there will be no change in the state of affairs of the Property since the preparation of this Offering Memorandum by Owner and Owner’s Agent.



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KATHY FOSTER, MCR.W  
SENIOR VICE PRESIDENT  
+1 602 222 5172  
[kathy.foster@colliers.com](mailto:kathy.foster@colliers.com)

PHIL BREIDENBACH, SIOR  
EXECUTIVE VICE PRESIDENT  
+1 602 222 5073  
[phil.breidenbach@colliers.com](mailto:phil.breidenbach@colliers.com)

KYLE YORK  
ASSOCIATE  
+1 602 222 5094  
[kyle.york@colliers.com](mailto:kyle.york@colliers.com)



# Office/School Development Opportunity

Owner is now offering through their agent, Colliers International, the opportunity to acquire this well-located office complex with a unique re-development opportunity. This site consists of 9.79 acres, featuring a +/- 60,000 SF 3-building campus. The Owner/Occupant, Vitalant (formerly known as Blood Systems), is currently planning to relocate in 2020 and is offering the Buyer an opportunity to use this unique professional campus, or re-develop to a higher and better use. The current zoning is S-R/R10 in the city of Scottsdale.

The Landscape of the immediate market area is one of transition toward employment and residential with new development and redevelopment approved by the City of Scottsdale on both McDowell Road and Thomas Road corridors.

The City of Scottsdale boasts the following achievements in the McDowell Road Corridor:

- Since 2009, over \$200 million of new investment has been made along the McDowell Corridor.
- 3,774 new multifamily and luxury multifamily units were completed and occupied by the end of 2017. By 2019, an additional 1,034 multifamily units are anticipated to be completed.
- There are more than 14,000 employees within the McDowell Road Corridor boundary with average earnings of just under \$70,000/year.
- The top industries along the McDowell Road Corridor are professional, scientific and technical services with over 2,500 jobs in 2017.
- Nearly 50 percent of the population in the corridor is 39 years of age or younger.
- The corridor boasts immediate access to Phoenix Sky Harbor International Airport, Arizona State University, and the most affluent residential neighborhoods in East Phoenix.







# West of NWC of 64th Street & Oak

## Property Features

- > Large land site ready for re-development in Scottsdale
- > Close proximity to public amenities
- > Large employment base within a 3-mile radius
- > Public utilities to site
- > Owner will afford the time for entitlements

## Area Demographics

- > Median sales price for a new home in area: \$459,862
- > Median sales price for an existing home: \$318,564



**SIZE**  
9.79 Acres

**ZONING**  
S-R/R1-10 City of Scottsdale

**GENERAL PLAN**  
Office/School

**JURISDICTION**  
City of Scottsdale



## Property Summary

### > LOCATION

West of the NWC of 64th Street and Oak Street in Scottsdale, AZ

Close proximity to South Scottsdale, Tempe, Arizona State University, & Phoenix Sky Harbor International Airport

### > SITE AREA

Approximately 9.79 acres

### > ACCESS

Oak Street –Full Access and 64nd Street

### > ZONING

S-R/R1-10, City of Scottsdale

The City's current General Plan designates this site as office.

### > BUILDING

3 Buildings

Courtyard

Covered Surface Parking

### > UTILITIES

City of Scottsdale

### > SURROUNDING AREA

West – City of Phoenix Heritage East Homeowners Association.  
Current Zoning R-4 (MF)

East – City of Scottsdale William Cavalliere Educational Trust.  
Tenant is the Elk Lodge 2148. Zoned R-5 (MF).

North – City of Scottsdale Valley Riding and Polo Club. Zoned R1-10.

