



EXISTING CONDITIONS

The approximate 4.2 acre site consists of five (5) parcels (APN 173-48-047D, 173-48-047A, 173-48-056A, 173-48-055E, and 173-48-050A). The City of Scottsdale Zoning website, updated May 13, 2021, reports the site as zoned for Downtown, Office Commercial, Type 2, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) land use.

The site currently consists of the following land uses:

- | | |
|---------------------|--------------------|
| • Motel | 98 rooms |
| • Office | 36,074 square feet |
| • Retail | 6,165 square feet |
| • Restaurant | 4,806 square feet |

See **Attachment B** for Maricopa County Assessor's parcel information.

The proposed development is bordered by 5th Avenue to the north, Indian School Road to the south, office space to the west, Goldwater Boulevard to the east, and a strip mall to the northeast.

5th Avenue is a northeast-southwest undivided roadway that provides one (1) through lane in each direction of travel. This roadway connects Bell Road and Scottsdale Road and provides access to several businesses. There is an unposted speed limit is 25 miles per hour (mph).

Goldwater Boulevard is a north-south roadway that provides three (3) through lanes in the southbound direction of travel and two (2) lanes in the northbound direction, with a raised median. The City of Scottsdale classifies Goldwater Boulevard as a minor arterial, according to the *Transportation Action Plan*, dated April 11, 2022. The City of Scottsdale's 2022 *Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 18,900 vehicles per day (vpd) along Goldwater Boulevard, between Camelback Road and Indian School Road. The map also reports an ADT of 11,000 vpd along Goldwater Boulevard, between Indian School Road and Osborn Road. There is a posted speed limit of 35 mph.

Indian School Road is an east-west roadway that provides two (2) through lanes and a bike lane in each direction of travel, with a raised median. The City of Scottsdale classifies Indian School Road as a minor arterial, according to the *Transportation Action Plan*, dated April 11, 2022. The City of Scottsdale's 2022 *Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 30,000 vpd along Indian School Road, between 68th Street and Goldwater Boulevard. The map also reports an ADT of 24,400 vpd along Indian School Road, between Goldwater Boulevard and Scottsdale Road. There is a posted speed limit of 35 mph.



Table 1 – Trip Generation – 2007 TIA

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Low Rise Residential Condominium	231	247	Dwelling Units	1,448	166	42	124	193	112	81
Shopping Center	820	23.8	1,000 SF	2,950	73	45	28	269	129	140
Quality Restaurant	931	4	1,000 SF	360	4	3	1	30	20	10
Subtotal				4,758	243	90	153	492	261	231
Internal Capture				476	24	9	15	49	26	23
External Trips				4,282	219	81	138	443	235	208

Trip Generation from 2007 TIA*

The buildout of the proposed development was anticipated to generate 4,758 weekday trips, with 243 occurring during the AM peak hour and 261 in the PM peak hour. After internal capture, the development was anticipated to generate 4,282 external weekday trips, with 219 AM peak hour trips and 443 PM hour trips.

The 2007 TIA includes recommended improvements to the roadway network to mitigate the impact of site generated traffic.

THE 2012 UPDATE

A Trip Generation Statement, dated February 1, 2012, and titled *Trip Generation Statement for the E. Indian School & N. Goldwater development in Scottsdale, Arizona* (“2012 Update”) was completed by CivTech, Inc. and approved by the City of Scottsdale. The 2012 Update served as an update to the 2007 TIA. See **Attachment D**.

The 2012 Update included the following land use:

- **Multifamily Apartment** 420 DU

The trip generation methodology used in the 2012 Update was based on the *Institute of Transportation Engineers (ITE) Trip Generation, 8th Edition* and the *ITE Trip Generation Handbook, 2nd Edition*. See **Table 2** below.

Table 2 – Trip Generation – 2012 Update

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Apartments	220	420	Dwelling Units	2,794	215	43	172	261	170	91
External Trips				2,794	215	43	172	261	170	91

Trip Generation from 2012 Update*



Table 5 – Trip Generation Comparison – Existing vs. Proposed Land Use

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	232	Dwelling Units	1,053	86	20	66	90	55	35
Strip Retail Plaza (<40k)	822	33	1,000 SF GLA	1,778	77	47	30	215	107	108
Trips Proposed Land Use				2,831	163	67	96	305	162	143
Internal Capture Proposed Land Use				377	2	1	1	72	36	36
External Trips Proposed Land Use				2,454	161	66	95	233	126	107
Motel	320	98	Rooms	328	34	13	21	35	19	16
General Office Building	710	36	1,000 SF GFA	478	70	62	8	71	12	59
Strip Retail Plaza (<40k)	822	6	1,000 SF GLA	336	15	9	6	41	20	21
High-Turnover (Sit-Down) Restaurant	932	5	1,000 SF GFA	515	46	25	21	43	26	17
Trips Existing Land Use				1,657	165	109	56	190	77	113
Internal Capture Proposed Land Use				446	46	23	23	40	20	20
External Trips Proposed Land Use				1,211	119	86	33	150	57	93
Total New External Trips				1,243	43	-20	63	84	69	15

Compared to the existing land use, the proposed development is anticipated to generate 1,243 more external weekday trips, with 43 occurring during the AM peak hour and 84 occurring during the PM peak hour.



ATTACHMENT A – PROPOSED SITE PLAN

