

ACCEPTED

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CITY OF SCOTTSDALE
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TRANSPORTATION DEPARTM Phasina@SummitLandMgmt.com

22 December 2022

TO: Phil Kercher, PE, PTOE, City of Scottsdale DATE:

FROM: Paul E. Basha, PE, PTOE, Summit Land Management

RE: Trip Generation Comparison for 3202 Scottsdale as Modified by Scottsdale City Council

INTRODUCTION

Summit Land Management prepared a complete Traffic Impact Study for the 3202 Scottsdale development dated September 2022. At the time of the traffic study, this proposed development consisted of 150 multifamily dwelling units and 4,000 square feet of commercial area.

Figure 1 provides an aerial photograph of the general project vicinity.

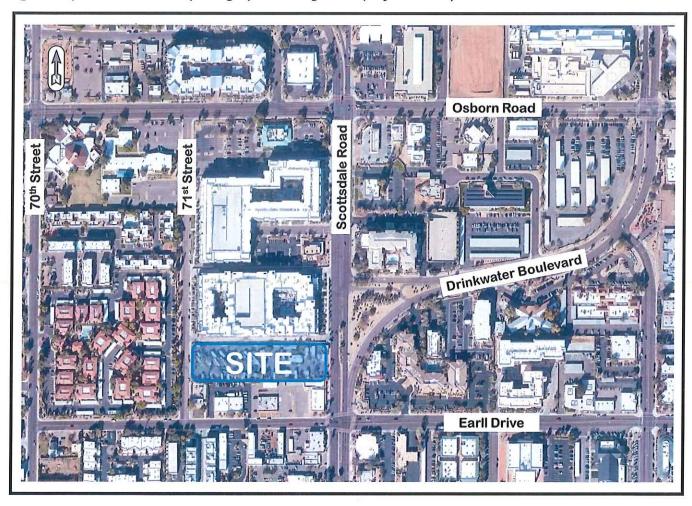


Figure 1: General Vicinity Aerial Photograph



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The development submittal that was considered by the Scottsdale City Council on 7 December consisted of 135 multi-family dwelling units and 4,000 square feet of commercial area. During the Scottsdale City Council meeting, the City Council requested an increase of the commercial retail area to 8,000 square feet. The City Council then approved the rezoning request.

Subsequent to the City Council meeting, the City of Scottsdale requested a memorandum comparing the revised development of 135 dwelling units and 8,000 square feet of commercial retail.

PREVIOUS TRIP GENERATION

Table 1 provides trip generation results from the submitted and approved Traffic Impact Analysis dated 12 September 2022. **Attachment 1** provides the complete calculations. The Institute of Transportation Engineers publication, *Trip Generation Manual 11th Edition*, was utilized for the calculations. The land use category and code for the apartments was Multifamily Housing, 221. The land use categories and codes for the commercial land use were Shopping Plaza (40,000 to 150,000 square feet), 821, and Strip Retail Plaza (less than 40,000 square feet), 822. As indicated within **Table 1**, Code 822 was utilized when data were available, and Code 821 was utilized when Code 822 did not have data.

Table 1: Trip Generation of 3202 Scottsdale in September Traffic Impact Analysis

	ENTERING	EXITING	TOTAL
WEEKDAY DAILY	593	593	1,186
AM PEAK HOUR STREET	20	50	70
AM PEAK HOUR GENERATOR	28	58	86
PM PEAK HOUR STREET	57	40	97
PM PEAK HOUR GENERATOR	138	108	246
SATURDAY DAILY	622*	622*	1,244*
PEAK HOUR GENERATOR	49	55	104
SUNDAY DAILY	439*	438*	877*
PEAK HOUR GENERATOR	52*	36*	88*
		•	

^{(*} Trip generation for code 821: between 150,000 and 40,000 square feet; as trip generation rates for these time periods are unavailable for code 822: less than 40,000 square feet. All other trip generation is for code 822: gross floor area less than 40,000 square feet.)