South – United States of America Papago Army National Guard



# Property Details

- › 3-Building Campus
- › Frank Lloyd Wright-inspired Conference Center
- › Large Breakroom
- › Interior Courtyard
- › Furniture negotiable
- › Loading dock
- › Shipping/receiving



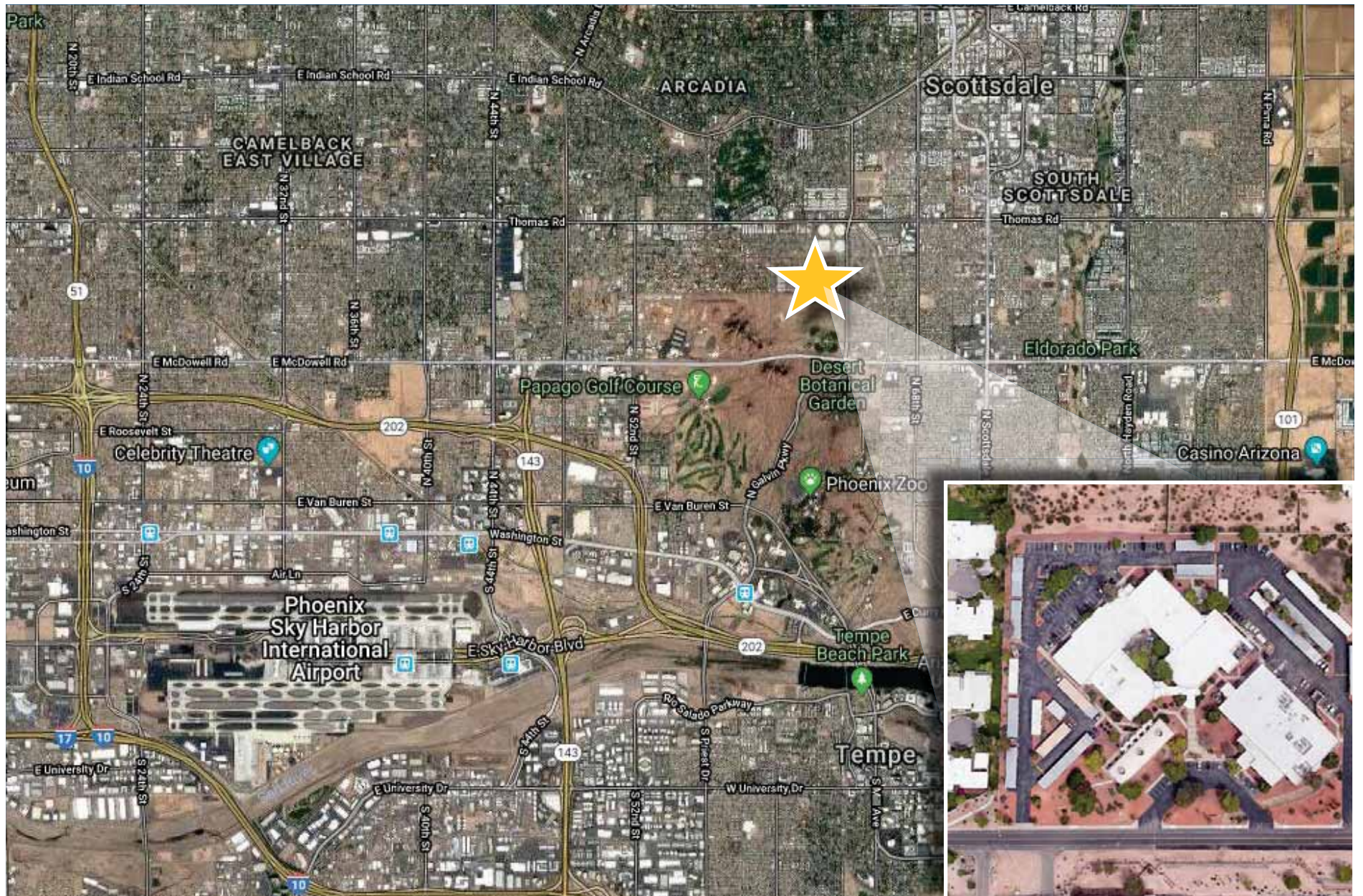


# Property Aerial





## Location Aerial

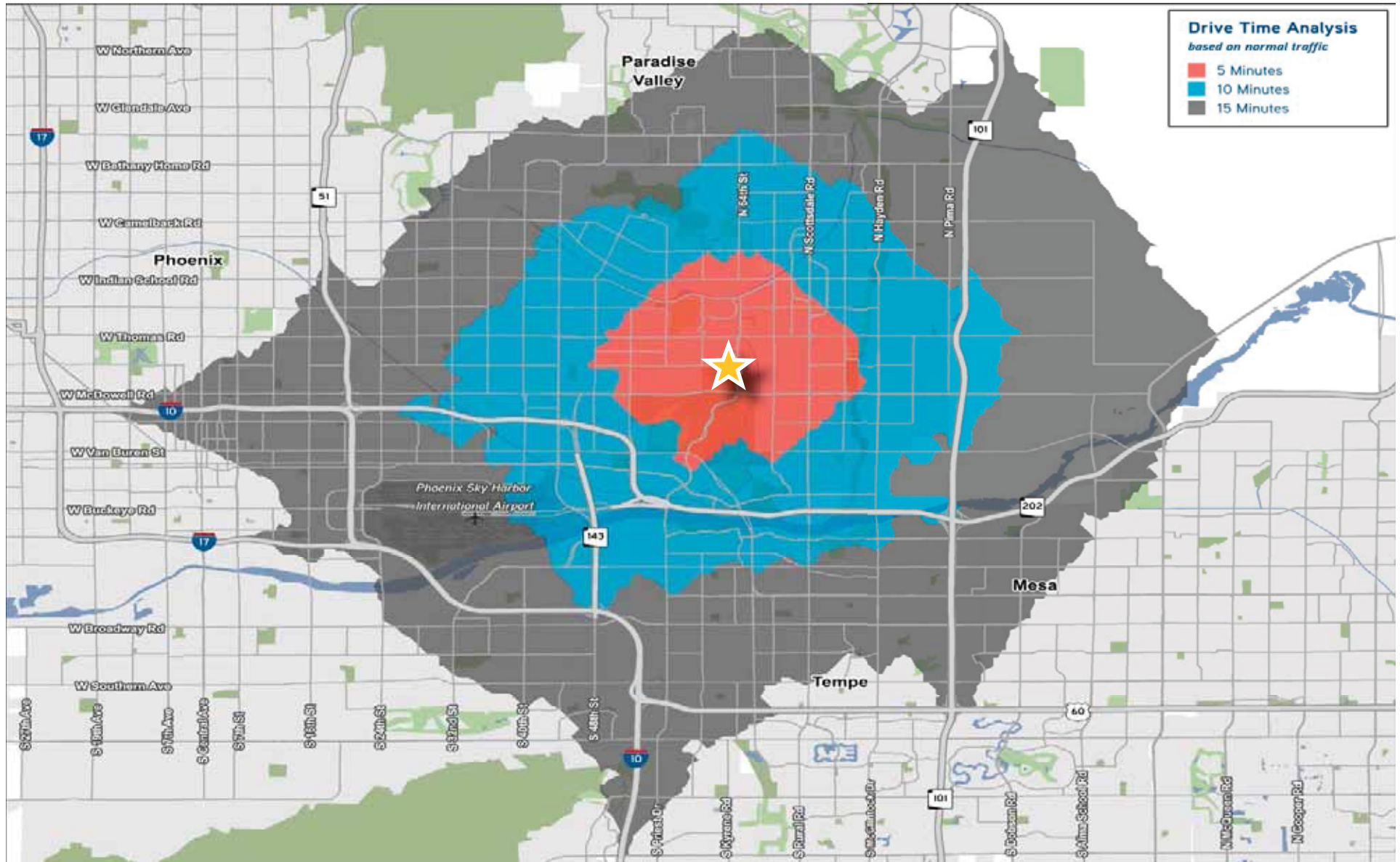








# Drive Time Map





# Scottsdale Overview

The City of Scottsdale is an exciting and dynamic community that has matured since its incorporation in 1951 as a city of 2,000 citizens into the sophisticated and cultured southwestern City of today. The City continues to grow each year and has seen a nearly 10% increase in population since 2000. Scottsdale also boasts a highly-educated population with over 50% having at least a bachelor's degree, significantly higher than the State or National percentages. Additionally, income levels in Scottsdale are among the highest in the State. This is truly a location where economic prosperity and lifestyle converge.

