



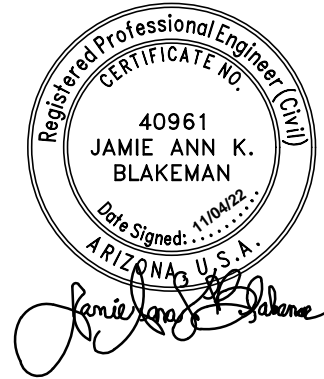
To: Taylor Farden
Magnolia Property Company

Date: November 4, 2022

From: Jamie Blakeman, PE, PTOE

Job Number: 22.5310.001

RE: Magnolia on Osborn
Transportation Impact & Mitigation Analysis
Category I



INTRODUCTION

Lokahi, LLC (Lokahi) has prepared a Transportation Impact & Mitigation Analysis – Category I for the proposed Magnolia on Osborn development, located along Osborn Road, approximately 150 feet east of 70th Street, in Scottsdale, Arizona. See **Figure 1** for the vicinity map.

The proposed site will be comprised of 92 multi-family dwelling units. Of the 92 dwelling units, there will be 17 studio units, 52 one-bedroom units, and 23 two-bedroom units. Additionally, there will be 5,800 square feet of office space. See **Attachment A** and **Figure 2** for the site plan.

The objective of this Transportation Impact & Mitigation Analysis – Category I is to analyze the proposed development’s traffic related impacts to the adjacent roadway network.



Figure 1 - Vicinity Map





EXISTING CONDITIONS

The approximate 1.85-acre site is a currently comprised of a 5,555 square foot office building. The site is currently zoned as Highway Commercial (C-3). See **Attachment B** for Maricopa County Assessor’s parcel information.

The proposed development is bordered by Osborn Road to the south and 6th Street to the north. Commercial and residential land uses border the proposed development to the east and west, respectively.

Osborn Road is an east-west roadway that provides two (2) lanes in each direction of travel, east of 70th Street. Osborn Road, west of 70th Street, provides one (1) lane in each direction of travel. A center two-way left turn lane is provided along Osborn Road within the vicinity of the proposed development. The City of Scottsdale classifies Osborn Road as a major collector, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. The City of Scottsdale’s 2018 *Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 6,600 vehicles per day (vpd) along Osborn Road, between 68th Street and Scottsdale Road. There is a posted speed limit of 35 miles per hour (mph).

70th Street is a north-south roadway that provides one (1) lane in each direction of travel. A center two-way left turn lane is provided along 70th Street, between Goldwater Boulevard and Osborn Road. There is a posted speed limit of 30 mph.

6th Street is an east-west roadway that provides one (1) lane in each direction of travel. On-street parking is provided along the north and south side of 6th Street. There is an unposted speed limit of 25 mph.

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 study roadway segments is shown in **Table 1**.

Table 1 – Collision Rates - Study Roadway Segment

Segment	From	To	Collision Rate	Rank
Osborn Road	68th Street	Scottsdale Road	2.74	48
2020 City of Scottsdale Average Segment Collision Rate			1.38	





PROPOSED DEVELOPMENT

The proposed development will consist of 92 multi-family dwelling units. Of the 92 dwelling units, there will be 17 studio units, 52 one-bedroom units, and 23 two-bedroom units. Additionally, there will be 5,800 square feet of office space.

There are two (2) proposed access points to the proposed development, one (1) located along Osborn Road and one (1) located along 6th Street. The driveway located along Osborn Road will be located approximately 385 feet (centerline-to-centerline) east of 70th Street and will provide full access, allowing all movements into and out of the proposed development. Similarly, the driveway located along 6th Street will be located approximately 385 feet (centerline-to-centerline) east of 70th Street and will provide full access, allowing all movements into and out of the proposed development.

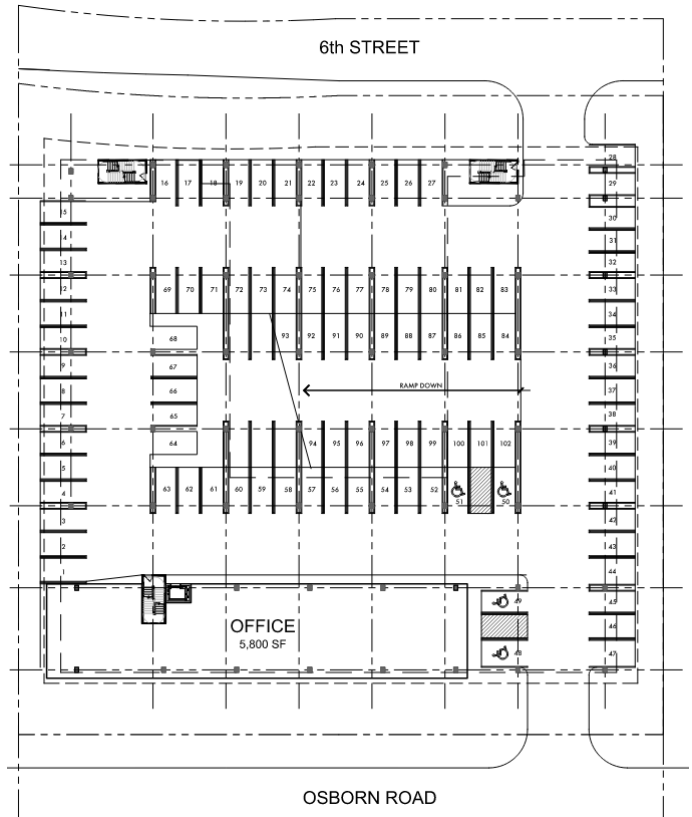


Figure 2 – Site Plan

TRIP GENERATION

The trip generation for the proposed Magnolia on Osborn development was 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.





