



To: Jeff Hoffman
HG AA Scottsdale FLW, LLC

From: Shelly Sorensen, PE, PTOE

Job Number: 22.5368.01

RE: Minimal Residential Health Care Facility
Transportation Impact & Mitigation Analysis
– Category I

Date: March 15, 2023



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Transportation Impact & Mitigation Analysis – Category I for the proposed Minimal Residential Health Care Facility development, located at the southeast corner of Frank Lloyd Wright Boulevard and 100th Street, in Scottsdale, Arizona. See **Figure 1** for the vicinity map.

The proposed site will be comprised of 172 minimal residential healthcare 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 site consists of two (2) existing parcels, APN 217-26-953 and APN 217-26-954, both of which are zoned for Planned Neighborhood Center (PNC). This zoning is intended to provide professional offices, services, and retail sales. According to Maricopa County Assessor, the two (2) parcels occupy approximately 6.7 acres. See **Attachment B** for Maricopa County Assessor’s parcel information.

The proposed development is bordered by Frank Lloyd Wright Boulevard to the north and 100th Street to the west. The Belmont Village senior living development borders the site to the east. Single-family homes border the proposed development to the south. Additionally, Aztec Park is located on the west site of 100th Street.

Frank Lloyd Wright Boulevard runs northwest-southeast and provides two (2) lanes in each direction with a raised landscaped median, within the study area. According to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016, Frank Lloyd Wright Boulevard, south of Thunderbird Road, is classified as a minor arterial. The *City of Scottsdale’s 2020 Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 15,900 vehicles per day (vpd) along Frank Lloyd Wright Boulevard, west of 100th Street. There is a posted speed limit of 45 miles per hour (mph).

100th Street is a north-south roadway that provides one (1) travel lane for each direction of travel with a center two-way left turn lane, south of the existing Belmont Village driveway. North of the Belmont Village driveway, 100th Street generally provides two (2) lanes in each direction of travel with a center two-way left turn lane. According to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016, 100th Street, is classified as a minor collector, south of Frank Lloyd Wright Boulevard, and is classified as a minor arterial, north of Frank Lloyd Wright Boulevard. The *City of Scottsdale April 2022 Transportation Action Plan* classifies 100th Street, north and south of Frank Lloyd Wright Boulevard as a minor collector. The *City of Scottsdale’s 2020 Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 3,400 vpd along 100th Street, south of Frank Lloyd Wright Boulevard. There is a posted speed limit of 35 and 30 mph to the north and south of Frank Lloyd Wright Boulevard, respectively.

EXISTING TRAFFIC COUNTS

A local data collection firm, All Traffic Data, was utilized to collect traffic counts. On Tuesday, October 18, 2022, bi-directional tube counts for 24-hours in 15-minute intervals were collected along the following roadway segments:

- Frank Llyod Wright Boulevard, east of 100th Street 27,832 vpd
- 100th Street, south of Frank Llyod Wright Boulevard 4,326 vpd

See **Attachment C** for traffic count data.





COLLISION RATES

The City of Scottsdale’s 2020 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
Frank Lloyd Wright Boulevard	Cactus Road	100th Street	0.82	167
100th Street	Sweetwater Road	Frank Lloyd Wright Boulevard	0.72	179
Frank Lloyd Wright Boulevard	100th Street	Thunderbird Road	0.57	203
100th Street	Frank Lloyd Wright Boulevard	Thompson Peak Parkway	0.28	259
2020 City of Scottsdale Average Segment Collision Rate			1.36	

Table 2 – Collision Rates – Study Intersection(s)

Intersection	Collision Rate	Rank
100th Street and Frank Lloyd Wright Boulevard	0.11	181
2020 City of Scottsdale Average Intersection Collision Rate	0.54	





PROPOSED DEVELOPMENT

The proposed development will consist of 172 minimal residential healthcare units.

There are two (2) access points to the proposed development, both of which are existing driveways that serve the Belmont Village development.

Frank Lloyd Wright Boulevard and Driveway A (1) is located approximately 660 feet (centerline-to-centerline) east of 100th Street. Driveway A is a full access driveway, allowing all movements into and out of the site. There is an existing right turn deceleration lane.

100th Street and Driveway B (2) is located approximately 450 feet (centerline-to-centerline) south of Frank Lloyd Wright Boulevard. Driveway B is a full access driveway, allowing all movements into and out of the site.