COUNCIL-APPROVED LAND USE TRIP GENERATION

Table 2 provides the trip generation summary estimate for 135 apartment dwelling units. **Attachment 2** provides the trip generation calculations. The *Trip Generation Manual 11th Edition* was utilized for the calculations as described previously.



Table 2: Trip Generation 135 Apartments

	ENTERING	EXITING	TOTAL
WEEKDAY DAILY	372	372	744
AM PEAK HOUR STREET	13	38	51
AM PEAK HOUR GENERATOR	14	39	53
PM PEAK HOUR STREET	38	24	62
PM PEAK HOUR GENERATOR	40	26	66
SATURDAY DAILY	419	419	838
PEAK HOUR GENERATOR	31	37	68
SUNDAY DAILY	289	289	578
PEAK HOUR GENERATOR	35	22	57
		•	

Table 3 provides the trip generation summary estimate for 8,000 square feet of retail. **Attachment 2** provides the trip generation calculations. The *Trip Generation Manual 11th Edition* was utilized for the calculations as described previously.

Table 3: Trip Generation 8,000 Square Feet of Retail

	ENTERING	EXITING	TOTAL
WEEKDAY DAILY	270	270	540
AM PEAK HOUR STREET	9	5	14
AM PEAK HOUR GENERATOR	22	23	45
PM PEAK HOUR STREET	21	21	42
PM PEAK HOUR GENERATOR	97	82	179
SATURDAY DAILY	325*	324*	649*
PEAK HOUR GENERATOR	26	26	52
SUNDAY DAILY	171*	170*	341*
PEAK HOUR GENERATOR	19*	19*	38*
	·		

(* Trip generation for code 821: between 150,000 and 40,000 square feet; as trip generation rates for these time periods are unavailable for code 822: less than 40,000 square feet. All other trip generation is for code 822: gross floor area less than 40,000 square feet.)



Table 4 provides the trip generation summary estimate for the sum of 135 apartment dwelling units and 8,000 square feet of retail.

Table 4: Trip Generation 135 Apartments and 8,000 Square Feet of Retail

	ENTERING	EXITING	TOTAL
WEEKDAY DAILY	642	642	1,284
AM PEAK HOUR STREET	22	43	65
AM PEAK HOUR GENERATOR	36	62	98
PM PEAK HOUR STREET	59	45	104
PM PEAK HOUR GENERATOR	137	108	245
SATURDAY DAILY	744*	743*	1,487*
PEAK HOUR GENERATOR	57	63	120
SUNDAY DAILY	460*	459*	919*
PEAK HOUR GENERATOR	54*	41*	95*

^{(*} Trip generation for code 821: between 150,000 and 40,000 square feet; as trip generation rates for these time periods are unavailable for code 822: less than 40,000 square feet. All other trip generation is for code 822: gross floor area less than 40,000 square feet.)

Table 5 compares the trip generation from the requested land use sizes to the City Council approved land use sizes.

Table 5: Trip Generation Comparison of Requested versus Council-Approved Land Use

DAY AND PERIOD	PREVIOUS	APPROVED	DIFFERENCE
WEEKDAY DAY	1,186	1,284	8%
WEEKDAY MORNING PEAK HOUR OF STREET	70	65	-7%
WEEKDAY MORNING PEAK HOUR OF GENERATOR	86	98	14%
WEEKDAY EVENING PEAK HOUR OF STREET	97	104	7%
WEEKDAY EVENING PEAK HOUR OF GENERATOR	246	245	0%
SATURDAY DAY	1,244	1,487	20%
SATURDAY PEAK HOUR OF GENERATOR	104	120	15%
SUNDAY DAY	877	919	5%
SUNDAY PEAK HOUR OF GENERATOR	88	95	8%



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Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this traffic statement.