Existing Zoning

According to Maricopa County Assessor, the existing parcels are zoned C-3 which allows for a maximum build out gross floor area ratio (GFAR) of 0.8. Applying a FAR of 0.8 results in an approximate 50,336 square foot building. According to the City of Scottsdale Code of Ordinances, a C-3 zoning designations allows for an office building. Therefore, ITE Land Use 710 – General Office Building was assumed. See **Table 2** for the trip generation calculations for the build out under the existing zoning. See **Attachment C** for detailed trip generation calculations.

Table 2 – Trip Generation (Existing Zoning)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office Building	710	50.34	1000 SF GFA	639	93	82	11	94	16	78

The build out under existing zoning generates 639 weekday daily trips, with 93 trips occurring during the AM peak hour and 94 trips during the PM peak hour.

Proposed Development

The trip generation for the Magnolia on Osborn development was calculated utilizing ITE Land Use 221 – Multifamily Housing (Mid-Rise) and ITE Land Use 712 – Small Office Building. Trip generation calculations are shown in **Table 3**. See **Attachment C** for detailed trip generation calculations.

Table 3 – 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 (Mid-Rise)	221	92	Dwelling Units	392	29	7	22	36	22	14
Small Office Building	712	5.8	1000 SF GFA	83	10	8	2	13	4	9
Total				475	39	15	24	49	26	23

The proposed development is anticipated to generate 475 weekday daily trips, with 39 trips occurring during the AM peak hour and 49 trips during the PM peak hour.





TRIP GENERATION COMPARISON

Proposed Development versus Buildout Under Existing Zoning

A trip generation comparison between the proposed Magnolia on Osborn development and the build out under existing zoning is shown in **Table 4**.

Table 4 – Trip Generation Comparison (Proposed Development vs. Existing Zoning)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	92	Dwelling Units	392	29	7	22	36	22	14
Small Office Building	712	5.8	1000 SF GFA	83	10	8	2	13	4	9
Proposed Development Total				475	39	15	24	49	26	23
General Office Building	710	50.34	1000 SF GFA	639	93	82	11	94	16	78
Existing Zoning Total				639	93	82	11	94	16	78
Difference				-164	-54	-67	13	-45	10	-55
Percent Difference				-26%	-58%	-82%	118%	-48%	63%	-71%

The build-out of Magnolia on Osborn development is anticipated to generate 164 (26%) fewer weekday trips, with 54 (58%) fewer trips during the AM peak hour, and 45 (48%) fewer trips during the PM peak hour than the buildout 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 Magnolia on Osborn development is generally based on the distribution of existing traffic along the surrounding roadway network, permitted movements at the proposed site driveways, and probable routes. The trip distribution is shown in **Attachment D**.

The trip assignment was generally based on proximity of the site driveway 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 Magnolia on Osborn development is located along Osborn Road, approximately 150 feet east of 70th Street. The proposed site will be comprised of 92 multi-family dwelling units. Of the 92 dwelling units, there will be 17 studio units, 52 one-bedroom units, and 23 two-bedroom units. Additionally, there will be 5,800 square feet of office space.

There are two (2) proposed access points to the proposed development, one (1) located along Osborn Road and one (1) located along 6th Street. The driveway located along Osborn Road will be located approximately 385 feet (centerline-to-centerline) east of 70th Street and will provide full access, allowing all movements into and out of the proposed development. Similarly, the driveway located along 6th Street will be located approximately 385 feet (centerline-to-centerline) east of 70th Street and will provide full access, allowing all movements into and out of the proposed development.

Trip Generation

At full build-out, the proposed Magnolia on Osborn development is anticipated to generate 475 weekday daily trips, with 39 trips occurring during the AM peak hour and 49 trips during the PM peak hour.

Trip Generation Comparison

The build-out of Magnolia on Osborn development is anticipated to generate 164 (26%) fewer weekday trips, with 54 (58%) fewer trips during the AM peak hour, and 45 (48%) fewer trips during the PM peak hour than the build-out under the existing zoning.

As previously mentioned, Osborn Road within the proposed study area is classified as a major collector. According to the City of Scottsdale's Design Standards and Policies Manual, a major collector is designed to accommodate between 15,000 to 30,000 vehicles per day (vpd). With an existing ADT of 6,600 vehicles per day, there is more than adequate capacity to accommodate the 475 new weekday trips anticipated by the proposed Magnolia on Osborn development.