Figure 2 – Site Plan

TRIP GENERATION

Trip generation 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.

Previously Approved Development

Per case 61-ZN-1982#3 and 9-UP-2008, a retail development was approved at this site. The previously approved site plan consisted of approximately 44,184 square feet of mixed commercial use and an approximate 5,345 square foot bank with drive-thru. See **Attachment D** for previously approved site.





The trip generation for the previously approved development was calculated utilizing ITE Land Use 821 – Shopping Plaza (40-150k) and ITE Land Use 912 – Drive-in Bank. Trip generation calculations are shown in **Table 3**. See **Attachment E** for detailed trip generation calculations.

Table 3 – Trip Generation (Previously Approved Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Plaza (40-150k)	821	44.184	1000 Sq Ft GFA	2,983	76	47	29	229	112	117
Drive-in Bank	912	5.345	1000 SF GFA	536	53	31	22	112	56	56
Previously Approved Total				3,519	129	78	51	341	168	173

The previously approved development generates 3,519 weekday daily trips, with 129 trips occurring during the AM peak hour and 341 trips during the PM peak hour.

Proposed Development

The trip generation for the proposed development was calculated utilizing ITE Land Use 252 – Senior Adult Housing - Multifamily. Trip generation calculations are shown in **Table 4**. See **Attachment E** 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 - Multifamily	252	172	Dwelling Units	557	34	12	22	43	24	19

The proposed development is anticipated to generate 557 weekday daily trips, with 34 trips occurring during the AM peak hour and 43 trips 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)**

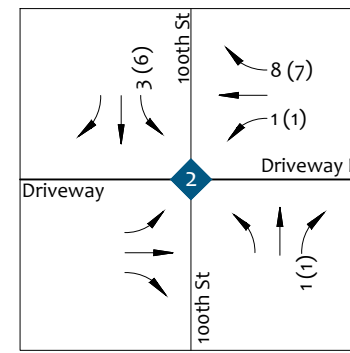
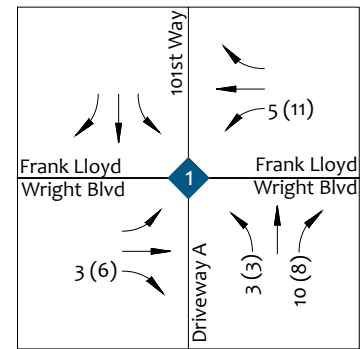
Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Senior Adult Housing - Multifamily	252	172	Dwelling Units	557	34	12	22	43	24	19
Proposed Development Total				557	34	12	22	43	24	19
Shopping Plaza (40-150k)	821	44.184	1000 Sq Ft GFA	2,983	76	47	29	229	112	117
Drive-in Bank	912	5.345	1000 SF GFA	536	53	31	22	112	56	56
Previously Approved Total				3,519	129	78	51	341	168	173
Difference				-2,962	-95	-66	-29	-298	-144	-154
Percent Difference				-84%	-74%	-85%	-57%	-87%	-86%	-89%

The build-out of the proposed development is anticipated to generate 2,962 (84%) fewer weekday trips, with 95 (74%) fewer AM peak hour trips and 298 (87%) 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 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



100TH STREET PAVEMENT MARKING MODIFICATIONS

At the request of the City of Scottsdale Transportation Staff, modifications to the existing pavement markings along 100th Street were evaluated to widen the existing two-way left turn lane in advance of Driveway B to provide a southbound left turn lane.

See **Figure 4** for 100th Street pavement marking modification concept.



