



**To:** Ben Landhauser  
Lifestyle Communities SW, LLC

**Date:** July 17, 2024

**From:** Shelly Sorensen, PE, PTOE

**Job Number:** 23.5599

**RE:** Artesa Pinnacle Peak  
Transportation Impact & Mitigation Analysis  
– Category I



## INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Transportation Impact & Mitigation Analysis – Category I for the proposed Artesa Pinnacle Peak, generally located on the northwest corner of Alma School Parkway and Greythorn Drive in Scottsdale, Arizona. See **Figure 1** for the vicinity map.

The proposed site will be comprised of 67 dwelling units within an age qualified equity contract retirement community. Of the 67 dwelling units, 53 dwelling units will be located within two (2) buildings, the remaining 14 dwelling units will be located within casita style units. 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 374,282 square foot site consists of one (1) existing parcel, APN 216-81-381. APN 216-81-381 consists of vacant, undeveloped land and is zoned for Planned Community Center (PCC). See **Attachment B** for Maricopa County Assessor's parcel information.

The proposed development is bordered by Alma School Parkway to the east, commercial developments to the north and east, and undeveloped land borders the proposed development to the west and south.

**Alma School Parkway** is a north-south roadway that provides two (2) through lanes for each direction of travel with a raised median, south of Dynamite Boulevard/Rio Verde Drive. The City of Scottsdale classifies Alma School Parkway south of Dynamite Boulevard/Rio Verde Drive as a major collector, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. The City of Scottsdale's 2022 *Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 9,400 vehicles per day (vpd) along Alma School Parkway. There is a posted speed limit of 40 miles per hour (mph).

**Dynamite Boulevard/Rio Verde Drive** is an east-west roadway that provides two (2) through lanes in each direction of travel, with a raised median. The City of Scottsdale classifies Dynamite Boulevard/Rio Verde Drive as a minor arterial, 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 18,200 vehicles per day (vpd) along Dynamite Boulevard, between Pima Road and Alma School Parkway. The map also reports an ADT of 15,900 vpd along Rio Verde Drive, between Alma School Parkway and 136<sup>th</sup> Street. There is a posted speed limit of 50 mph.

**Greythorn Drive** is a roadway that provides one (1) through lane in each direction of travel. There is an unposted speed limit of 25 mph.



## COLLISION RATES

The City of Scottsdale's 2022 Traffic Volume & Collision 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 major intersections that define the segment, including at minor intersections within the segment. Intersection collisions are collisions that occur at or within 100 feet of a major intersection. The collision rate and city-wide ranking for study roadway segments and intersections are shown in **Table 1** and **Table 2**, respectively.

**Table 1 – Collision Rates - Study Roadway Segment(s)**

Segment	From	To	Collision Rate	Rank
Dynamite Boulevard/Rio Verde Drive	Alma School Parkway	136th Street	0.90	155
Dynamite Boulevard	Pima Road	Alma School Parkway	0.15	273
2022 City of Scottsdale Average Segment Collision Rate			1.17	

**Table 2 – Collision Rates – Study Intersection(s)**

Intersection	Collision Rate	Rank
Alma School Parkway and Dynamite Boulevard	0.27	152
2022 City of Scottsdale Average Intersection Collision Rate	0.51	



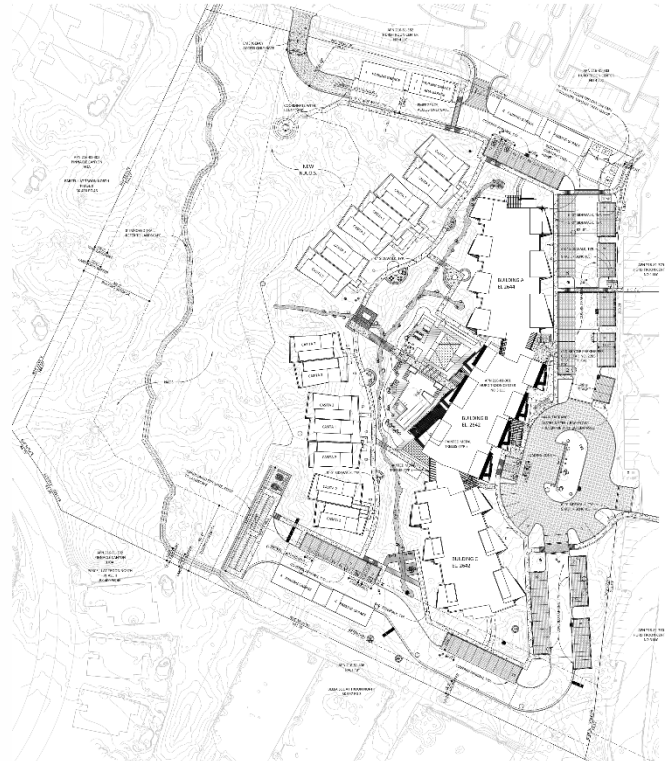
## PROPOSED DEVELOPMENT

The proposed site will be comprised of 67 dwelling units within an age qualified equity contract retirement community. Of the 67 dwelling units, 53 dwelling units will be located within two (2) buildings, the remaining 14 dwelling units will be located within casita style units.

The proposed development will have one (1) main access point located on the east side of the development.

Two (2) additional emergency-only access points are located on the north side of the development.

Modifications to the proposed site plan have eliminated direct access for the residential use to Dynamite Road. As such, in order to access Dynamite Road, the residential traffic will most likely exit the site along Alma School Parkway at Greythorn Drive, head north and make the left at the signalized intersection onto Dynamite Road.



**Figure 2 - Site Plan**

## TRIP GENERATION

The trip generation for the proposed Artessa Pinnacle Peak was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation*, 11<sup>th</sup> 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.

### Previously Approved Development (Phase 3)

Phase 3 of the previously approved site consisted of approximately 17,500 square feet of office space and 79,745 square feet of mixed commercial uses. See [Attachment C](#) for previously approved site.

The trip generation for the previously approved development was calculated utilizing ITE Land Use 710 – General Office Building and ITE Land Use 821 – Shopping Plaza (40-150k). Trip





generation calculations are shown in **Table 3**. See **Attachment D** for detailed trip generation calculations.

**Table 3 – Trip Generation (Previously Approved Development – Phase 3)**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office Building	710	17.5	1000 SF GFA	255	37	33	4	39	7	32
Shopping Plaza (40-150k) (w/ Supermarket)	821	79.7	1000 Sq Ft GFA	7,535	281	174	107	720	353	367
Previously Proposed Development (Phase 3)				7,790	318	207	111	759	360	399

The previously approved development generates 7,790 weekday daily trips, with 318 trips occurring during the AM peak hour and 759 trips during the PM peak hour.