Sincerely,

Summit Land Management

Paul E. Basha, PE, PTOE Traffic Engineering Manager

Attachments:

- 1. Trip Generation Calculations 12 September 2022 Traffic Impact Analysis
- 2. Trip Generation Calculations for Council Approved Land Use Sizes



Appendix 1 Trip Generation Calculations from 12 September 2022 Traffic Impact Analysis



PROJECT 3202 NORTH SCOTTSDALE ROAD							
PARC			PROPOSED WITH ONLY PROXY DATA BELOW 330 DWELLING UNITS				
ITE LAND USE CATE		MULTIFAMILY HOUSING (MID-RISE) - 221					
INDEPENDEN			VELLING UNI				
SIZ			165				
			ENTERING	EXITING	TOTAL		
WEEKDA	/ DAILY		50%	50%			
NUMBER OF STUDIES a	nd AVERAGE SIZE	21 21 148 282					
MINIMUM RATE	LOW RATES ACCEPTABLE	1.27	105	105	210		
AVERAGE RATE		5.51	455	454	909		
MAXIMUM RATE	HIGH RATES SUSPECT	12.50	1,032	1,031	2,063		
STANDARD DEVIATION		2.63					
EQUATION: T = 5.92 * (X) - 60.62	$R^2 = 0.54$	458	458	916		
LARGEST OF AVERA	GE OR EQUATION		458	458	916		
AM PEAK HOUR AD	JACENT STREET		26%	74%			
NUMBER OF STUDIES a	nd AVERAGE SIZE	44 26 153 300					
MINIMUM RATE	LOW RATES ACCEPTABLE	0.06	3	7	10		
AVERAGE RATE		0.38	16	47	63		
MAXIMUM RATE	HIGH RATES SUSPECT	1.61	69	197	266		
STANDARD DEVIATION		0.21					
EQUATION: NOT PROVI	DED	NA	NA	NA	NA		
LARGEST OF AVERA	GE OR EQUATION	16 4			63		
AM PEAK HOUR			26%	74%			
NUMBER OF STUDIES a	nd AVERAGE SIZE	38 21 132 300					
MINIMUM RATE	LOW RATES ACCEPTABLE	0.11	5	13	18		
AVERAGE RATE		0.39	17	47	64		
MAXIMUM RATE	HIGH RATES SUSPECT	0.77	33	94	127		
STANDARD DEVIATION		0.16					
EQUATION: LN(T) = 0.98	` '	$R^2 = 0.69$	15	43	58		
LARGEST OF AVERA			17	47	64		
PM PEAK HOUR AD			62%	38%			
NUMBER OF STUDIES a	ı	50 26 155 310		_			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.15	16	9	25		
AVERAGE RATE		0.46	47	29	76		
MAXIMUM RATE	HIGH RATES SUSPECT	1.11	113	70	183		
STANDARD DEVIATION		0.19					
EQUATION: T = 0.41 * (X		$R^2 = 0.58$	47	29	76		
LARGEST OF AVERA			47	29	76		
PM PEAK HOUR		00 04 1407 1 000	61%	39%			
NUMBER OF STUDIES a	1	39 21 137 300	45	40	05		
MINIMUM RATE	LOW RATES ACCEPTABLE	0.15	15	10	25		
AVERAGE RATE	LUCI DATES SUSSEST	0.49	49	32	81		
MAXIMUM RATE	HIGH RATES SUSPECT	1.26	127	81	208		
STANDARD DEVIATION		0.22	4.4	00	70		
EQUATION: LN(T) = 0.95	` '	$R^2 = 0.64$	44	28	72		
LARGEST OF AVERA	GE OR EQUATION		49	32	81		