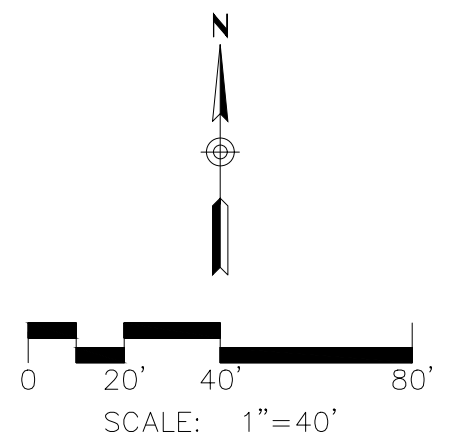
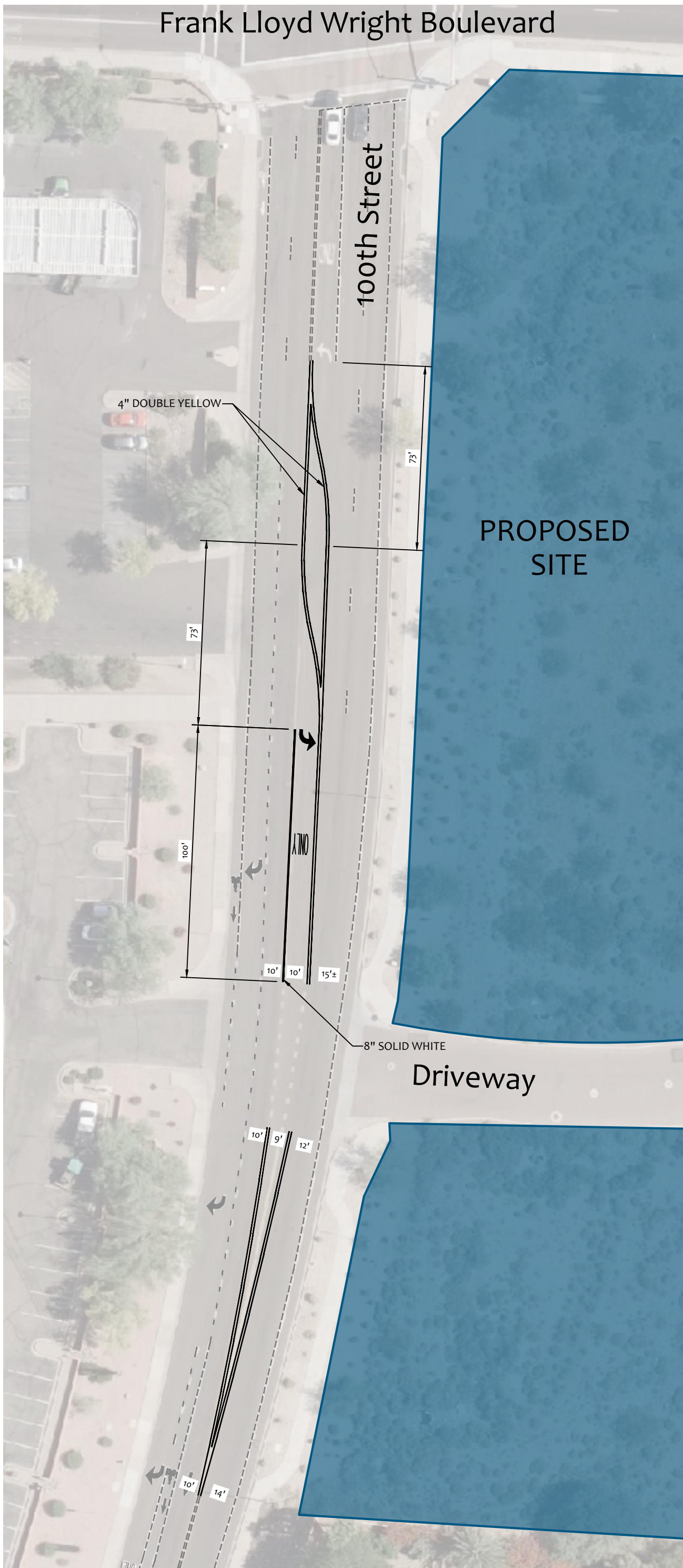


FIGURE 4 | 100TH STREET PAVEMENT MARKING MODIFICATION 16-ZN-2022
4/5/2023



SUMMARY

The proposed Minimal Residential Health Care Facility development, located at the southeast corner of Frank Lloyd Wright Boulevard and 100th Street, and is comprised of 172 minimal residential healthcare units.

There are two (2) access points to the proposed development, both of which are existing driveways that serve the Belmont Village development. One (1) access point is located along Frank Lloyd Wright Boulevard and one (1) access point is located along 100th Street. Both access points provide for full access.

Trip Generation

The proposed Minimal Residential Health Care Facility development is anticipated to generate 557 weekday daily trips, with 34 trips occurring during the AM peak hour and 43 trips during the PM peak hour.

Trip Generation Comparison

The build-out of the proposed development is anticipated to generate 2,962 (84%) fewer weekday trips, with 95 (74%) fewer AM peak hour trips and 298 (87%) fewer trips during the PM peak hour than the previously approved development.