Scottsdale's labor force makes up nearly 7% of the total metro area labor force and is very diverse in composition. In addition to tapping into the local employment base, companies that locate here are at an advantage because over the past 20 years Scottsdale has become one of the greatest net importers of labor in the Phoenix metro area. This is due in large part to the number of national and international companies that call Scottsdale home.

Located in the heart of the desert southwest, Scottsdale is a premier location for accessing markets all over the western United States. From here businesses can easily ship products via ground transportation to various points around the US and Mexico by taking advantage of the major east/west and north/south interstates that flow into the region. Scottsdale is also located a short distance from Sky Harbor Airport, which is the 9th busiest airport in the U.S. Additionally, Scottsdale is home to Scottsdale Airport; the busiest single runway, general aviation airport in the country and the largest corporate jet facility in Arizona.

## EDUCATION & WORKFORCE DEVELOPMENT

School-aged children in Scottsdale are served by three of the top performing academic school districts in the state in addition

to a number of charter and private schools. In terms of higher education, Scottsdale Community College provides a variety of associate degree programs and transfer programs to Arizona State University, which has campuses spread throughout the Phoenix metro area. In addition, there are numerous workforce development programs available to aid businesses with training their new or existing employees.

## AMENITIES

Scottsdale is one of the most popular resort destinations in the world, however, resorts are only a small part of the reasons why the U.S. Conference of Mayors voted Scottsdale the "Most Livable City."

- There are more than 1,169 acres of developed park land, 36 acres of lakes, 45 miles of bike paths, 35 miles of bike lanes, and 50 miles of multi-use trails.
- The McDowell Mountain Preserve is a 10,865 acre eco-tourism experience and opportunity to explore the natural open space of mountains and desert.
- Scottsdale was named one of the top 15 arts destinations by *American Style* magazine.
- Scottsdale has world-class dining, shopping and entertainment.
- There are more than 180 area golf courses. Five of *Golf Magazine's* top 100 courses are in Scottsdale.
- There are over 200 public and private tennis facilities within Scottsdale.





# Neighboring Companies



## Income Data



### PER CAPITA INCOME

1-mile	3-mile	5-mile
\$34,573	\$34,865	\$31,348



### MEDIAN HOUSEHOLD INCOME

1-mile	3-mile	5-mile
\$48,600	\$48,970	\$45,373



### AVERAGE HOUSEHOLD INCOME

1-mile	3-mile	5-mile
\$80,332	\$77,638	8 \$73,133



### AVERAGE HH SIZE

1-mile	3-mile	5-miles
2.3	2.2	2.3

## Population Data



### TOTAL EMPLOYEES

1-mile	3-mile	5-mile
7,514	108,903	256,819



### TOTAL DAYTIME AT HOME

1-mile	3-mile	5-mile
6,641	57,083	145,266



### % OF EMPLOYEE POPULATION

1-mile	3-mile	5-mile
53.1%	65.6%	63.9%



### % OF DAYTIME POPULATION

1-mile	3-mile	5-miles
46.9%	34.4%	36.1%



## Metro Phoenix Overview

Substantial growth in office-using employment has helped fuel robust demand for office space. Office-using employment in Phoenix has increased by about 20% in the last five years—outpacing growth at the national level during this time period by roughly 5%. Nearly 1/3 of employment in the Phoenix metropolitan area is office-using. Since 2013, Phoenix has also been among the top 10 metros for tech job growth in the nation.