PROJI	ECT			3202	NORT	H SCOTTSD	ALE ROAD	
PARC	CEL	PROPOSED WITH ONLY PROXY DATA BELOW 330 DWELLING					LING UNITS	
ITE LAND USE CATE	GORY AND CODE		М	ULTIFA	MILY	HOUSING (M	IID-RISE) - 2	21
INDEPENDEN'	T VARIABLE				DV	VELLING UNI	TS	
SIZ	E					165		
						ENTERING	EXITING	SUM
SATURDA	Y DAILY					50%	50%	
NUMBER OF STUDIES a	nd AVERAGE SIZE	5	111	201	282			
MINIMUM RATE	LOW RATES ACCEPTABLE		4.0	03		333	332	665
AVERAGE RATE			5.0	07		419	418	837
MAXIMUM RATE	HIGH RATES SUSPECT		8.			702	702	1,404
STANDARD DEVIATION				44				
EQUATION: T = 2.74 * (X	,		$R^2 =$	0.57		460	460	920
LARGEST OF AVERA	GE OR EQUATION					460	460	920
PEAK HOUR G	ENERATOR					46%	54%	
NUMBER OF STUDIES a	nd AVERAGE SIZE	6	111	220	336			
MINIMUM RATE	LOW RATES ACCEPTABLE		0.3	34		26	30	56
AVERAGE RATE			0.4	44		34	39	73
MAXIMUM RATE	HIGH RATES SUSPECT		0.7	73		55	65	120
STANDARD DEVIATION			0.	11				
EQUATION: T = 0.34 * (X) + 22.00		$R^2 =$	0.71		36	42	78
LARGEST OF AVERA	GE OR EQUATION					36	42	78
SUNDAY	DAILY					50%	50%	
NUMBER OF STUDIES a	nd AVERAGE SIZE	5	111	224	282			
MINIMUM RATE	LOW RATES ACCEPTABLE		3.0	06		253	252	505
AVERAGE RATE			4.2	28		353	353	706
MAXIMUM RATE	HIGH RATES SUSPECT		8.4	41		694	694	1,388
STANDARD DEVIATION			1.0	69				
EQUATION: NOT PROVI	DED		N	Α		NA	NA	NA
LARGEST OF AVERA	GE OR EQUATION					353	353	706
PEAK HOUR G						62%	38%	
NUMBER OF STUDIES a	nd AVERAGE SIZE	5 111		201	282			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.26		27	16	43		
AVERAGE RATE		0.42		43	26	69		
MAXIMUM RATE	HIGH RATES SUSPECT	1.07		110	67	177		
STANDARD DEVIATION			0.2	26				
EQUATION: NOT PROVI	DED	NA				NA	NA	NA
LARGEST OF AVERA	GE OR EQUATION					43	26	69
								A -