### Proposed Development

The trip generation for the proposed development was calculated utilizing ITE Land Use 251 – Senior Adult Housing – Single-Family and ITE Land Use 252 – Senior Adult Housing - Multifamily. Trip generation calculations are shown in **Table 4**. See **Attachment D** for detailed trip generation calculations.

**Table 4 – Trip Generation (Proposed Development)**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Senior Adult Housing - Single-Family	251	14	Dwelling Units	111	9	3	6	10	6	4
Senior Adult Housing - Multifamily	252	53	Dwelling Units	178	11	4	7	13	7	6
Total				289	20	7	13	23	13	10

The proposed development is anticipated to generate 289 weekday daily trips, with 20 trips occurring during the AM peak hour and 23 trips occurring during the PM peak hour.



## TRIP GENERATION COMPARISON

### Proposed Development versus Previously Approved Development

A trip generation comparison between the proposed development and the previously approved development is shown in **Table 5**.

**Table 5 – Trip Generation Comparison  
 (Proposed Development vs. Previously Approved Development)**

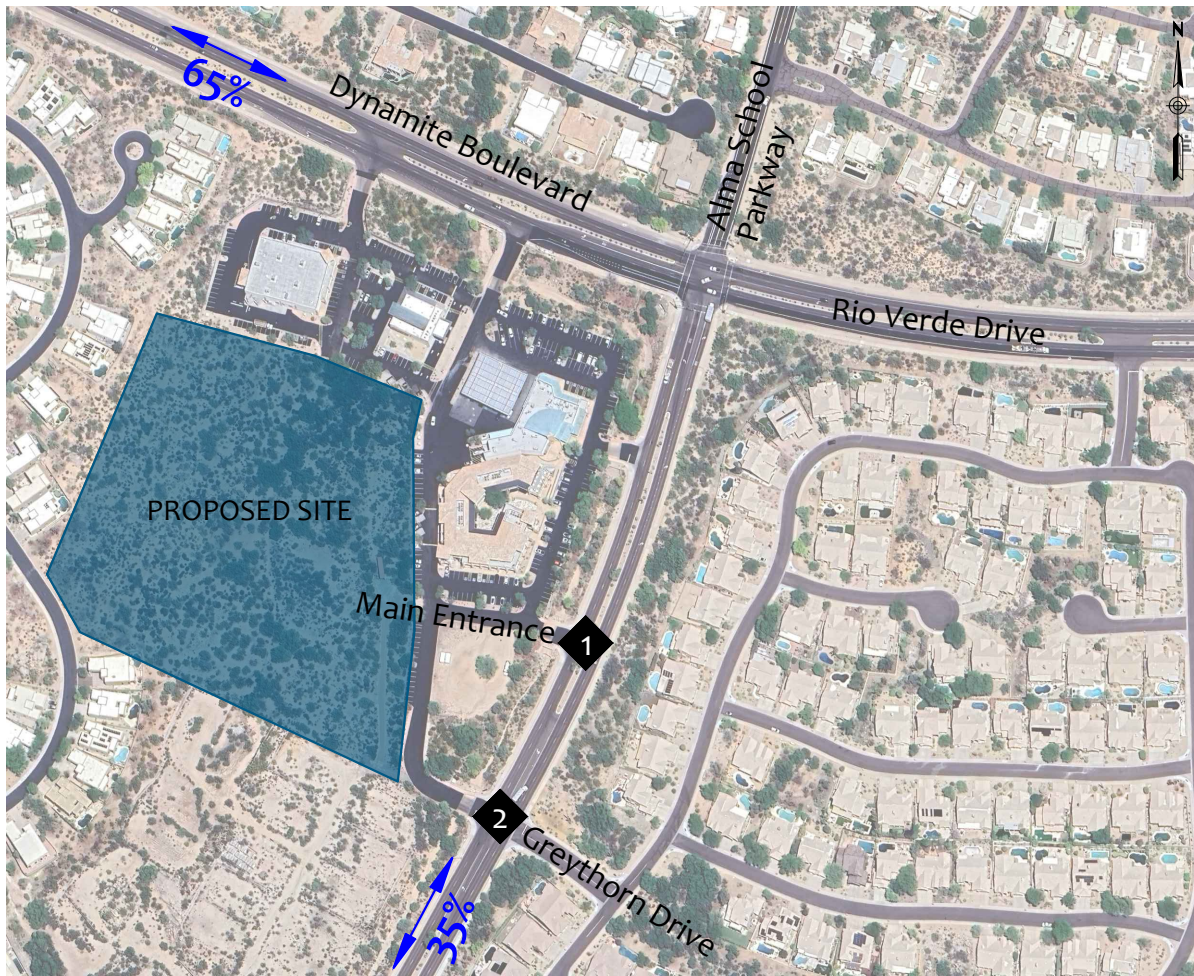
Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Senior Adult Housing - Single-Family	251	14	Dwelling Units	111	9	3	6	10	6	4
Senior Adult Housing - Multifamily	252	53	Dwelling Units	178	11	4	7	13	7	6
Proposed Development Total				289	20	7	13	23	13	10
General Office Building	710	17.5	1000 SF GFA	255	37	33	4	39	7	32
Shopping Plaza (40-150k) (w/ Supermarket)	821	79.7	1000 Sq Ft GFA	7,535	281	174	107	720	353	367
Previously Proposed Development (Phase 3)				7,790	318	207	111	759	360	399
Difference				-7,501	-298	-200	-98	-736	-347	-389
Percent Difference				-96%	-94%	-97%	-88%	-97%	-96%	-97%

The build-out of the proposed development is anticipated to generate 7,501 (96%) fewer weekday trips, with 298 (94%) fewer AM peak hour trips and 736 (97%) fewer trips during the PM peak hour than the previously approved development.

## 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 Artesa Pinnacle Peak 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 **Figure 3**.

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 **Figure 3**.



