



February 16, 2024

Mr. Blake Wells
LGE DesignBuild
 1200 N. 52nd Street
 Phoenix, Arizona 85008

Subject: **Truck Traffic Memo**
101 & Princess Development
 Scottsdale, Arizona

The purpose of this memo is to estimate the overall potential truck traffic generated by the planned *101 & Princess* development located on the northwest corner of the Loop 101 Freeway & Princess Drive within the Perimeter Tech Center in Scottsdale, Arizona. It is my understanding this will be a spec general light industrial development having four buildings totaling approximately 267,640 square feet.

Generally, the total number of trucks of an industrial use is dependent on the end user(s) and their planned operations. Since end users of the 101 & Princess development are currently unknown, the estimates of the truck traffic of the development have been determined by utilizing the truck trip generation rates within the Institute of Transportation Engineers (ITE) *Trip Generation Manual*; which utilizes historic data collection of various land use types to develop average rates of vehicle and truck trip generation. Based on the preliminary site plan and information you have provided to me, the ITE Land Use Code *110 – General Light Industrial* is utilized as the most comparable to the 101 & Princess development.

Table 1: Estimated Truck Volumes presents the overall estimated truck traffic for the 101 & Princess development for a typical overall weekday, during the AM peak hour, and during the PM peak hour.

TABLE 1: ESTIMATED TRUCK VOLUMES

Land Use	Total Size	Total Daily Trucks	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
General Light Industrial	267,640 SF	67	Peak Hour of Adjacent Streets (typically between 7-9am and 4-6pm)					
			2	1	3	1	2	3
			Peak Hour of Site Operations (typically 'off-hours')					
			4	4	8	7	6	13

On a typical weekday, the 267,640 square foot development - considering ultimate general light industrial uses - is estimated to generate 67 daily truck trips overall; 3 truck trips during the AM peak hour of the adjacent streets; 8 truck trips during the AM peak hour of site operations; 3 truck trips during the PM peak hour of the adjacent streets; and 13 truck trips during the PM peak hour of site operations.



The traffic generation estimates herein are based on a variety of assumptions related to the planned land use and building size of the planned development. If alternate land uses and/or sizes are ultimately proposed, these estimates may not remain valid. If you have any questions, please feel free to contact me at (602) 265-6155.

Sincerely,

A handwritten signature in black ink, appearing to read "KAW", with a long, sweeping horizontal stroke extending to the right.

Keith A. Winney, PE
United Civil Group