PROJECT PARCEL RETAIL	DDO.	222 N.C	DTU GGGTTG							
ITE LAND USE CATEGORY AND CODE SHOPPING PLAZA (40,000 to 150,000) - 221 WITHOUT SUPERMARKET INDEPENDENT VARIABLE SIZE SUPERMARKET SIZE SUPERMARKET SIZE SUPERMARKET SUPERMARKET					3	202 NC	ORTH SCOTTSDALE ROAD			
INDEPENDENT VARIABLE				SHUBBI	ING DI	NZA /40 (
SIZE				эпогг	ING PLA				PERMARKET	
STUDIES and LOW, AVERAGE, AND HIGH SIZE 7										
STUDIES and LOW, AVERAGE, AND HIGH SIZE 7	- OIZ	L						FXITING	TOTAL	
STUDIES and LOW, AVERAGE, AND HIGH SIZE 7	WEEKDA	Y DAILY							101712	
MINIMUM RATE			7	45	59	78				
MAXIMUM RATE	· · · · · · · · · · · · · · · · · · ·	,		43	.29		87	86	173	
STANDARD DEVIATION	AVERAGE RATE			67	.52		135	135	270	
EQUATION: NOT PROVIDED	MAXIMUM RATE	HIGH RATES ACCEPTABLE		91	.06		182	182	364	
LARGEST OF AVERAGE OR EQUATION	STANDARD DEVIATION			19	.25					
AM PEAK HOUR ADJACENT STREET STUDIES and LOW, AVERAGE, AND HIGH SIZE 13 43 67 110	EQUATION: NOT PROVI	DED		N	ΙA		NA	NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE 13	LARGEST OF AVERA	GE OR EQUATION					135	135	270	
MINIMUM RATE	AM PEAK HOUR AD	JACENT STREET					62%	38%		
AVERAGE RATE MAXIMUM RATE HIGH RATES ACCEPTABLE 3,77 9 6 15 STANDARD DEVIATION EQUATION: NOT PROVIDED NA NA NA NA LARGEST OF AVERAGE OR EQUATION STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE LOW RATES ACCEPTABLE 3,18 4,7 4,3 7 AM PEAK HOUR GENERATOR STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE LOW RATES ACCEPTABLE STANDARD DEVIATION EQUATION: T = 5.67 * (X) - 6.87 RY = 0.80 MINIMUM RATE LOW RATES ACCEPTABLE MINIMUM RATE LOW RATES ACCEPTABLE AVERAGE OR EQUATION 1,85 STANDARD DEVIATION EQUATION: T = 5.67 * (X) - 6.87 RY = 0.80 MINIMUM RATE LOW RATES ACCEPTABLE MINIMUM RATE LOW RATES ACCEPTABLE AVERAGE RATE MINIMUM RATE LOW RATES ACCEPTABLE DIVIDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE LOW RATES ACCEPTABLE AVERAGE RATE MINIMUM RATE HIGH RATES SUSPECT 15.31 30 31 61 STANDARD DEVIATION 2.28 EQUATION: NOT PROVIDED NA NA NA LARGEST OF AVERAGE OR EQUATION PM PEAK HOUR GENERATOR STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE LOW RATES ACCEPTABLE AVERAGE RATE HIGH RATES SUSPECT 15.31 30 31 61 STANDARD DEVIATION 2.28 EQUATION: NOT PROVIDED NA NA NA LARGEST OF AVERAGE OR EQUATION PM PEAK HOUR GENERATOR STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE LOW RATES ACCEPTABLE 4.44 10 8 18 AVERAGE RATE MINIMUM RATE HIGH RATES SUSPECT 15.31 AVERAGE RATE MINIMUM RATE HIGH RATES SUSPECT 15.31 MA NA	STUDIES and LOW, AVE	· · · · · · · · · · · · · · · · · · ·	13	43	67	110				
MAXIMUM RATE	MINIMUM RATE	LOW RATES ACCEPTABLE					· · · · · · · · · · · · · · · · · · ·	-		
STANDARD DEVIATION										
EQUATION: NOT PROVIDED	MAXIMUM RATE	HIGH RATES ACCEPTABLE		3.	77		9	6	15	
LARGEST OF AVERAGE OR EQUATION				1.	06					
AM PEAK HOUR GENERATOR STUDIES and LOW, AVERAGE, AND HIGH SIZE S 42 75 147	EQUATION: NOT PROVI	EQUATION: NOT PROVIDED		N	IA		NA	NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE 5 42 75 147							-		7	
MINIMUM RATE LOW RATES ACCEPTABLE 3.18 6 7 13 AVERAGE RATE 5.58 11 11 22 MAXIMUM RATE HIGH RATES ACCEPTABLE 8.85 17 18 35 STANDARD DEVIATION 1.85 17 18 35 STANDARD DEVIATION 1.85 8 8 16 LARGEST OF AVERAGE OR EQUATION 11 11 12 22 PM PEAK HOUR ADJACENT STREET 49% 51% 51% 51% 51% STUDIES and LOW, AVERAGE, AND HIGH SIZE 42 43 79 142 49% 51% MINIMUM RATE LOW RATES ACCEPTABLE 2.55 5 5 5 10 AVERAGE RATE HIGH RATES SUSPECT 15.31 30 31 61 31 61 STANDARD DEVIATION 2.28 NA NA NA NA NA LARGEST OF AVERAGE OR EQUATION 10 11 21 21 21 21 21 22							49%	51%		
AVERAGE RATE MAXIMUM RATE HIGH RATES ACCEPTABLE B.8.5 STANDARD DEVIATION EQUATION: T = 5.67 * (X) - 6.87 EQUATION: T = 5.67 * (X) - 6.87 R ² = 0.80 B.8.5 STANDARD DEVIATION EQUATION: T = 5.67 * (X) - 6.87 R ² = 0.80 B.8.5 I1	·	·	5	1		147				