### Legend

AM(PM)	Peak Hour Traffic Volumes
XX%	Trip Distribution Percentages

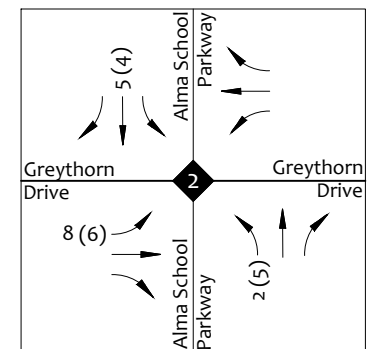
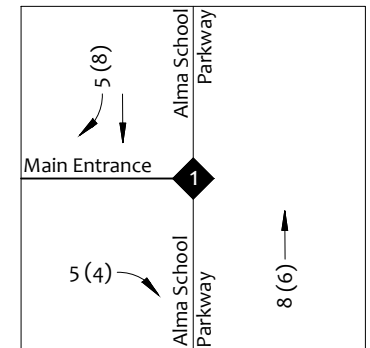


FIGURE 3 | SITE DISTRIBUTION AND TRAFFIC VOLUMES



## SUMMARY

The proposed Artessa Pinnacle Peak site is generally located on the northwest corner of Alma School Parkway and Greythorn Drive in Scottsdale, Arizona, and is comprised of 67 dwelling units within an age qualified equity contract retirement community. Of the 67 dwelling units, 53 dwelling units will be located within two (2) buildings, the remaining 14 dwelling units will be located within casita style units.

The proposed development will have one (1) main access point located on the east side of the development.

Two (2) additional emergency-only access points are located on the north side of the development.

Modifications to the proposed site plan have eliminated direct access for the residential use to Dynamite Road. As such, in order to access Dynamite Road, the residential traffic will most likely exit the site along Alma School Parkway at Greythorn Drive, head north and make the left at the signalized intersection onto Dynamite Road.

### Trip Generation

At full build-out, the proposed Artessa Pinnacle Peak is anticipated to generate 289 weekday daily trips, with 20 trips occurring during the AM peak hour and 23 trips during the PM peak hour.

### Trip Generation Comparison

The build-out of the proposed development is anticipated to generate 7,501 (96%) fewer weekday trips, with 298 (94%) fewer AM peak hour trips and 736 (97%) fewer trips during the PM peak hour than the previously approved development.

The recorded daily traffic counts indicate 9,400 vpd along Alma School Parkway, south of Dynamite Boulevard/Rio Verde Drive. As shown in **Figure 3**, assuming 100% of the weekday trips utilize Alma School Parkway to access the proposed development would represent an approximate increase of 3.1% in average weekday traffic along Alma School Parkway.

Similarly, 18,200 vpd were recorded along Dynamite Boulevard/Rio Verde Drive, between Pima Road and Alma School Parkway. Assuming the remaining 65% of the weekday trips utilize Dynamite Boulevard/Rio Verde Drive to access the proposed development would represent an approximate increase of 1.03% in average weekday traffic along Dynamite Boulevard/Rio Verde Drive.

**In conclusion, the traffic generated by the proposed Artessa Pinnacle Peak is anticipated to result in minimal traffic impacts to the existing roadway network and the surrounding area.**





## ATTACHMENT A – PROPOSED SITE PLAN







PROJECT NAME	ARTESIA PINNACLE PEAK	
PROJECT USE	RESIDENTIAL	
PARCEL ADDRESS	N ALMA SCHOOL SCOTTSDALE, AZ 85262	
PARCEL ZONING EXISTING	PCC ESL (HD/HC)	
PARCEL ZONING PROPOSED	PCC ESL (HD/HC)	
CONFORM TO EXISTING PCC STANDARDS (2-ZN-1995)		
SITE AREA (GROSS)	15 MINIMUM ACRES / 30 MAXIMUM ACRES	
APN 216-81-381	374,282.73 SF (8.59 AC)	
APN 216-81-379	300,557.54 SF (6.90 AC)	
APN 216-81-380	85,993.64 SF (1.97 AC)	
APN 216-81-383	58,171.23 SF (1.34 AC)	
APN 216-81-382	150,911.41 SF (3.46 AC)	
TOTAL DEVELOPMENT AREA	969,916.55 SF (22.26 AC)	
SITE AREA (NET)		
APN 216-81-381	374,195.58 SF (8.59 AC)	
APN 216-81-379	248,198.91 SF (5.7 AC)	
APN 216-81-380	70,168.65 SF (1.61 AC)	
APN 216-81-383	48,536.62 SF (1.11 AC)	
APN 216-81-382	127,193.69 SF (2.92 AC)	
TOTAL DEVELOPMENT AREA	868,283.45 SF (19.93 AC)	
DENSITY		
TOTAL RESIDENCES ALLOWED	89 RESIDENCES (4/AC = 89.04)	
TOTAL RESIDENCES PROVIDED	67 RESIDENCES	
FLOOR AREA RATIO		
TOTAL RESIDENCES ALLOWED	0.25 (BUILDING AREA / LOT AREA)	
TOTAL RESIDENCES PROVIDED	0.23 (86,796 SF / 374,282.73 SF)	
ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	0'	70'
REAR	80'	211'
SIDE	80'	83'
LANDSCAPE BUFFERS		
FRONT	0'	0'
REAR	15'	15'
SIDE	15'	15'
BUILDING AREA		
RESIDENTIAL AREA	77,796 SF	
(14) CASITA		
(15) ONE BEDROOM		
(35) TWO BEDROOM		
(3) THREE BEDROOM		
AMENITY AREA	9,000 SF	
TOTAL AREA	86,796 SF	
TOTAL RESIDENCES	67 RESIDENCES	
BUILDING HEIGHT		
BUILDING HEIGHT ALLOWED	36'-0" (40'-0" PARAPET)	
BUILDING HEIGHT PROVIDED	36'-0" (40'-0" PARAPET)	
OPEN SPACE REQUIRED		
MAXIMUM BUILDING HEIGHT	36'-0"	
FIRST 12' OF HEIGHT	16% X NET LOT AREA .16 x 868,283.45 = 138,925.35 SF	
NEXT 24' OF HEIGHT	24' x .004 x 868,283.45 = 83,355.21 SF	
OPEN SPACE REQUIRED	138,925.35 + 83,355.21 = 222,280.56 SF (26%)	
OPEN SPACE PROVIDED	364,891 SF (132,519 SF + 232,372 SF)	
FRONTAGE OPEN SPACE REQUIRED	OPEN SPACE REQUIRED x 0.35 222,280.56 x 0.35 = 77,798.19	
FRONTAGE OPEN SPACE PROVIDED	132,519 SF	
PARKING LOT LANDSCAPING REQUIRED	PARKING LOT AREA x 15% 270,998 SF x .15 = 40,649 SF	
PARKING LOT LANDSCAPING PROVIDED	56,931 SF	
TOTAL OPEN SPACE	421,822 SF (132,519 SF + 232,372 SF + 56,931 SF)	
COURTYARD AREA	COURTYARD AREA / LOT AREA > 1% 37,613.96 SF / 374,195.58 = 10%	
PARKING SPACES REQUIRED		
RESIDENTIAL PARKING REQUIRED		
29 ONE BEDROOM (1.3 SPACES PER RESIDENCE)	37.7 SPACES	
35 TWO BEDROOM (1.7 SPACES PER RESIDENCE)	59.25 SPACES	
3 THREE BEDROOM (1.9 SPACES PER RESIDENCE)	5.7 SPACES	
TOTAL RESIDENTIAL PARKING REQUIRED	103 SPACES	
GUEST PARKING REQUIRED		
67 RESIDENCES (1 SPACE PER 6 RESIDENCES)	11.2 SPACES	
TOTAL GUEST PARKING REQUIRED	12 SPACES	
TOTAL PARKING REQUIRED	115 SPACES	
ACCESSIBLE PARKING REQUIRED (4%)	5 SPACES	
EV CHARGING REQUIRED (4%)	5 SPACES	
EV CHARGING INFRASTRUCTURE REQUIRED (10%)	12 SPACES	
PARKING SPACES PROVIDED		
RESIDENTIAL PARKING PROVIDED (COVERED)	76 SPACES	
RESIDENTIAL PARKING PROVIDED (COVERED-EV CHARGING)	6 SPACES (6 EV + CAPABLE INFRASTRUCTURE)	
RESIDENTIAL ACCESSIBLE PROVIDED (COVERED)	4 SPACES (4% OF COVERED)	
RESIDENTIAL PARKING PROVIDED (GARAGE)	23 SPACES	
RESIDENTIAL ACCESSIBLE PROVIDED	1 SPACE (4% OF GARAGE)	
TOTAL RESIDENTIAL PARKING PROVIDED	110 SPACES	
GUEST PARKING PROVIDED	11 SPACES	
GUEST ACCESSIBLE PROVIDED	1 SPACE (8% OF GUEST)	
TOTAL GUEST PARKING PROVIDED	12 SPACES	
TOTAL PARKING PROVIDED	122 SPACES	
BICYCLE SPACES REQUIRED		
115 PARKING SPACES REQUIRED (1 SPACE PER 10 PARKING)	12 SPACES	
BICYCLE SPACES PROVIDED	12 SPACES	
ON SITE RENEWABLE ENERGY	2 WATTS X ROOF AREA	
PV REQUIRED	90,000 W/FT2 (2 WATTS X 45,000 SF)	
PV PROVIDED (PARKING CANOPIES)	195,000 W/FT2 (13,000 SF X 15 WATTS)	