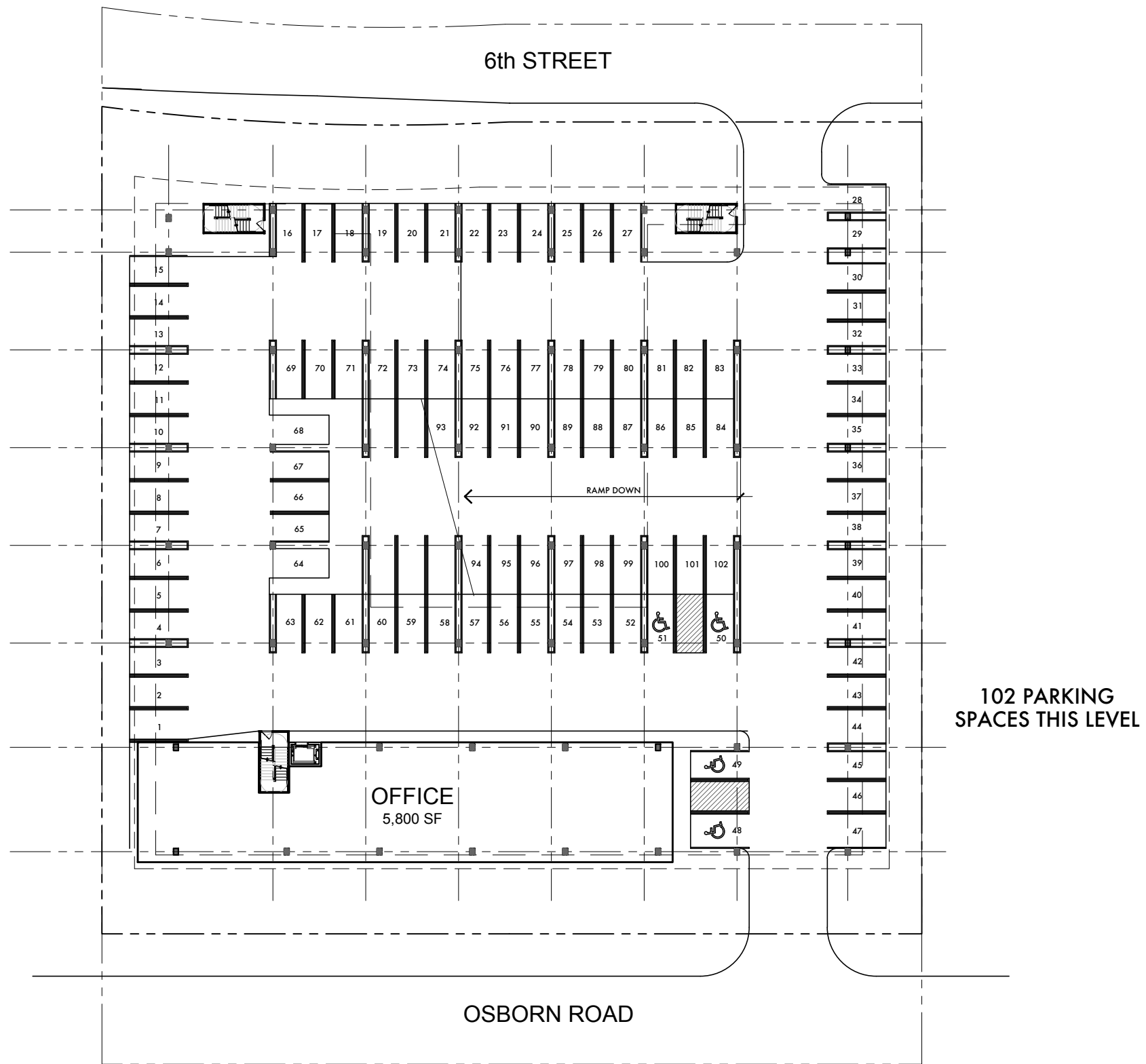
In conclusion, the traffic generated by the proposed Magnolia on Osborn development is anticipated to result in acceptable traffic operations along the existing roadway network and the surrounding area.