MAXIMUM RATE HIGH RATES ACCEPTABLE 8.85 17 18 35 STANDARD DEVIATION 1.85		LOW RATES ACCEPTABLE								
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R2 = 0.80		HIGH RATES ACCEPTABLE					17	18	35	
LARGEST OF AVERAGE OR EQUATION) 6.07					0	0	16	
PM PEAK HOUR ADJACENT STREET 49% 51% STUDIES and LOW, AVERAGE, AND HIGH SIZE 42 43 79 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 142 143 15 15 15 19 142 143 143 143 143 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144 144	,	<i>'</i>		R-=	0.80					
STUDIES and LOW, AVERAGE, AND HIGH SIZE 42 43 79 142 MINIMUM RATE LOW RATES ACCEPTABLE 2.55 5 5 10 AVERAGE RATE 5.19 10 11 21 MAXIMUM RATE HIGH RATES SUSPECT 15.31 30 31 61 STANDARD DEVIATION 2.28 STUDIES AVERAGE OR EQUATION NA NA NA NA PM PEAK HOUR GENERATOR 54% 46% 54% 46% STUDIES and LOW, AVERAGE, AND HIGH SIZE 6 7 77 141 77 141 10 8 18 AVERAGE RATE LOW RATES ACCEPTABLE 4.44 10 8 18 18 AVERAGE RATE HIGH RATES SUSPECT 8.10 17 15 32 STANDARD DEVIATION 1.20 89 76 165		•							22	
MINIMUM RATE LOW RATES ACCEPTABLE 2.55 5 5 10 AVERAGE RATE 5.19 10 11 21 MAXIMUM RATE HIGH RATES SUSPECT 15.31 30 31 61 STANDARD DEVIATION 2.28 EQUATION: NOT PROVIDED NA NA NA NA LARGEST OF AVERAGE OR EQUATION 10 11 21 PM PEAK HOUR GENERATOR 54% 46% STUDIES and LOW, AVERAGE, AND HIGH SIZE 6 7 77 141 MINIMUM RATE LOW RATES ACCEPTABLE 4.44 10 8 18 AVERAGE RATE 5.40 12 10 22 MAXIMUM RATE HIGH RATES SUSPECT 8.10 17 15 32 STANDARD DEVIATION 1.20 89 76 165			42	43	79	142	4970	3170		
AVERAGE RATE 5.19 10 11 21 MAXIMUM RATE HIGH RATES SUSPECT 15.31 30 31 61 STANDARD DEVIATION 2.28 EQUATION: NOT PROVIDED NA NA NA NA NA PM PEAK HOUR GENERATOR 54% 46% STUDIES and LOW, AVERAGE, AND HIGH SIZE 6 7 77 141 MINIMUM RATE LOW RATES ACCEPTABLE 4.44 10 8 18 AVERAGE RATE 5.40 12 10 22 MAXIMUM RATE HIGH RATES SUSPECT 8.10 17 15 32 STANDARD DEVIATION 1.20 89 76 165		·	74			174	5	5	10	
MAXIMUM RATE HIGH RATES SUSPECT 15.31 30 31 61 STANDARD DEVIATION 2.28 EQUATION: NOT PROVIDED NA NA NA NA NA PM PEAK HOUR GENERATOR 54% 46% STUDIES and LOW, AVERAGE, AND HIGH SIZE 6 7 77 141 MINIMUM RATE LOW RATES ACCEPTABLE 4.44 10 8 18 AVERAGE RATE 5.40 12 10 22 MAXIMUM RATE HIGH RATES SUSPECT 8.10 17 15 32 STANDARD DEVIATION 1.20 89 76 165										
STANDARD DEVIATION 2.28 NA		HIGH RATES SUSPECT								
EQUATION: NOT PROVIDED NA NA<								-	-	
PM PEAK HOUR GENERATOR 54% 46% STUDIES and LOW, AVERAGE, AND HIGH SIZE 6 7 77 141 MINIMUM RATE LOW RATES ACCEPTABLE 4.44 10 8 18 AVERAGE RATE 5.40 12 10 22 MAXIMUM RATE HIGH RATES SUSPECT 8.10 17 15 32 STANDARD DEVIATION 1.20 89 76 165		DED					NA	NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE 6 7 77 141 MINIMUM RATE LOW RATES ACCEPTABLE 4.44 10 8 18 AVERAGE RATE 5.40 12 10 22 MAXIMUM RATE HIGH RATES SUSPECT 8.10 17 15 32 STANDARD DEVIATION 1.20 89 76 165	LARGEST OF AVERA				10	11	21			
MINIMUM RATE LOW RATES ACCEPTABLE 4.44 10 8 18 AVERAGE RATE 5.40 12 10 22 MAXIMUM RATE HIGH RATES SUSPECT 8.10 17 15 32 STANDARD DEVIATION 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.2	PM PEAK HOUR	GENERATOR					54%	46%		
AVERAGE RATE 5.40 12 10 22 MAXIMUM RATE HIGH RATES SUSPECT 8.10 17 15 32 STANDARD DEVIATION 1.20 5.40 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20<	STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	6 7 77 141							
MAXIMUM RATE HIGH RATES SUSPECT 8.10 17 15 32 STANDARD DEVIATION 1.20	MINIMUM RATE	LOW RATES ACCEPTABLE		4.	44		10	8	18	
STANDARD DEVIATION 1.20 EQUATION: T = 3.43 * (X) + 151.66 R² = 0.89 89 76 165	AVERAGE RATE		5.40		12	10	22			
EQUATION: T = $3.43 * (X) + 151.66$	MAXIMUM RATE	HIGH RATES SUSPECT	8.10		17	15	32			
	STANDARD DEVIATION									
AVERAGE 12 10 22	`	<i>'</i>		$R^2 =$	0.89			76	165	
	AVER	AGE					12	10	22	