This growth is driven largely by corporate relocations and expansions. Several major financial services firms including State Farm, Farmers Insurance, USAA, Vanguard, and Northern Trust are in varying stages of completing large regional corporate expansions in the Phoenix metropolitan area. Furthermore, new announcements of relocations keep coming. In August 2016, Rogers Corporation, an advanced manufacturing company, stated that it is moving its global corporate headquarters to Chandler. In November 2016, software company ADP announced it would expand its Arizona operations significantly, and it opened a new office in Tempe in the spring of 2017—a move that was expected to create 1,500 new jobs. A host of homegrown and

Silicon Valley-based startups continue to take more office space as their operations grow, including Phoenix-based Carvana, recently named one of the top 40 fastest-growing companies in the nation by *Inc. 5000*.

Of cities with over 1M in population in the country, Metro Phoenix is the second largest geographically, behind Houston, TX, with over 517 square miles. The economy and population continue to expand rapidly in Phoenix. According to the US Bureau of Labor Statistics, since 2015, job growth has totaled 119,100 full time positions; of that 43,600 have been positions in financial services or otherwise deemed “office-using” by the US Department of Commerce. Current unemployment in metro Phoenix is 4.1%. A broad based industry expansion is taking place including financial services, healthcare, technology and education, to name a few, as well as heightened demand for “next generation” office buildings that cater to the needs of modern tenants making much of the existing vacancies obsolete or too small to meet tenant demand for larger floor plates.



## Metro Phoenix Overview (cont.)

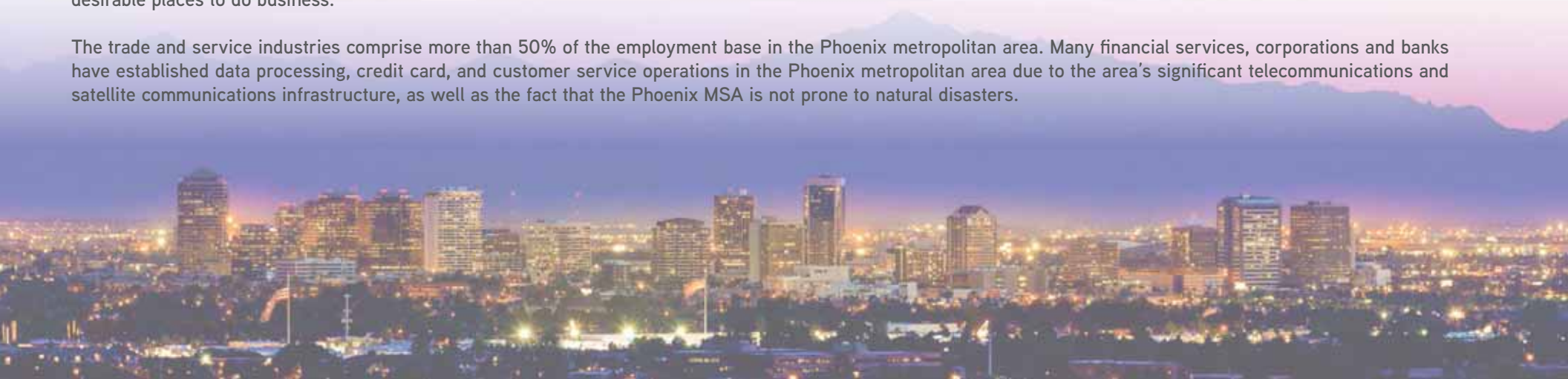
The Phoenix metropolitan area is the state's largest employment center and a major tourist destination. Ranked the 5th largest city and the 12th largest metropolitan area in the country, metro Phoenix has more than 4.7 million residents. The magnitude of the area's diversified economy, location, and amenities will continue to place Phoenix on the map as a Southwest Hub and home to many of the nation's leading companies in aerospace, financial services and high-tech manufacturing.