## ATTACHMENT B – MARICOPA COUNTY ASSESSOR



**216-81-381**

## Land Parcel

This is a Land parcel located at [10929 E DYNAMITE BLVD SCOTTSDALE 85262](#). The current owner is HURD TROON CENTER NO 3 LLC. It was last sold on 07/01/2007 for \$22,000,000. Its current year full cash value is \$3,111,300.

 MAPS

 PICTOMETRY

 VIEW/PAY TAX BILL

 DEED

 OWNER

 VALUATIONS

 ADDITIONAL INFO

 MAP FERRET

 REGISTER RENTAL

 PRINT DETAILS

## PROPERTY INFORMATION



[10929 E DYNAMITE BLVD SCOTTSDALE 85262](#)

**MCR #**

### Description

POR SE4 SEC 28 & NE4 SEC 33 DAF COM S4 COR SD SEC 28 TH E 432.97F TO TPOB TH N 24D 58M E 344.18F TH S 75D 4M E 288.23F TH S 65D 1M E 215F TO PT ON CUR RAD 378F TH SLY ALG CUR 118.04F TH S 283.21F TH S 6D 49M W 213.6F TO BEG CUR CONC WLY RAD 368F TH SLG ALG CUR 54.52F TH N 64D 30M W 641.19F TO PT ON CUR RAD 309.21F TH NWLY ALG CUR 61.78F TH N 34D 53M W 44.75F TH N 24D 58M E 166.86F TO TPOB DESC AS PARCEL 3 P/F 07-0781098

**Lat/Long**



**Lot Size**

374,282 sq ft.

**Lot #**

**High School District**


CAVE CREEK UNIFIED #93

**Elementary School District**




CAVE CREEK UNIFIED SCHOOL DISTRICT
<b>Local Jurisdiction</b>
SCOTTSDALE
<b>S/T/R ?</b>
28 5N 5E
<b>Market Area/Neighborhood</b>
07/004
<b>Subdivision (0 Parcels)</b>

## OWNER INFORMATION



<a href="#">HURD TROON CENTER NO 3 LLC</a>
<b>Mailing Address</b>
2000 FULLER RD, W DES MOINES, IA 50265
<b>Deed Number</b>
<a href="#">20070781098</a>
<b>Last Deed Date</b>
07/09/2007
<b>Sale Date</b>
07/01/2007
<b>Sale Price</b>
\$22,000,000

## 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 <a href="#">data sales</a> .
The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. <a href="#">CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL</a>
<b>Tax Year</b>
2025
<b>Full Cash Value ?</b>
\$3,111,300
<b>Limited Value ?</b>
\$2,784,364
<b>Legal Class</b>
2.R
<b>Description</b>
AG / VACANT LAND / NON-PROFIT R/P
<b>Assessment Ratio</b>
15%

Assessed LPV
\$417,654
Property Use Code
0021
PU Description
Vacant Land
Tax Area Code
931400
Valuation Source
Notice


ADDITIONAL PROPERTY INFORMATION



Additional property data.

Construction Year
Weighted Construction Year
Improvement Quality
()
Pool
Living Area
Patio(s)
Covered:   Uncovered:
Exterior Wall Type
Roof Type
Bath Fixtures
Garage Stalls
Carport Stalls

MAP FERRET MAPS



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

[▶ Parcel Maps \(2\)](#)

[▶ Book/Map Maps \(10\)](#)