The recorded daily traffic counts indicate 27,832 vehicles per day along Frank Lloyd Wright Boulevard, east of 100th Street. Conservatively assuming all trips (554 weekday trips) utilized Frank Lloyd Wright Boulevard to access the proposed development would represent an approximate increase of 2.0% in average weekday traffic along Frank Lloyd Wright Boulevard.

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





ATTACHMENT A – PROPOSED SITE PLAN



A



REZONING SITE DATA - LOTS 1 & 2

PROJECT DESCRIPTION

NEW 172-UNIT MINIMAL RESIDENTIAL HEALTHCARE FACILITY. (1) 3-STORY WOOD-FRAMED BUILDING AND (5) 1-STORY WOOD-FRAMED COTTAGE DUPLEXES.

SITE AREA

GROSS: +/- 292,154 SF (+/-6.707 AC)
NET: +/- 292,154 SF (+/-6.707 AC)

ZONING

EXISTING: PNC PCD
PROPOSED: C-O PCD

DENSITY

MAXIMUM: 40 D.U./GROSS AC (269 D.U.)
PROPOSED: +/- 25 D.U./GROSS AC (172 D.U.)

OPEN SPACE

REQ'D C-O RES. H.C. OPEN SPACE (0.24 x NET LOT AREA): 70,117 SF
REQ'D FRONTAGE OPEN SPACE (50% OF TOTAL REQ'D): 35,059 SF
C-O RES. H.C. OPEN SPACE PROVIDED: 73,560 SF
FRONTAGE OPEN SPACE PROVIDED: 36,154 SF

GROSS FLOOR AREA (PER CITY OF SCOTTSDALE GROSS FLOOR AREA DEF.)

1ST FLOOR: +/-77,400 GSF
2ND FLOOR: +/-58,149 GSF
3RD FLOOR: +/-58,149 GSF
TOTAL: +/-193,698 GSF

FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF THE SITE)

MAXIMUM: 0.80 (+/-233,726 GSF)
PROPOSED: 193,698 / 292,157 = 0.66

BUILDING HEIGHT

MAX. HEIGHT ALLOWED: 48' (EXCL. ROOFTOP APPURT.)
PROPOSED: 3 STORIES (48' MAX., EXCL. ROOFTOP APPURT.)

UNIT COUNT

172 D.U.

PARKING REQUIRED

172 D.U. x 1.25 P.S. (PARKING SPACES): 216 P.S.

PARKING PROVIDED

UNCOVERED: 73 P.S.
CARPORT: 122 P.S.
GARAGE: 20 P.S.
TOTAL: 215 P.S. (1.26 P.S./D.U.)

ACCESSIBLE PARKING (INCL. IN NUMBERS ABOVE)

REQ'D: 7 P.S.
PROVIDED:
ACCESSIBLE CARPORT/GARAGE SPACE: 5 P.S.
ACCESSIBLE UNCOVERED SPACE: 2 P.S.
TOTAL ACCESSIBLE PROVIDED: 7 P.S.

REQUIRED BICYCLE PARKING

REQ'D BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED (MAX. OF 100 SPACES)
PROVIDED BIKE PARKING: 24 SPACES

**HEADWATERS
MINIMAL RESIDENTIAL
HEALTH CARE
FACILITY**

13860 & 13870 N FRANK LLOYD WRIGHT BL
SCOTTSDALE, AZ 85260



**SANTULAN
ARCHITECTURE**

3457 RINGSBY CT, #209
DENVER, CO 80216
303-825-2595

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SYDNOR

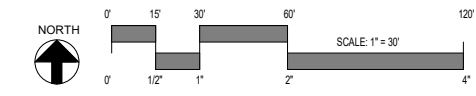
DOUGLAS SYDNOR
ARCHITECT & ASSOCIATES, INC.
4806 N. 78TH PLACE
SCOTTSDALE, AZ 85251
480.206.4593

REZONING SUBMITTAL #1
2022.11.14

**BELMONT VILLAGE SENIOR LIVING
(EXISTING 3-STORY BUILDING)**

FOR REFERENCE ONLY

VICINITY MAP



21-f-1

SITE PLAN - LOTS 1 & 2



ATTACHMENT B – MARICOPA COUNTY ASSESSOR



B

217-26-954

Commercial Parcel

This is a Commercial parcel located at [13860 N FRANK LLOYD WRIGHT BLVD SCOTTSDALE 85260](#). The current owner is SOUTHWEST COMMERCIAL PROPERTY LLC. It is located in the FRANK LLOYD WRIGHT 100 subdivision, and MCR [103938](#). Its current year full cash value is \$1,021,400.