ATTACHMENT A – PROPOSED SITE PLAN



A

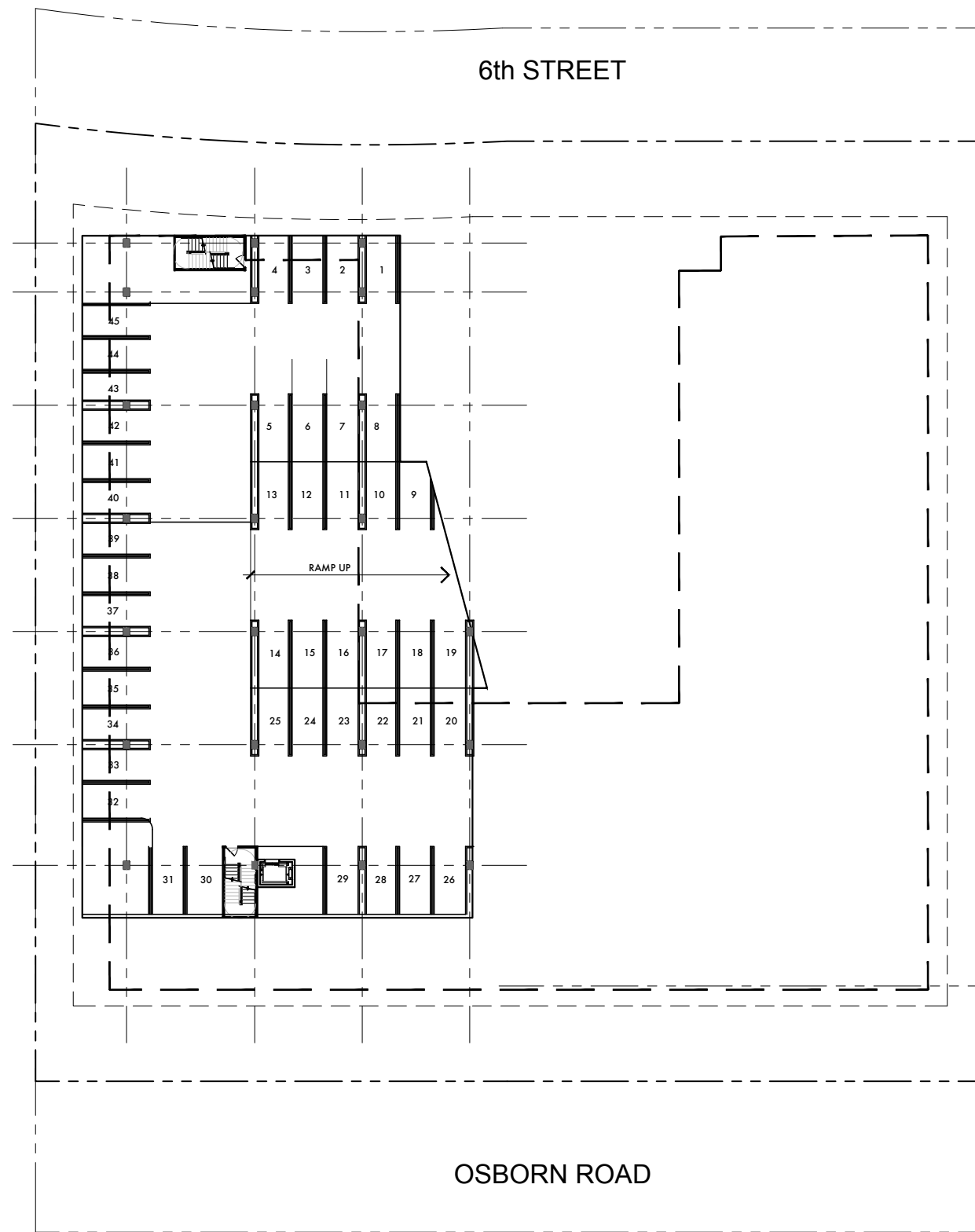


102 PARKING SPACES THIS LEVEL

GROUND LEVEL
SCALE: 1"=40'

26 October 22

© 2022 WILDER ARCHITECTS, LLC

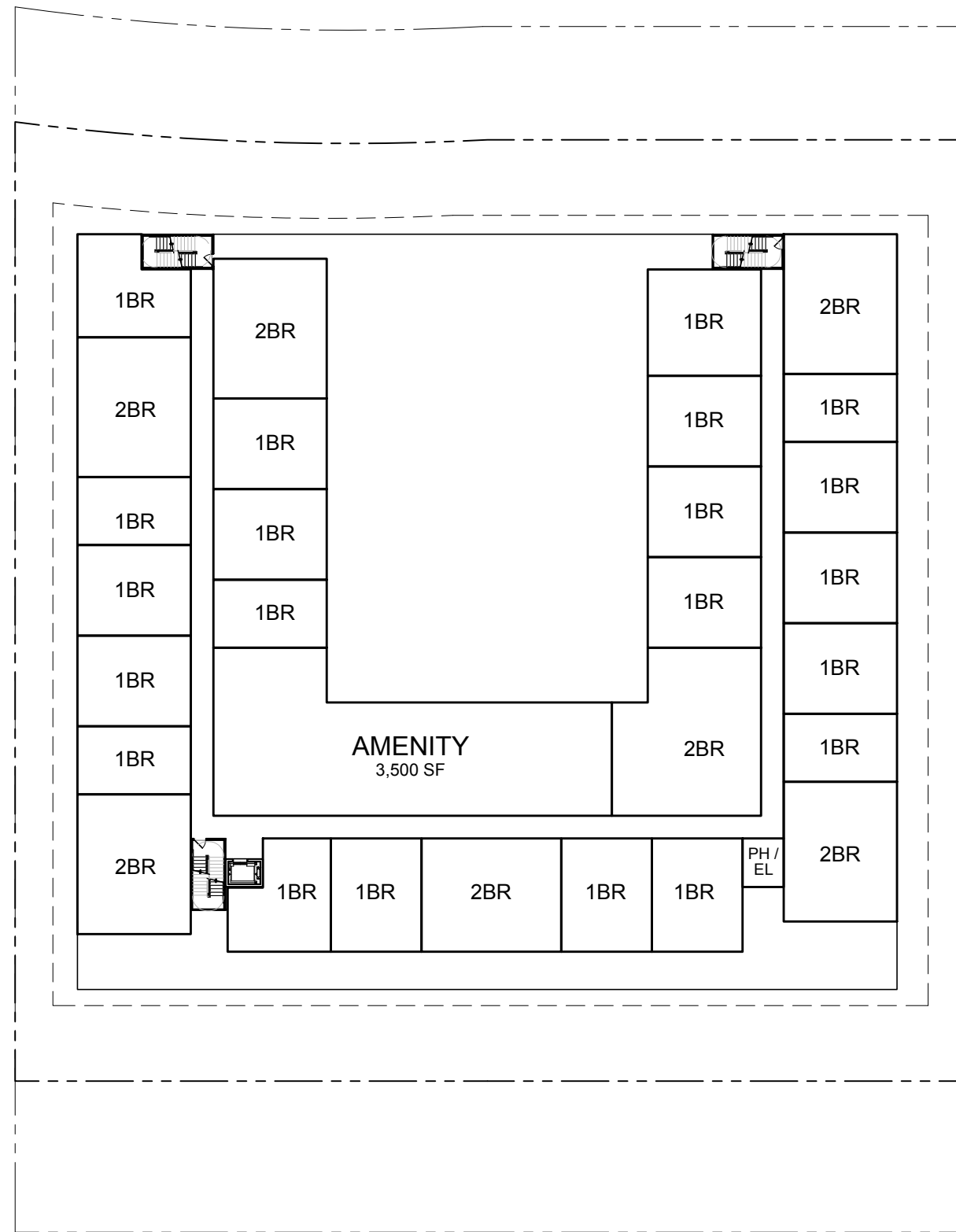


BASEMENT LEVEL
14,000 SF
45 PARKING SPACES

BASEMENT LEVEL
SCALE: 1"=40'