**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.

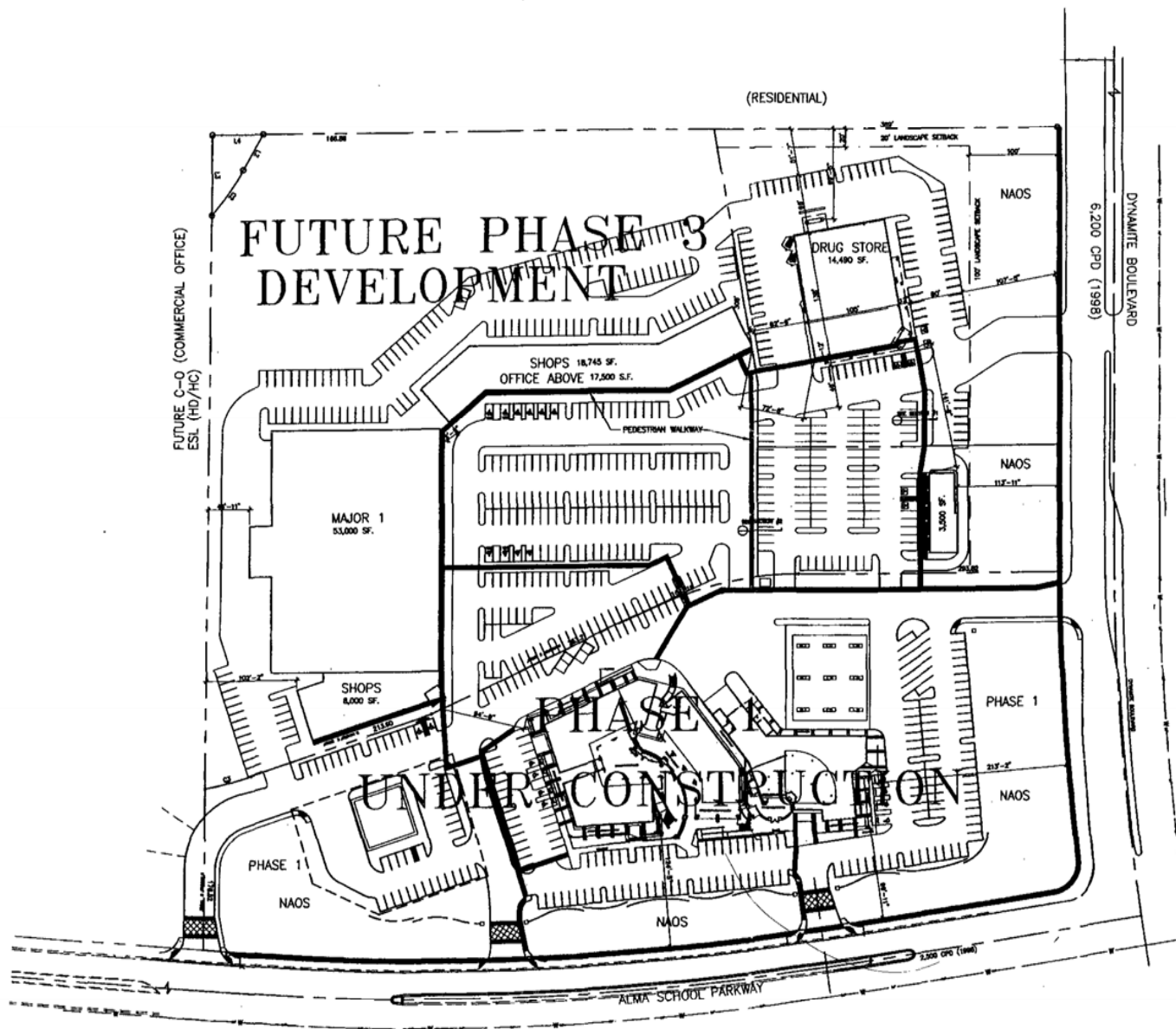
By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.



## ATTACHMENT C – PREVIOUSLY APPROVED SITE PLAN



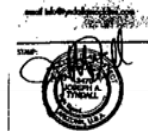




① PEDESTRIAN LINKAGE PLAN



SEATTLE, WASH. DC  
TYNDALL ASSOCIATES, INC.  
P.O. BOX 1000, SEATTLE, WA 98101-1000



The Center @  
Troon North  
PHASE 2

The Mazon Gro

10400 E. McDONNELL MTN. HWY.  
Suite 201  
Scottsdale, AZ 85258  
T 480 981 3880  
F 480 981 3015

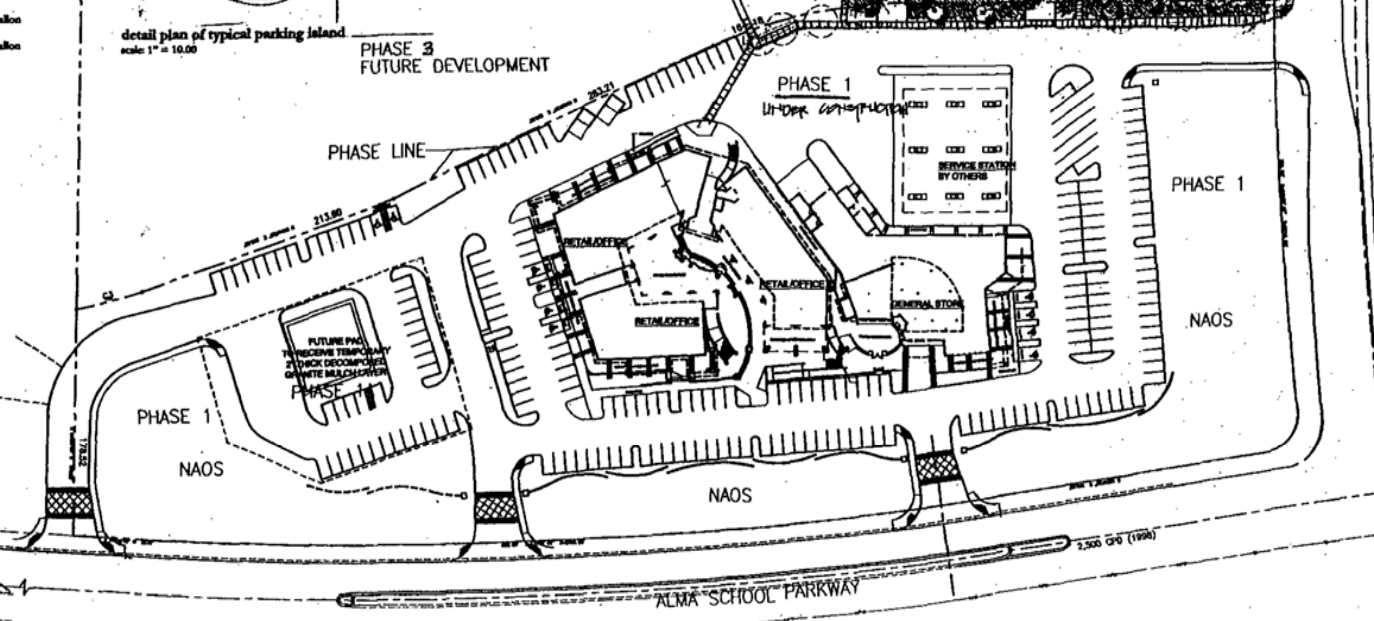
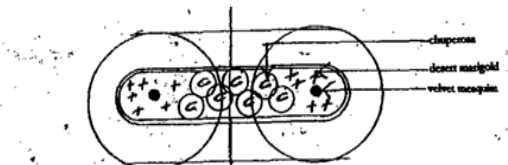
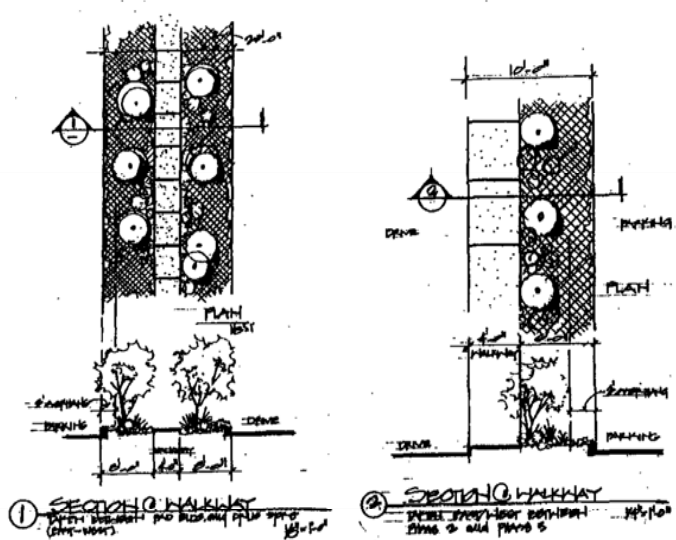
PROJECT NO.