*The outlook for employment growth compares quite favorably to the major coastal markets, a trend we expect to extend well into the future. Looking out through 2020, we expect job growth in Phoenix to outperform many traditional, tech-oriented institutional office markets including San Diego, Washington, DC, Seattle, San Francisco, Los Angeles, Boston, and New York. While these major office markets will post job growth of 7.2% to 3.8% cumulatively, we expect Phoenix to significantly outperform with job growth of 12.6% cumulatively. (PPR)*

The Phoenix metropolitan statistical area ("MSA") is a \$181 billion marketplace driven by technology, business services, healthcare, tourism, aerospace and construction. The large labor pool and affordable cost of living have enabled average wages to stay below those of similarly-sized MSA's, creating an attractive combination of skilled workers and competitive wages. World-leading companies such as Intel, Microchip Technology, Freeport McMoRan Copper & Gold, Apollo Group, JP Morgan Chase & Co., Honeywell, Boeing, USAA, Vanguard, State Farm Insurance, and US Airways have chosen metropolitan Phoenix for their corporate or regional headquarters. Industry giants such as American Express, Sumitomo Sitix, PetSmart, Discover, Wells Fargo, Bank of America, General Motors, Apple, Google, and Mayo Clinic also have major operations in the Valley.

Several large metropolitan Phoenix projects will provide considerable job growth within the next several years. The Translation Genomic Research ("T-Gen") project in downtown Phoenix, which partners with the three major Arizona universities, has a mission to discover genetic markers of disease and identify new treatments. T-Gen's presence is attracting other research firms to the area, such as the Chan Soon-Shiong Institute for Advanced Health (CSS Institute), a promising sign that this industry will continue to grow and prosper. Additionally, Intel Corp., the world's largest semiconductor company, recently announced commencement of construction of the \$7 billion Fab 42. This **one million square foot** facility is the fourth plant located on Intel's 700-acre Ocotillo Campus in Chandler. Intel's highly skilled labor force with over 11,000 employees in Chandler has attracted other high technology companies. Orbital Sciences, Freescale Semiconductor, Microchip Technologies, Iridium Communications, Telesphere, Google, Apple, and GM Innovation Center help make the Phoenix MSA an international competitor as an industry-leading provider of desirable places to do business.

The trade and service industries comprise more than 50% of the employment base in the Phoenix metropolitan area. Many financial services, corporations and banks have established data processing, credit card, and customer service operations in the Phoenix metropolitan area due to the area's significant telecommunications and satellite communications infrastructure, as well as the fact that the Phoenix MSA is not prone to natural disasters.





# Economic Overview

One sector of the economy that has been posting robust growth through the recession and during the recovery is the healthcare segment. Year over year, statewide employment in this sector has expanded by nearly 5%, with the addition of more than 15,000 jobs. JPMorgan Chase Economic Outlook Center of Arizona State University also reported that Phoenix is number one in the nation in terms of growth in finance industry jobs, adding 8,300 from December 2012 to 2013. Lee McPheters, Director for the Outlook Center, noted that insurance and health care are growth engines for this metropolitan area.

Metropolitan Phoenix supports a well-diversified employment base ranging from high-technology manufacturing to financial and business services, to transportation and distribution industries. The sectors that led the charge during the recovery were private education, healthcare and financial services. The area will continue to attract noteworthy national and regional companies with its young, well-educated and low-cost labor pool.

The Phoenix economy is expanding at a faster rate than the U.S. economy, and job growth in the Phoenix metropolitan area remains above the national benchmark. Perhaps more encouraging than the absolute number of jobs being added to the economy are the types of jobs being created—sectors such as education and health services, financial activities, and technology have all experienced significant growth in recent years.

Over the past five years, tech employment has increased by over 16% in Phoenix, ranking the metro among the top 20 cities in the country for growth in this sector. Several big-name tech companies have opened outposts in the “Silicon Desert” during this time, including Yelp, Uber, and Weebly. Software company, ADP, recently moved into U.S. Airways’ former 225,000 SF office building in Tempe in Spring 2017—an expansion expected to create 1,500 jobs. Meanwhile, the area’s homegrown technology businesses are thriving.