	DJECT			3	202 NO	ORTH SCOTTS	DALE ROAD	
PA	RCEL					RETAIL		
	TEGORY AND CODE	s	SHOPPIN	NG PL		(40,000 to 150,000) - 821 WITHOUT SUPERMARKET		
INDEPENDE	NT VARIABLE				THC	USAND SQUA	RE FEET	
S	IZE					4.00		
						ENTERING	EXITING	SUM
SATURE	DAY DAILY					50%	50%	
STUDIES and LOW, A	VERAGE, AND HIGH SIZE	1	56	56	56			
MINIMUM RATE			81.0	07		162	162	324
AVERAGE RATE			81.0	07		162	162	324
MAXIMUM RATE			81.0	07		162	162	324
STANDARD DEVIATION	N		N/	4				
EQUATION: NOT PRO	VIDED		N/	4		NA	NA	NA
LARGEST OF AVE	RAGE OR EQUATION					162	162	324
PEAK HOUR	GENERATOR					51%	49%	
STUDIES and LOW, A	VERAGE, AND HIGH SIZE	8	43	65	94			
MINIMUM RATE	LOW RATES ACCEPTABLE		2.3	38		5	5	10
AVERAGE RATE			6.2	22		13	12	25
MAXIMUM RATE	HIGH RATES ACCEPTABLE		9.9	91		20	20	40
STANDARD DEVIATION	N		2.1	1				
EQUATION: T = 7.75 *	X - 98.93	$R^2 = 0.58$		-35	-33	-68		
AVE	RAGE					13	12	25
SUNDA	Y DAILY					50%	50%	
STUDIES and LOW, A	VERAGE, AND HIGH SIZE	1	56	56	56			
MINIMUM RATE	LOW RATES ACCEPTABLE		42.6	68		86	85	171
AVERAGE RATE			42.6	68		86	85	171
MAXIMUM RATE	HIGH RATES ACCEPTABLE		42.6	68		86	85	171
STANDARD DEVIATION	N		42.6	68				
EQUATION: NOT PRO	VIDED		N/	4		NA	NA	NA
LARGEST OF AVE	RAGE OR EQUATION					86	85	171
PEAK HOUR	GENERATOR					49%	51%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	56	56	56			
MINIMUM RATE		4.71		9	10	19		
AVERAGE RATE		4.71		9	10	19		
MAXIMUM RATE			4.7	′1		9	10	19
STANDARD DEVIATION	N		N/	4				
EQUATION: NOT PRO	VIDED		N/	4		NA	NA	NA
LARGEST OF AVE	RAGE OR EQUATION					9	10	19