26 October 22

© 2022 WILDER ARCHITECTS, LLC

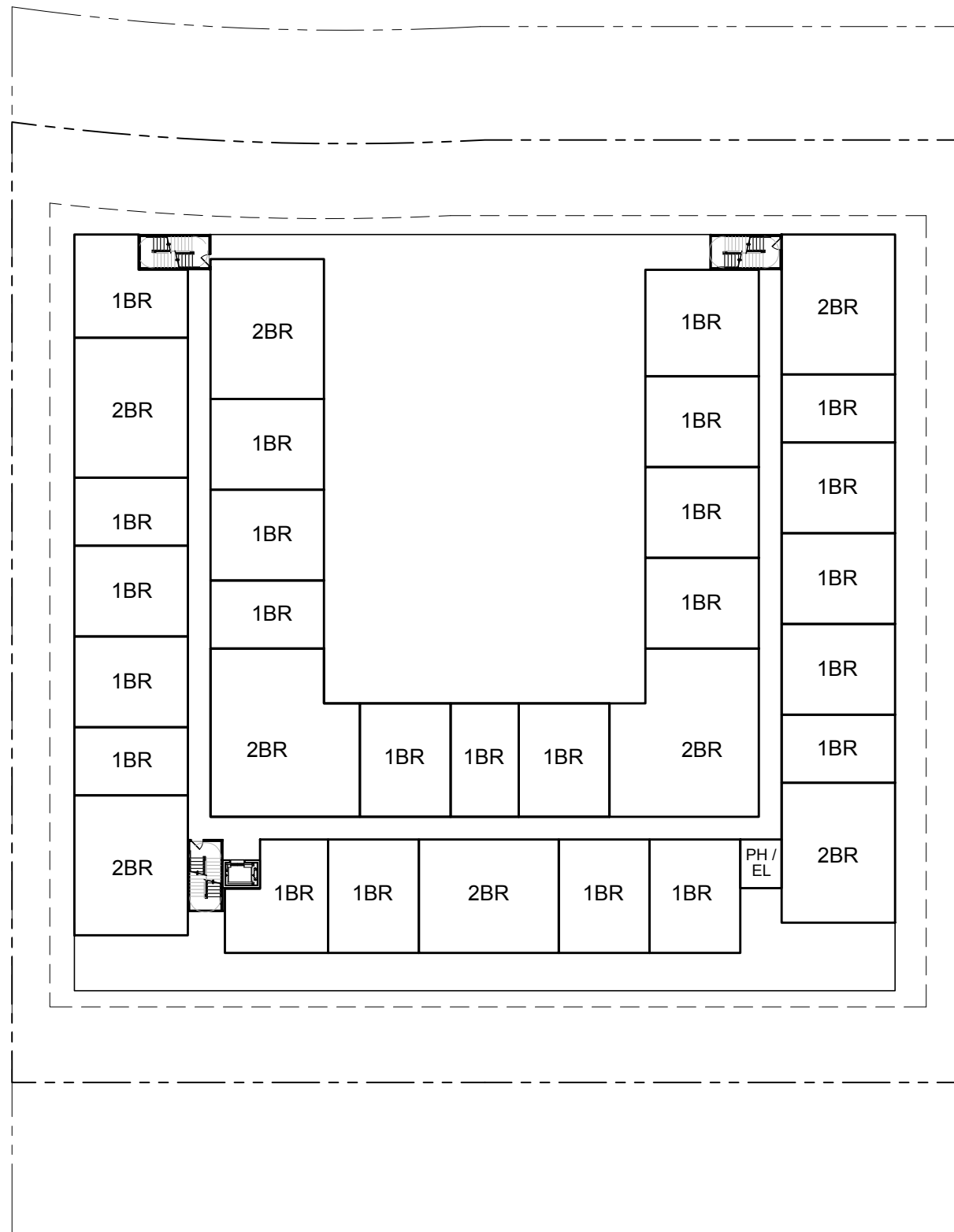


LEVEL 2

SCALE: 1"=40'

26 October 22

© 2022 WILDER ARCHITECTS, LLC



LEVELS 3 and 4
 SCALE: 1"=40'

26 October 22

© 2022 WILDER ARCHITECTS, LLC



ATTACHMENT B – MARICOPA COUNTY ASSESSOR



B

130-13-064

Commercial Parcel

This is a Commercial parcel located at [7018 E OSBORN RD SCOTTSDALE 85251](#). The current owner is FIRST BAPTIST CHURCH OF SCOTTSDALE. It is located in the ORANGE ACRES subdivision, and MCR [3114](#). It was last sold on 06/01/2002 for \$634,331. Its current year full cash value is \$2,029,600.