Phoenix-based start-up, Carvana, recently named one of the fastest-growing companies in the U.S. by *Inc. 5000*, took nearly 70,000 SF at its new headquarters in Liberty Center at Rio Salado in the first quarter of 2017.

At the same time, an increasing number of companies are selecting Phoenix for regional corporate expansions. Among these are insurance giant Farmers Insurance, which expanded into its new 2,100,000 SF regional operations center in Tempe with 8,000 employees and wealth-management firm Northern Trust, which has chosen the Discovery Business Campus in Tempe as the site for a major regional hub. Northern Trust occupied 150,000 SF there during 2015–2016, and is expected to occupy 450,000 SF in the office park by 2021. Overall, the company is expected to generate up to 1,000 jobs in the area with an average annual salary of \$82,000.

The uptick in interest in Phoenix is fueled by the metro’s business-friendly environment, large local talent pool, and advantageous geographical location. State and local government tax-incentive programs reward companies that create high-paying jobs in the area. In turn, Arizona State University, the largest public university in the country by enrollment, with 83,000 students, has focused on producing graduates well equipped to fill the high-value-add jobs being created. In 2016, the university topped *U.S. News & World Report’s* ranking of “Most Innovative Schools” in the U.S. for the second consecutive year. Moreover, Phoenix’s relatively low cost of living and proximity to California make the Valley of the Sun particularly attractive to tech companies looking to offer their employees a high quality of life close to Silicon Valley. This combination makes Phoenix likely to continue to attract the high-value-add, high-paying jobs the metro’s economy needs in order to continue its diversification.

FOR SALE | OFFICE/SCHOOL USE

# WEST OF NWC OF 64<sup>TH</sup> & OAK STREETS

Scottsdale, AZ



**KATHY FOSTER, MCR.W**  
SENIOR VICE PRESIDENT  
+1 602 222 5172  
[kathy.foster@colliers.com](mailto:kathy.foster@colliers.com)

**PHIL BREIDENBACH, SIOR**  
EXECUTIVE VICE PRESIDENT  
+1 602 222 5073  
[phil.breidenbach@colliers.com](mailto:phil.breidenbach@colliers.com)

**KYLE YORK**  
ASSOCIATE  
+1 602 222 5094  
[kyle.york@colliers.com](mailto:kyle.york@colliers.com)

**COLLIERS INTERNATIONAL**  
2390 E. CAMELBACK RD. STE 100  
PHOENIX, AZ 85016  
[colliers.com/arizona](http://colliers.com/arizona)

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# ATTACHMENT D





Traffic Engineering  
Transportation Department  
7447 East Indian School Road, Suite 205  
Scottsdale, Arizona 85251



# 2022 Traffic Volume & Collision Report

September 2023





**City of Scottsdale**  
**2022 Traffic Volume and Collision Data**

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## 2022 Intersection Collision Data, Sorted by Location