 **MAPS**

 **PICTOMETRY**

 **VIEW/PAY TAX BILL**

 **DEED**

 **OWNER**

 **VALUATIONS**

 **MAP FERRET**

 **SIMILAR PARCELS**

 **REGISTER RENTAL**

 **PRINT DETAILS**

PROPERTY INFORMATION



[13860 N FRANK LLOYD WRIGHT BLVD SCOTTSDALE 85260](#)

MCR #	103938
Description	FRANK LLOYD WRIGHT 100 MCR 1039-38
Lat/Long	
Lot Size	45,033 sq ft.
Zoning	PNC
Lot #	2
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R ?	8 3N 5E
Market	00/
Area/Neighborhood	
Subdivision (3 Parcels)	FRANK LLOYD WRIGHT 100

OWNER INFORMATION



[SOUTHWEST COMMERCIAL PROPERTY LLC](#)

Mailing Address P O BOX 2945 ATTN ACCOUNTING, PHOENIX, AZ 85062

In Care Of	DESERT SCHOOLS FEDERAL CREDIT UNION
Deed Number	20120881602
Last Deed Date	09/28/2012
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 [?]	\$1,021,400	\$692,800	\$692,800	\$697,400	\$664,200
Limited Value [?]	\$727,440	\$692,800	\$692,800	\$660,603	\$629,146
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15.0%	15.0%	15.0%	15.0%	15.0%
Assessed LPV	\$109,116	\$103,920	\$103,920	\$99,090	\$94,372
Property Use Code	0021	0021	0021	0021	0021
PU Description	Vacant Land	Vacant Land	Vacant Land	Vacant Land	Vacant Land
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 \(2\)](#)

▶ [Subdivision Maps \(2\)](#)

▶ [MCR Maps \(2\)](#)

▶ [Book/Map Maps \(36\)](#)

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.

217-26-953

Commercial Parcel

This is a Commercial parcel located at [13870 N FRANK LLOYD WRIGHT BLVD SCOTTSDALE 85260](#). The current owner is SOUTHWEST COMMERCIAL PROPERTY LLC. It is located in the FRANK LLOYD WRIGHT 100 subdivision, and MCR [103938](#). Its current year full cash value is \$4,772,100.

 [MAPS](#)

 [PICTOMETRY](#)

 [VIEW/PAY TAX BILL](#)

 [DEED](#)

 [OWNER](#)

 [VALUATIONS](#)

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PROPERTY INFORMATION



[13870 N FRANK LLOYD WRIGHT BLVD SCOTTSDALE 85260](#)

MCR #	103938
Description	FRANK LLOYD WRIGHT 100 MCR 1039-38
Lat/Long	
Lot Size	247,131 sq ft.
Zoning	PNC
Lot #	1
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R ?	8 3N 5E
Market	00/
Area/Neighborhood	
Subdivision (3 Parcels)	FRANK LLOYD WRIGHT 100

OWNER INFORMATION



[SOUTHWEST COMMERCIAL PROPERTY LLC](#)

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Full Cash Value ⓘ	\$4,772,100	\$3,509,300	\$3,509,300	\$3,797,900	\$3,113,200
Limited Value ⓘ	\$3,145,530	\$2,995,743	\$2,853,089	\$2,717,228	\$2,587,836
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15.0%	15.0%	15.0%	15.0%	15.0%
Assessed LPV	\$471,830	\$449,361	\$427,963	\$407,584	\$388,175
Property Use Code	0021	0021	0021	0021	0021
PU Description	Vacant Land	Vacant Land	Vacant Land	Vacant Land	Vacant Land
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

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ATTACHMENT C – EXISTING TRAFFIC COUNTS