 MAPS

 PICTOMETRY

 VIEW/PAY TAX BILL

 DEED

 OWNER

 VALUATIONS

 MAP FERRET

 SIMILAR PARCELS

 REGISTER RENTAL

 PRINT DETAILS

PROPERTY INFORMATION



[7018 E OSBORN RD SCOTTSDALE 85251](#)

MCR #	3114
Description	ORANGE ACRES LOT 18 EX S 33' BEG NW COR LOT 18 TH S 16.5F TO PT OF INTERSEC W1 CUR HAV RAD 1349.15F CONC NLY TH ELY ALG SD CUR C /A 5D 21M ARC DIST 126.30F TO PT ON E LN LOT 18 T H N TO NE COR SD LOT TH W TO NW COR POB
Lat/Long	
Lot Size	31,490 sq ft.
Zoning	C-3
Lot #	18
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R ?	27 2N 4E
Market	00/
Area/Neighborhood	
Subdivision (26 Parcels)	ORANGE ACRES

OWNER INFORMATION



FIRST BAPTIST CHURCH OF SCOTTSDALE

Mailing Address	7025 E OSBORN RD, SCOTTSDALE, AZ 85251
Deed Number	20020624899
Last Deed Date	06/19/2002
Sale Date	06/01/2002
Sale Price	\$634,331

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	2023	2022	2021	2020	2019
Full Cash Value [?]	\$2,029,600	\$1,785,200	\$1,785,200	\$1,612,200	\$1,535,400
Limited Value [?]	\$1,655,341	\$1,576,515	\$1,501,443	\$1,429,946	\$1,361,853
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	MIXED LEGAL CLASS	MIXED LEGAL CLASS	MIXED LEGAL CLASS	MIXED LEGAL CLASS	MIXED LEGAL CLASS
Assessment Ratio	0.0%	0.0%	0.0%	0.0%	0.0%
Assessed LPV	\$248,301	\$236,477	\$225,216	\$214,492	\$204,278
Property Use Code	9205	9200	9200	9200	9200
PU Description	Religious Ownership	Religious Ownership	Religious Ownership	Religious Ownership	Religious Ownership
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

▸ [Parcel Maps \(1\)](#)

▸ [Book/Map Maps \(3\)](#)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

130-13-062

Commercial Parcel

This is a Commercial parcel located at [7024 E OSBORN RD SCOTTSDALE 85251](#). The current owner is POLLIFRONE FAMILY TRUST. It is located in the ORANGE ACRES subdivision, and MCR [3114](#). Its current year full cash value is \$2,233,400.

 [MAPS](#)

 [PICTOMETRY](#)

 [VIEW/PAY TAX BILL](#)

 [DEED](#)

 [OWNER](#)

 [VALUATIONS](#)

 [ADDITIONAL INFO](#)

 [SKETCHES](#)

 [MAP FERRET](#)

 [SIMILAR PARCELS](#)

 [REGISTER RENTAL](#)

 [PRINT DETAILS](#)

PROPERTY INFORMATION



[7024 E OSBORN RD SCOTTSDALE 85251](#)

MCR #	3114
Description	ORANGE ACRES MCR 31/14 LT 16 EX S 40F RD & EX N 2 2F FOR RD P/D 15484-196
Lat/Long	
Lot Size	31,430 sq ft.
Zoning	C-3
Lot #	16
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R ?	27 2N 4E
Market	00/
Area/Neighborhood	
Subdivision (26 Parcels)	ORANGE ACRES

OWNER INFORMATION



[POLLIFRONE FAMILY TRUST](#)

Mailing Address 5301 E YUCCA ST, SCOTTSDALE, AZ 85254

In Care Of	POLLIFRONE RICHARD/DIANNE CO-TR
Deed Number	20130505867
Last Deed Date	06/03/2013
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	2023	2022	2021	2020	2019
Full Cash Value ⓘ	\$2,233,400	\$2,142,400	\$2,163,900	\$1,968,400	\$1,845,600
Limited Value ⓘ	\$1,855,543	\$1,767,184	\$1,683,032	\$1,602,888	\$1,526,560
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	MIXED LEGAL CLASS	MIXED LEGAL CLASS	MIXED LEGAL CLASS	MIXED LEGAL CLASS	MIXED LEGAL CLASS
Assessment Ratio	0.0%	0.0%	0.0%	0.0%	0.0%
Assessed LPV	\$315,442	\$309,257	\$302,946	\$288,520	\$274,781
Property Use Code	1511	1511	1511	1511	1511
PU Description	Office Buildings	Office Buildings	Office Buildings	Office Buildings	Office Buildings
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