PROJECT NUMBER: 9831-03

DATE: 03/26/01

# plant materials legend

symbol	botanical name	common name	size
	<i>Cordium microphyllum</i>	Footfall Palo Verde	24" box
	<i>Prosopis juliflora</i>	Velvet Mesquite	24" box
	Salvaged and relocated species tree		varies
	Salvaged and relocated agave		10' to 18'
	Shrub area as indicated in details and comprised as indicated below. All edge areas to receive a hydroseed mix as described herein in addition to the shrubs.		
	<i>Ambrosia deltoidea</i>	Burrage	1 gallon
	<i>Bailey's multicaulis</i>	Desert Marigold	1 gallon
	<i>Cylindropuntia echinocarpa</i>	Desert Hackberry	5 gallon
	<i>Echinocactus setaceus</i>	Brittlebush	1 gallon
	<i>Juniperus californica</i>	Chaparral	5 gallon
	<i>Larrea tridentata</i>	Crooked Bush	5 gallon
	Hydroseed Mix		
	Burrage	4 lb / acre	
	Brittlebush	1 lb / acre	
	Desert Salsola	1 lb / acre	
	Jojoba	5 lb / acre	
	Desert Marigold	1 lb / acre	

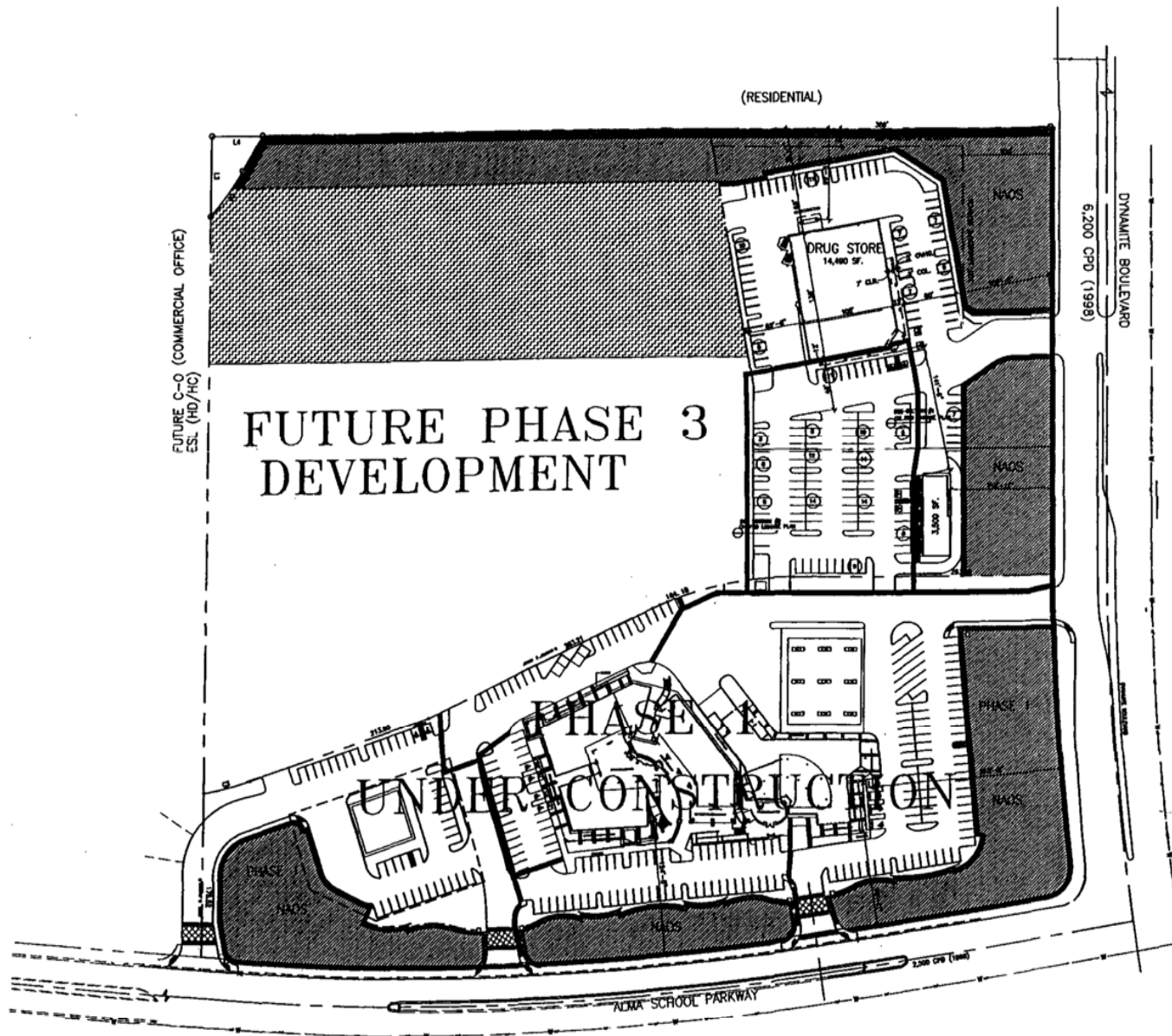




1375 North Miller Road  
Tempe, AZ 85281

Phone 480.967.5305  
Fax 480.967.5433  
e-mail info@pyndis.com

10/01



### SITE DATA

SITE AREA (THIS PHASE ONLY)  
175,000 S.F.