C

Start Time	18-Oct-22 Tue	EB	WB							Total
12:00 AM		35	30							65
01:00		25	8							33
02:00		7	5							12
03:00		13	23							36
04:00		41	63							104
05:00		124	183							307
06:00		366	440							806
07:00		1138	1481							2619
08:00		923	1221							2144
09:00		644	958							1602
10:00		672	944							1616
11:00		753	972							1725
12:00 PM		822	1006							1828
01:00		923	913							1836
02:00		1104	1055							2159
03:00		1112	1175							2287
04:00		1183	1161							2344
05:00		1222	1050							2272
06:00		836	720							1556
07:00		607	444							1051
08:00		438	257							695
09:00		240	172							412
10:00		126	87							213
11:00		61	49							110
Total		13415	14417							27832
Percent		48.2%	51.8%							
AM Peak	-	07:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	1138	1481	-	-	-	-	-	-	2619
PM Peak	-	17:00	15:00	-	-	-	-	-	-	16:00
Vol.	-	1222	1175	-	-	-	-	-	-	2344
Grand Total		13415	14417							27832
Percent		48.2%	51.8%							
ADT		ADT 27,832	AADT 27,832							

Site Code: 2
100TH ST S.O FRANK LLOYD WRIGHT BLVD

Start Time	18-Oct-22 Tue	NB	SB							Total
12:00 AM		2	5							7
01:00		1	5							6
02:00		4	4							8
03:00		3	1							4
04:00		8	6							14
05:00		22	12							34
06:00		50	76							126
07:00		279	356							635
08:00		145	125							270
09:00		110	114							224
10:00		108	94							202
11:00		99	107							206
12:00 PM		108	108							216
01:00		84	193							277
02:00		250	228							478
03:00		183	154							337
04:00		150	175							325
05:00		146	173							319
06:00		98	140							238
07:00		79	99							178
08:00		46	64							110
09:00		28	37							65
10:00		16	14							30
11:00		9	8							17
Total		2028	2298							4326
Percent		46.9%	53.1%							
AM Peak	-	07:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	279	356	-	-	-	-	-	-	635
PM Peak	-	14:00	14:00	-	-	-	-	-	-	14:00
Vol.	-	250	228	-	-	-	-	-	-	478
Grand Total		2028	2298							4326
Percent		46.9%	53.1%							
ADT		ADT 4,326	AADT 4,326							