ADDITIONAL PROPERTY INFORMATION



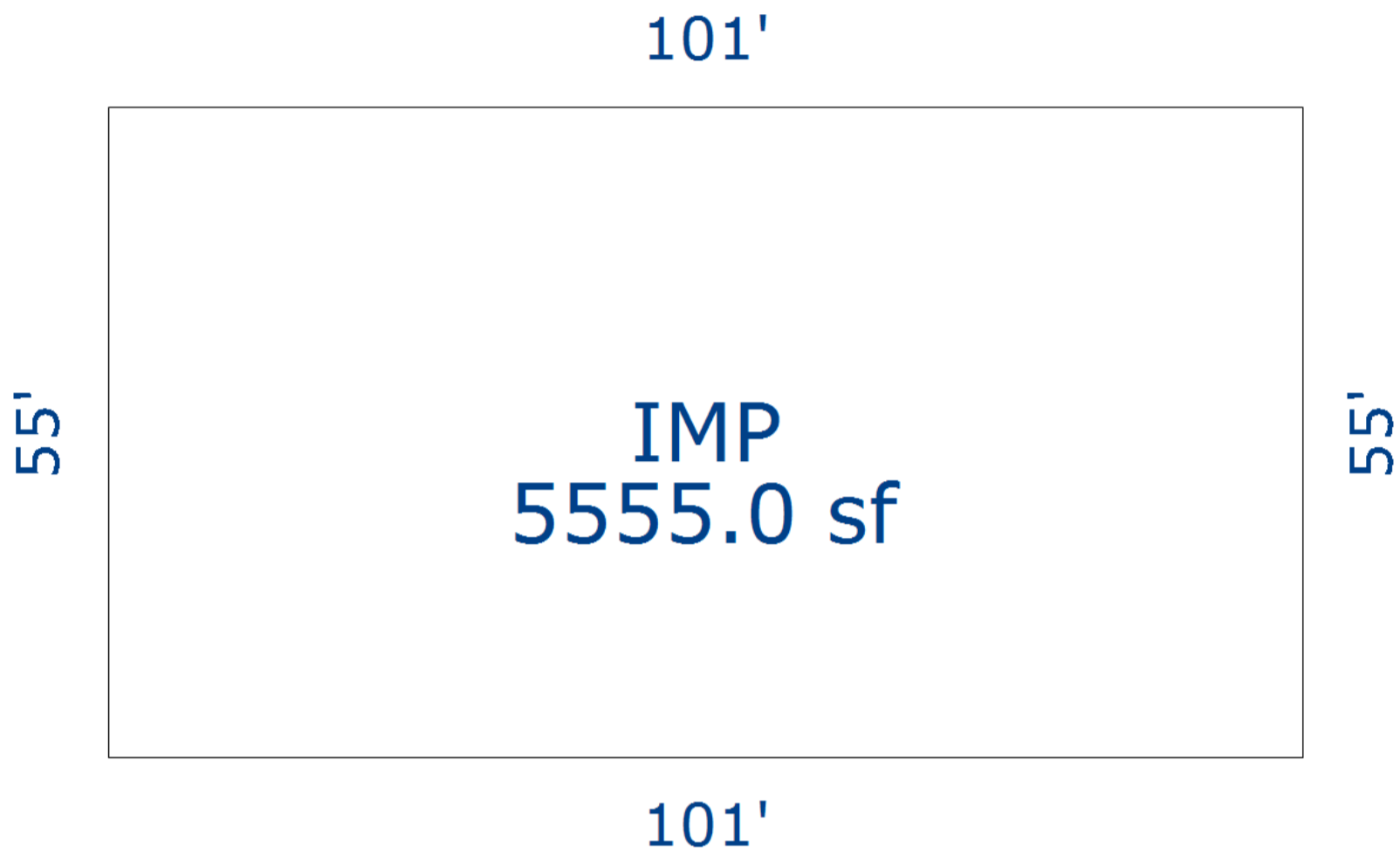
Additional property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Lt. Commercial Utility Build.	000101	471	2	C	49	640
Office Building	000201	344	2	C	49	5,555
Site Improvements	000301	163	2	D	49	1

BUILDING SKETCHES



Sketches that illustrate the external dimensions of a property.



MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

▶ [Parcel Maps \(1\)](#)

▶ [Book/Map Maps \(3\)](#)

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By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.



ATTACHMENT C – TRIP GENERATION



C



71 Multifamily Ho (Four to Ten Levels)																						
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	
Multifamily Housing (Mid-Rise)	221	92	Dwelling Units	4.54	50%	50%	0.37	23%	77%	0.39	61%	39%	418	209	209	34	8	26	36	22	14	Average
Multifamily Housing (Mid-Rise)	221	92	Dwelling Units	3.76	50%	50%	0.15	23%	77%	0.19	61%	39%	346	173	173	14	3	11	17	10	7	Minimum
Multifamily Housing (Mid-Rise)	221	92	Dwelling Units	5.40	50%	50%	0.53	23%	77%	0.57	61%	39%	497	249	248	49	11	38	52	32	20	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Equation
Multifamily Housing (Mid-Rise)	221	92	Dwelling Units	Equation			Equation			Equation			Total	In	Out	Total	In	Out	Total	In	Out	
				T=4.77(X)-46.46			T=44(X)-11.61			T=39(X)+0.34			392	196	196	29	7	22	36	22	14	
Multifamily Housing (Mid-Rise)				Standard Deviation	0.51			0.09			0.08											
				Number of Studies	11			30			31											
				Average Size	201			173			169											
				R ²	0.93			0.91			0.91											

72 Small Office Building																							
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		
Small Office Building	712	5.8	1000 SF GFA	14.39	50%	50%	1.67	82%	18%	2.16	34%	66%	83	42	41	10	8	2	13	4	9	Average	
Small Office Building	712	5.8	1000 SF GFA	4.44	50%	50%	0.76	82%	18%	0.56	34%	66%	26	13	13	4	3	1	3	1	2	Minimum	
Small Office Building	712	5.8	1000 SF GFA	50.91	50%	50%	4.12	82%	18%	5.5	34%	66%	295	148	147	24	20	4	32	11	21	Maximum	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Equation	
Small Office Building	712	5.8	1000 SF GFA	Equation			Equation			Equation			Total	In	Out	Total	In	Out	Total	In	Out		
				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	
Small Office Building				Standard Deviation	10.16			0.88			1.26												
				Number of Studies	21			21			21												
				Average Size	3			3			3												
				R ²	N/A			N/A			N/A												



Magnolia on Osborn

Trip Generation Calculations

Completed:
Checked:

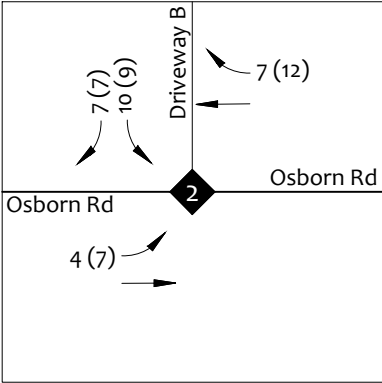
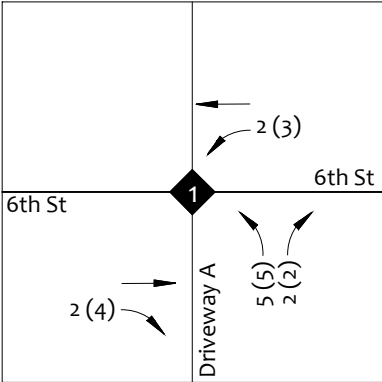
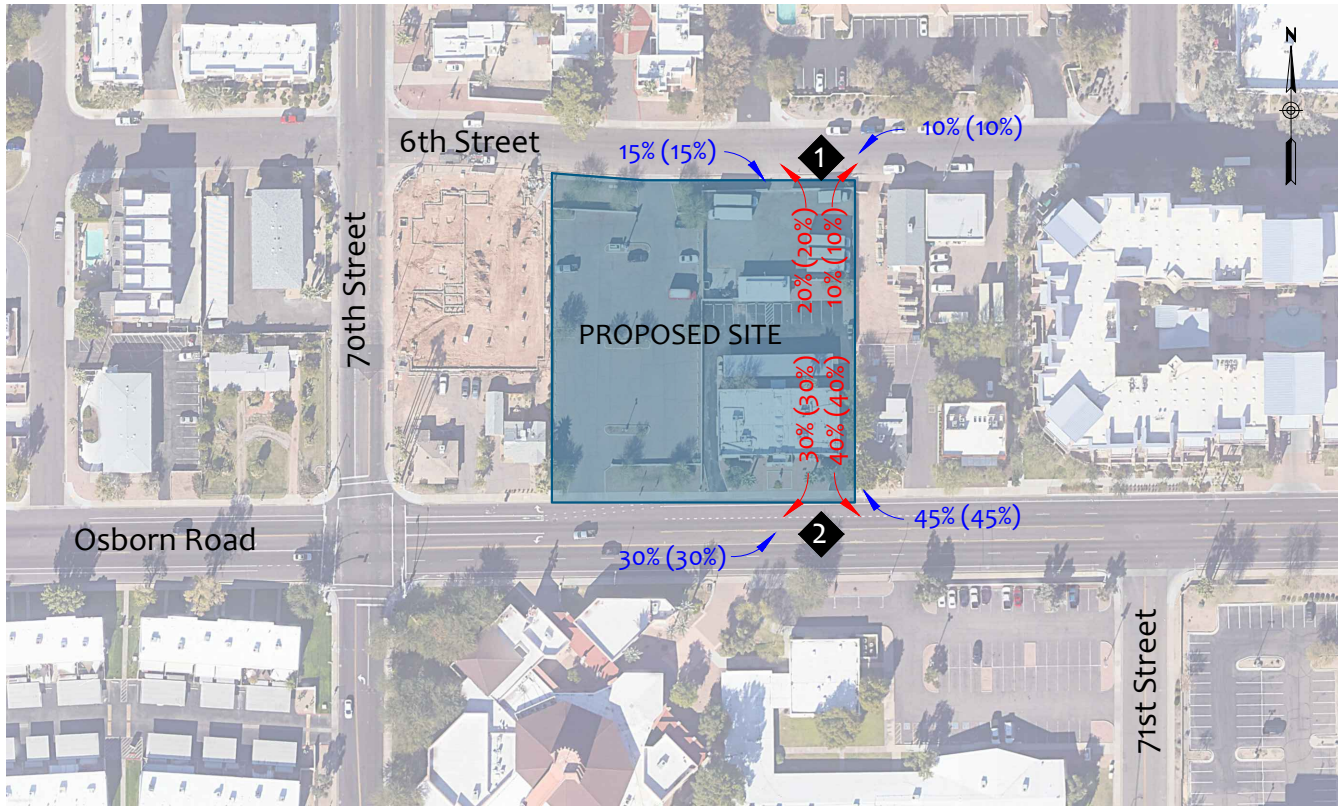
710 General Office Building																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Average
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office Building	710	50.3	1000 SF GFA	10.84	50%	50%	1.52	88%	12%	1.44	17%	83%	546	273	273	77	68	9	72	12	60	Average
General Office Building	710	50.3	1000 SF GFA	3.27	50%	50%	0.32	88%	12%	0.26	17%	83%	165	83	82	16	14	2	13	2	11	Minimum
General Office Building	710	50.3	1000 SF GFA	27.56	50%	50%	4.93	88%	12%	6.2	17%	83%	1,387	694	693	248	218	30	312	53	259	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Equation
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office Building	710	50.3	1000 SF GFA	$\ln(T)=0.87\ln(X)+3.05$	50%	50%	$\ln(T)=0.86\ln(X)+1.16$	88%	12%	$\ln(T)=0.83\ln(X)+1.29$	17%	83%	639	320	319	93	82	11	94	16	78	Equation
General Office Building	Standard Deviation			4.76			0.58			0.6												
	Number of Studies			59			221			232												
	Average Size			163			201			199												
	R ²			0.78			0.78			0.77												



ATTACHMENT D – SITE DISTRIBUTION AND SITE VOLUMES



D



Legend

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