TOTAL BUILDING AREA  
17,900 S.F.

SITE ZONING  
POC - PLANNED COMMUNITY CENTER

REQUIRED OPEN SPACE  
MAX. BLDG. HEIGHT = 25'-0"  
15% + .004 / FT. ABOVE 12'  
175,000 S.F. (15 + 25 = 12 x .004)  
175,000 S.F. (20%) = 35,000 REQ.

OPEN SPACE PROVIDED  
72,000 S.F.

SITE AREA  
DRUG STORE GROSS AREA: 127,125 S.F.  
GROSS PHD AREA: 40,580 S.F.  
NET PHD AREA: 33,500 S.F.

BUILDING AREA  
DRUG STORE: 14,400 S.F.  
PHD: 3,500 S.F.

PARKING REQUIRED  
DRUG STORE: 58  
PHD: 14

PARKING PROVIDED  
DRUG STORE: 103  
PHD: 60

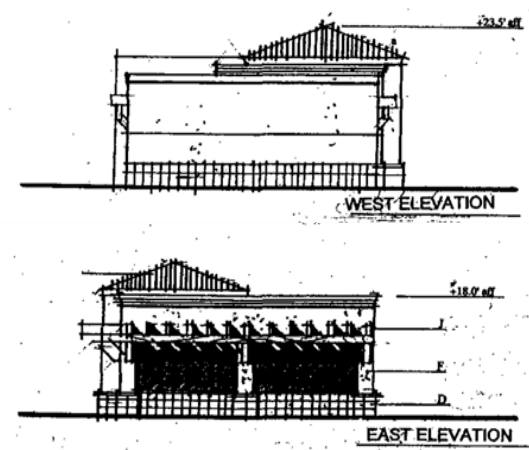
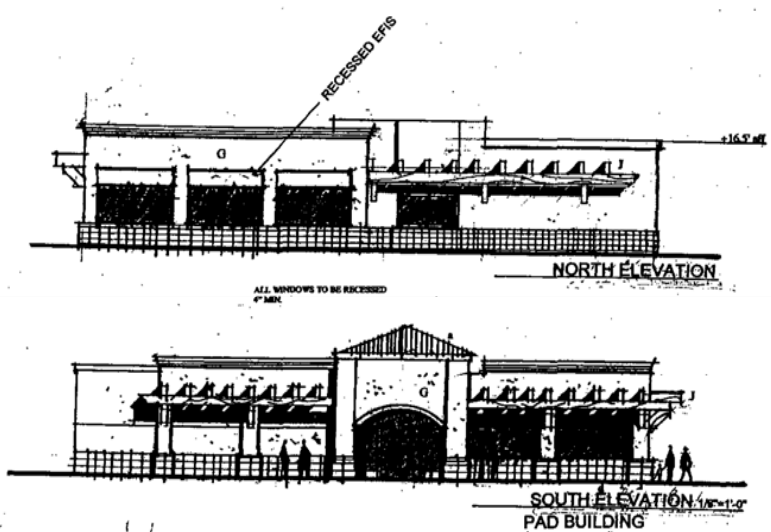
① PHASE 2 SITE PLAN





The Center  
Troon N  
PHASE

The Mazon  
10405 E. McDowell M.  
Suite 301  
Scottsdale, AZ 85259  
T 480 991 3000  
F 480 991 3015



- KEY NOTES:
- A. "NATURAL MISSION" CLAY ROOFING TILES
  - B. BLACK WROUGHT IRON RAILINGS
  - C. PRECAST CONCRETE MOLDINGS  
CEN. #8010-SADDLE
  - D. C.M.U. - WESTERN BLOCK CO.  
SAGE GRN. MEDIUM WT. GROUND FACE
  - E. TERRA COTTA PAVERS-TYP. @ STAIR TREADS  
WHERE APPLICABLE
  - F. STUCCO-FRAZES: # 81046 FAUX MARBLE
  - G. STUCCO-FRAZES: # 81144 SILVERED BARK
  - H. STUCCO-FRAZES: #7540 TOMORROW'S TALENT
  - I. STUCCO-FRAZES: # 81134 CAST PEBBLE
  - J. ROUGH Hewn TIMBER: NATURAL REDWOOD
  - K. COPPER ROOFING (WHERE APPLICABLE)
  - L. PRECAST CONCRETE COLUMNS: CEN. # 0924-PEBBLE
  - M. CERAMIC TILE ACCENT
  - N. SAGUARO XEN FENCING



DATE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

SCALE: \_\_\_\_\_

BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

FILE NAME: \_\_\_\_\_

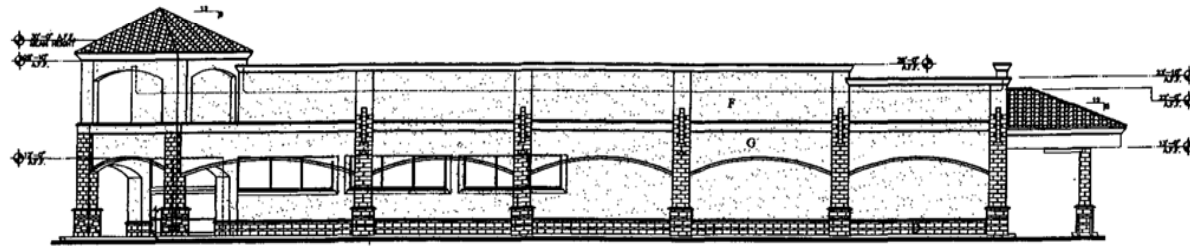
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SCALE: \_\_\_\_\_

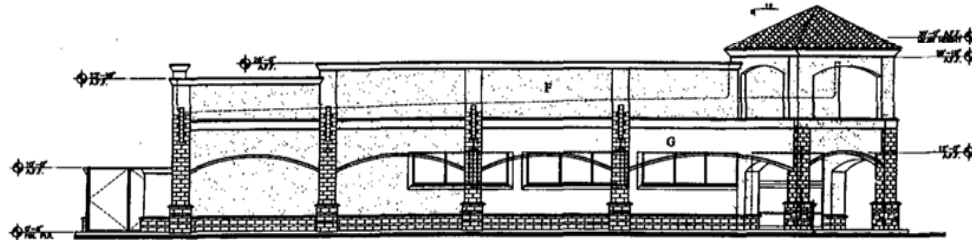
PROJECT NUMBER: 9911-04  
DRAWN BY:  
CHECKED BY:  
FILE NAME:  
DATE:  
SCALE:

PAD BUILDING

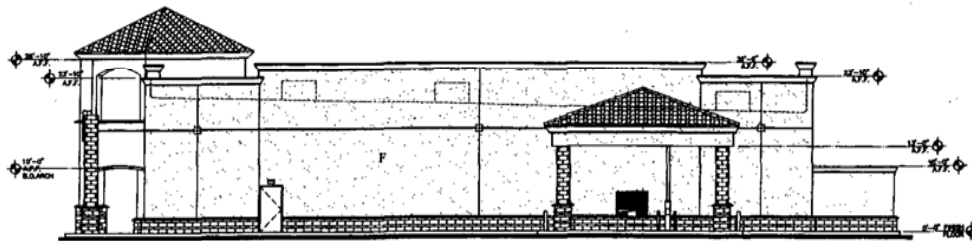




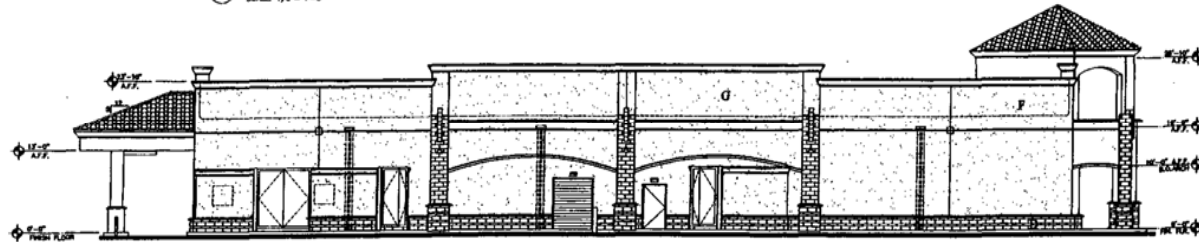
⊙ NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



⊙ EAST ELEVATION  
SCALE: 1/8" = 1'-0"



⊙ WEST ELEVATION  
SCALE: 1/8" = 1'-0"



⊙ SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

- KEY NOTES**
- A: "NATURAL MISSION" CLAY ROOFING TILES
  - B: BLACK WROUGHT IRON RAILFIRM
  - C: PRECAST CONCRETE MOLDINGS  
CEN. 800-84-8422
  - D: C.M.U. WHITISH BLOCK CO.  
EACH SIDE MEDIUM WL. GROUND FACE
  - E: TERRAZZO PAVEMENT-TYP. @ STAIR TERRACE  
WHERE APPLICABLE
  - F: STUCCO-PAINTED-8 1/2" X 4" FAUX MARBLE
  - G: STUCCO-PAINTED-8 1/2" X 4" SILVERED BARK
  - H: STUCCO-PAINTED-8 1/2" X 4" TOMORROW'S TALK
  - I: STUCCO-PAINTED-8 1/2" X 4" CAST IRON
  - J: ROUGH BROWN TRIMMING-NATURAL REDWOOD
  - K: COPPER ROOFING (WHERE APPLICABLE)
  - L: PRECAST CONCRETE COLUMN-CEN. 8 00-84-8422
  - M: CERAMIC TILE ACCENT
  - N: SAGUARO BIRD FEEDING

The Mazon Group

1000 N. 10TH AVE.  
TAMPA, FLORIDA 33604  
TEL: (813) 241-1000 FAX: (813) 241-1001

Δ SHEET TITLE

PROJECT FILE

The Center for  
Tropical  
PHASE 2

PROJECT NUMBER: 9001-04  
OWNER: THE STATE  
DESIGNED BY: CA  
FILE NAME:  
DATE: 01/16/91  
SCALE:



## ATTACHMENT D – TRIP GENERATION





Average  
Minimum  
Maximum  
  
Equation



General Office Building																					
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
General Office Building	710	17.5	1000 SF GFA	10.84	50%	50%	1.52	88%	12%	1.44	17%	83%	190	95	95	27	24	3	25	4	21
General Office Building	710	17.5	1000 SF GFA	3.27	50%	50%	0.32	88%	12%	0.26	17%	83%	57	29	28	6	5	1	5	1	4
General Office Building	710	17.5	1000 SF GFA	27.56	50%	50%	4.93	88%	12%	6.2	17%	83%	482	241	241	86	76	10	109	19	90
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
General Office Building	710	17.5	1000 SF GFA	$\text{Ln}(T)=0.87\text{Ln}(X)+3.05$	50%	50%	$\text{Ln}(T)=0.86\text{Ln}(X)+1.16$	88%	12%	$\text{Ln}(T)=0.83\text{Ln}(X)+1.29$	17%	83%	255	128	127	37	33	4	39	7	32

General Office Building	Standard Deviation	4.76		0.58		0.6	
	Number of Studies	59		221		232	
	Average Size	163		201		199	
	R <sup>2</sup>	0.78		0.78		0.77	

821	Shopping Plaza (40-150k) (w/ Supermarket)																					
	Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
					Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
	Shopping Plaza (40-150k) (w/ Supermarket)	821	79.7	1000 Sq Ft GFA	94.49	50%	50%	3.53	62%	38%	9.03	49%	51%	7,535	3,767	3,768	281	174	107	720	353	367
	Shopping Plaza (40-150k) (w/ Supermarket)	821	79.7	1000 Sq Ft GFA	97.86	50%	50%	1.88	62%	38%	5.35	49%	51%	4,614	2,307	2,307	150	93	57	427	209	218
	Shopping Plaza (40-150k) (w/ Supermarket)	821	79.7	1000 Sq Ft GFA	175.32	50%	50%	6.62	62%	38%	16.45	49%	51%	13,981	6,990	6,991	528	327	201	1,312	643	669
	Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
					Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
	Shopping Plaza (40-150k) (w/ Supermarket)	821	79.7	1000 Sq Ft GFA	T=76.9(X)+142.79	50%	50%	N/A	N/A	N/A	T=7.67(X)+118.86	49%	51%	7550	3,775	3,775	N/A	N/A	N/A	N/A	N/A	N/A

Shopping Plaza (40-150k) (w/ Supermarket)	Standard Deviation	26.55		1.17		2.37	
	Number of Studies	17		16		51	
	Average Size	81		86		87	
	R <sup>2</sup>	0.50		N/A		0.62	