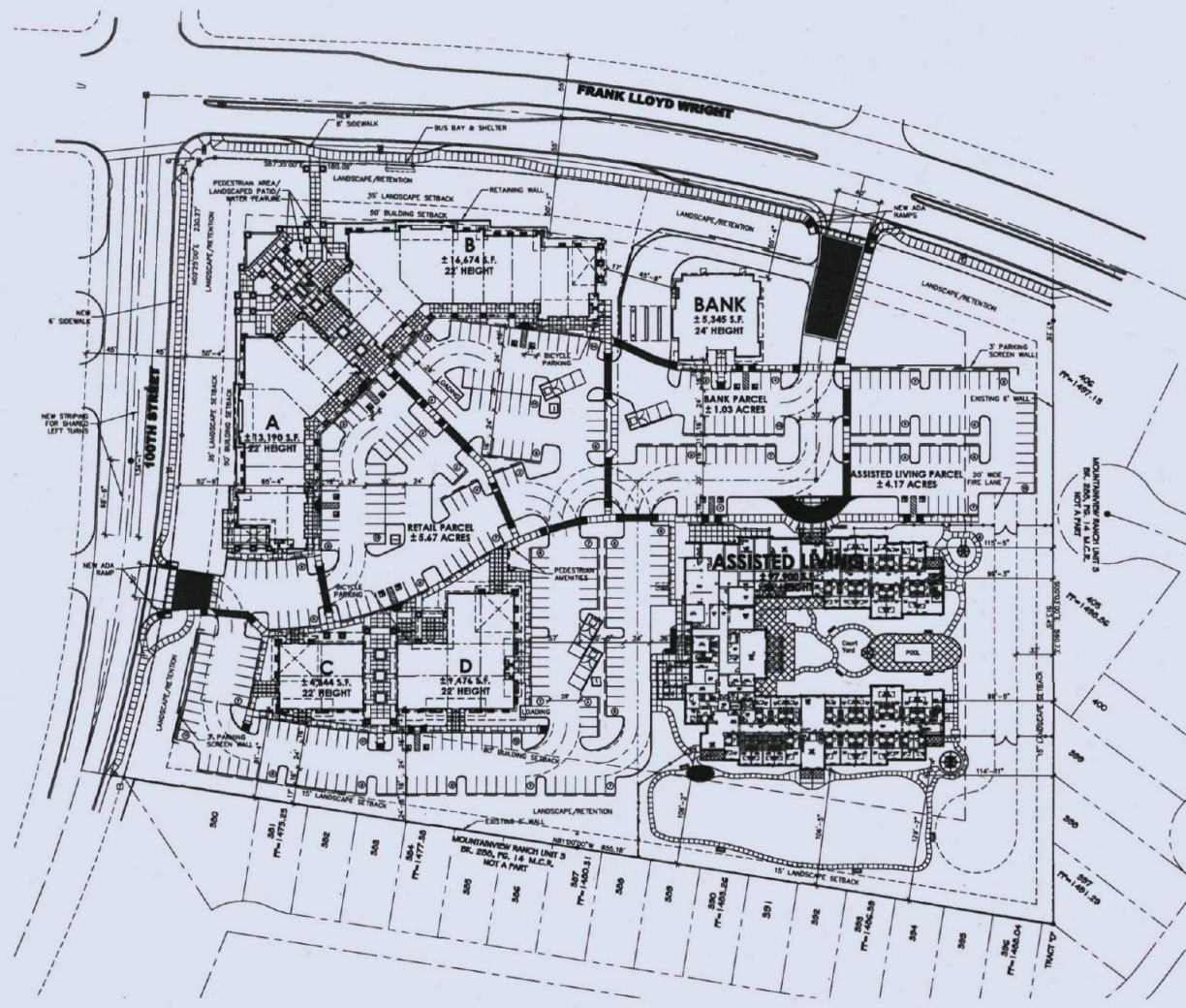


ATTACHMENT D – PREVIOUSLY APPROVED SITE



D

PROJECT	DATA
PARCEL NUMBER:	217-23-026-H
EXISTING ZONING:	FNC PCD
PROPOSED ZONING:	FNC PCD
PROPOSED USE:	RETAIL/RESTAURANT/OFFICE ASSISTED LIVING/BANK
SITE	DATA

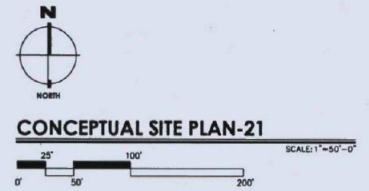
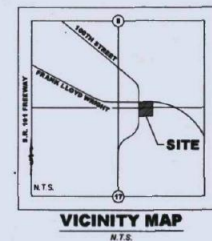


BUILDINGS A-D SITE DATA:
 NET SITE AREA: +/- 247,125 SF. (-/- 5.67 ACRES)
 BUILDING AREA: +/- 44,164 SF.
 NET LOT COVERAGE: +/- 17.9%
 BLDG "A" PARKING REQUIRED: 33 SPACES (-/- 0,355 SF. RETAIL)
 36 SPACES (-/- 2,901 SF. REST. INDOOR SEATING)
 7 SPACES (-/- 1,024 SF. REST. OUTDOOR SEATING)
 58 SPACES (-/- 14,556 SF. RETAIL)
 16 SPACES (-/- 1,271 SF. REST. INDOOR SEATING)
 3 SPACES (-/- 892 SF. REST. OUTDOOR SEATING)
 57 SPACES (-/- 14,320 SF. RETAIL)
 210 SPACES
 243 SPACES
 53 SPACES PER 1,000 SF.
 ADA PARKING REQUIRED: 10 SPACES
 ADA PARKING PROVIDED: 10 SPACES
 BICYCLE PARKING REQUIRED: 25 SPACES (1/10 VEHICULAR SPACES)
 BICYCLE PARKING PROVIDED: 26 SPACES

BANK SITE DATA:
 NET SITE AREA: +/- 45,034 SF. (-/- 1.03 ACRES)
 BUILDING AREA: +/- 5,345 SF.
 NET LOT COVERAGE: +/- 11.9%
 PARKING REQUIRED: 22 SPACES (1 SPACE PER 250 SF.)
 PARKING PROVIDED: 30 SPACES
 PARKING RATIO PROVIDED: 5.6 SPACES PER 1,000 SF.
 ADA PARKING REQUIRED: 2 SPACES (PER ADAAG)
 ADA PARKING PROVIDED: 2 SPACES
 BICYCLE PARKING REQUIRED: 3 SPACES
 BICYCLE PARKING PROVIDED: 4 SPACES