2022 Average Intersection Collision Rate = 0.51 collisions per million vehicles entering the intersection

N/S STREET	E/W STREET	VOLUME	NO. OF COL IN 2YRS	AVG COL PER YR	COL RATE
56TH	OAK	4300	0	0.0	0.00
56TH	THOMAS	30600	2	1.0	0.09
56TH	DYNAMITE	14800	3	1.5	0.28
56TH	CAREFREE	19400	0	0.0	0.00
60TH	OAK	2300	0	0.0	0.00
60TH	THOMAS	20200	10	5.0	0.68
60TH	CAREFREE	14500	5	2.5	0.47
64TH	MCDOWELL	57200	7	3.5	0.17
64TH	OAK	20000	6	3.0	0.41
64TH	THOMAS	41700	26	13.0	0.85
64TH	OSBORN	17900	11	5.5	0.84
64TH	INDIAN SCHOOL	33800	18	9.0	0.73
64TH	CAMELBACK	35100	7	3.5	0.27
64TH	SHEA	49300	8	4.0	0.22
64TH	CHOLLA	4700	1	0.5	0.29
64TH	CACTUS	33700	12	6.0	0.49
64TH	DYNAMITE	11800	1	0.5	0.12
68TH	CONTINENTAL	9100	0	0.0	0.00
68TH	MCDOWELL	35400	16	8.0	0.62
68TH	OAK	13200	1	0.5	0.10
68TH	THOMAS	37800	22	11.0	0.80
68TH	OSBORN	16400	9	4.5	0.75
68TH	INDIAN SCHOOL	50200	14	7.0	0.38
68TH	CAMELBACK	33100	30	15.0	1.24
68TH	CHAPARRAL	8700	3	1.5	0.47
70TH	SHEA	52900	19	9.5	0.49
GOLDWATER	INDIAN SCHOOL	41100	19	9.5	0.63
GOLDWATER	CAMELBACK	45400	50	25.0	1.51
SCOTTSDALE	MCKELLIPS	50500	3	1.5	0.08
SCOTTSDALE	ROOSEVELT	32100	5	2.5	0.21
SCOTTSDALE	MCDOWELL	54400	34	17.0	0.86
SCOTTSDALE	OAK	31100	22	11.0	0.97
SCOTTSDALE	THOMAS	53800	44	22.0	1.12
SCOTTSDALE	OSBORN	33600	22	11.0	0.90
SCOTTSDALE	INDIAN SCHOOL	45700	36	18.0	1.08
SCOTTSDALE	CAMELBACK	42300	29	14.5	0.94
SCOTTSDALE	CHAPARRAL	41000	32	16.0	1.07
SCOTTSDALE	MCDONALD	53500	19	9.5	0.49
SCOTTSDALE	LINCOLN	66100	18	9.0	0.37
SCOTTSDALE	INDIAN BEND	50300	22	11.0	0.60
SCOTTSDALE	MCCORMICK	40300	10	5.0	0.34
SCOTTSDALE	DOUBLETREE	49900	16	8.0	0.44
SCOTTSDALE	MOUNTAIN VIEW	46900	12	6.0	0.35
SCOTTSDALE	SHEA	70400	31	15.5	0.60
SCOTTSDALE	CHOLLA	43000	4	2.0	0.13
SCOTTSDALE	CACTUS	77300	23	11.5	0.41



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# ATTACHMENT E

October 14, 2024

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<sup>st</sup> Submittal Response to Comments**

Greenlight Traffic Engineering, LLC (Greenlight) has prepared our response to comments (RTC) for comments from MODUS Companies (Client) dated October 9, 2024. This response to comments has been included in the report as an appendix.

**Disposition Code:**

**A = Will Comply B = Agency to Evaluate C = Consultant to Evaluate D = No Action Recommended**

No.	Sheet	Comment	Disposition Code	Greenlight Response
1	General	Provide an excerpt of where you got the existing site building square footage from. <b>SC 7/30/2024</b>	A	The seller's brochure is where the square footage was obtained. The brochure has been attached to the memo.
2	General	Provide adjacent street volumes per the DSPM 5-1.101. The AADT can be obtained from the City of Scottsdale's 2022 Traffic Volume and Collision Data for Oak Street. <b>SC 7/30/2024</b>	A	A statement with the adjacent street volumes has been added to the memo.
3	General	Please move your seal to the first page of the document per the state of Arizona Board of Technical Registration Seal Affidavit R4-30-304. Use of Seal requirements. <b>SC 7/30/2024</b>	A	Seal location moved as requested.



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Sincerely,  
Greenlight Traffic Engineering, LLC

*Collette M. Frohlich*

Collette Frohlich, PE  
Senior Project Engineer  
[collettef@greenlightte.com](mailto:collettef@greenlightte.com)  
(480) 788-5626