ASSISTED LIVING SITE DATA:
 NET SITE AREA: +/- 181,522 SF. (-/- 4.17 ACRES)
 BUILDING AREA: +/- 97,900 SF. (134 ROOMS)
 PARKING REQUIRED: 67 SPACES (0.5 SPACES PER UNIT)
 PARKING PROVIDED: 68 SPACES
 PARKING RATIO PROVIDED: 0.69 SPACES PER UNIT
 ADA PARKING REQUIRED: 3 SPACES (PER ADAAG)
 ADA PARKING PROVIDED: 4 SPACES
 BICYCLE PARKING REQUIRED: 7 SPACES
 BICYCLE PARKING PROVIDED: 8 SPACES

PARKING RATIOS REQ'D BLDG A-D:
 RETAIL: 1 SPACE PER 250 SF.
 RESTAURANT: 1 SPACE PER 80 SF. INDOOR SEATING
 1 SPACE PER 250 SF. OUTDOOR SEATING
 OFFICE: 1 SPACE PER 300 SF.





ATTACHMENT E – TRIP GENERATION



E



Trip Generation Calculations (11th Edition)

252 Senior Adult Housing - Multifamily																						
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	
Senior Adult Housing - Multifamily	252	172	Dwelling Units	3.24	50%	50%	0.20	34%	66%	0.25	56%	44%	557	279	278	34	12	22	43	24	19	Average
Senior Adult Housing - Multifamily	252	172	Dwelling Units	2.59	50%	50%	0.13	34%	66%	0.16	56%	44%	445	223	222	22	7	15	28	16	12	Minimum
Senior Adult Housing - Multifamily	252	172	Dwelling Units	4.79	50%	50%	0.27	34%	66%	0.36	56%	44%	824	412	412	46	16	30	62	35	27	Maximum
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	
Senior Adult Housing - Multifamily	252	172	Dwelling Units	$T=2.89(X)+24.82$	50%	50%	$T=0.19(X)+0.90$	34%	66%	$T=0.25(X)+0.07$	56%	44%	522	261	261	34	12	22	43	24	19	Equation
Senior Adult Housing - Multifamily				Standard Deviation	0.53		0.04		0.06													
Senior Adult Housing - Multifamily				Number of Studies	6		9		9													
Senior Adult Housing - Multifamily				Average Size	72		73		73													
Senior Adult Housing - Multifamily				R ²	0.99		0.85		0.84													



Trip Generation Calculations, 11th Edition

912 Drive-in Bank																						
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	
Drive-in Bank	912	5-345	1000 SF GFA	100.35	50%	50%	9.95	58%	42%	21.01	50%	50%	536	268	268	53	31	22	112	56	56	Average
Drive-in Bank	912	5-345	1000 SF GFA	32.67	50%	50%	2.12	58%	42%	3.04	50%	50%	175	88	87	11	6	5	16	8	8	Minimum
Drive-in Bank	912	5-345	1000 SF GFA	408.42	50%	50%	29.47	58%	42%	109.91	50%	50%	2,183	1,092	1,091	158	92	66	587	294	293	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Equation
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Drive-in Bank	912	5-345	1000 SF GFA	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	N/A	N/A	N/A	N/A	N/A	N/A
Drive-in Bank	Standard Deviation			68.62			6.00			15.13												
	Number of Studies			19			44			114												
	Average Size			6			5			4												
	R ²			N/A			N/A			N/A												

821 Shopping Plaza (40-150k)																						
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	
Shopping Plaza (40-150k)	821	44	1000 Sq Ft GFA	67.52	50%	50%	1.73	62%	38%	5.19	49%	51%	2,983	1,492	1,491	76	47	29	229	112	117	Average
Shopping Plaza (40-150k)	821	44	1000 Sq Ft GFA	43.29	50%	50%	0.29	62%	38%	2.55	49%	51%	1,913	957	956	13	8	5	113	55	58	Minimum
Shopping Plaza (40-150k)	821	44	1000 Sq Ft GFA	91.06	50%	50%	3.77	62%	38%	15.31	49%	51%	4,023	2,012	2,011	167	104	63	676	331	345	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			Equation
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Shopping Plaza (40-150k)	821	44	1000 Sq Ft GFA	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	N/A	N/A	N/A	N/A	N/A	N/A
Shopping Plaza (40-150k)	Standard Deviation			19.25			1.06			2.28												
	Number of Studies			7			13			42												
	Average Size			59			67			79												
	R ²			N/A			N/A			N/A												