PROJECT 3202 NORTH SCOTTSDALE ROAD								
PARO				3202 NC	RETAIL	DALE ROAD		
ITE LAND USE CATE			etdid.	DETAIL		THAN 40 000	N 922	
		, , ,			1) - 622			
	INDEPENDENT VARIABLE GENERAL URBAN / SUBURBAN SIZE 4.00							
SIZ	L				ENTERING	EXITING	TOTAL	
WEEKDA	Y DAILY				50%	50%	TOTAL	
STUDIES and LOW, AVE		4 9 19 35			3373	3373		
MINIMUM RATE	LOW RATES ACCEPTABLE		47.86		96	95	191	
AVERAGE RATE			54.45		109	109	218	
MAXIMUM RATE	HIGH RATES ACCEPTABLE		65.07		130	130	260	
STANDARD DEVIATION			7.81					
EQUATION: T = 42.20 *)	< + 229.68		$R^2 = 0.96$;	199	199	398	
LARGEST OF AVERA	AGE OR EQUATION				199	199	398	
AM PEAK HOUR AD	JACENT STREET				60%	40%		
STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	5	9 18	35				
MINIMUM RATE	LOW RATES ACCEPTABLE		1.60		4	2	6	
AVERAGE RATE			2.36		5	4	9	
MAXIMUM RATE	HIGH RATES ACCEPTABLE		3.73		9	6	15	
STANDARD DEVIATION			0.94					
EQUATION: LN(T) = 0.66 * LN(X) + 1.84			$R^2 = 0.57$	•	10	6	16	
LARGEST OF AVERAGE OR EQUATION					10	6	16	
AM PEAK HOUR					50%	50%		
STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	5	8 16	25				
MINIMUM RATE	LOW RATES ACCEPTABLE		2.40		5	5	10	
AVERAGE RATE			7.60		15	15	30	
MAXIMUM RATE	HIGH RATES SUSPECT		21.30		43	42	85	
STANDARD DEVIATION			6.45					
EQUATION: NOT PROVI			NA		NA	NA	NA	
LARGEST OF AVERA	·				15	15	30	
PM PEAK HOUR AD		0.5		T 00	50%	50%		
,	RAGE, AND HIGH SIZE	25	2 21	39	2	_	4.4	
MINIMUM RATE	LOW RATES ACCEPTABLE		2.81		6	5	11	
AVERAGE RATE	LUCIU DATES SUSPEST		6.59		13	13	26	
MAXIMUM RATE	HIGH RATES SUSPECT		15.20		31	30	61	
STANDARD DEVIATION EQUATION: LN(T) = 0.71			2.94 $R^2 = 0.56$		21	20	41	
LARGEST OF AVERA	,		K = 0.50)	21	20 20	41	
PM PEAK HOUR					54%	46%	<u> </u>	
STUDIES and LOW, AVE		5	8 16	25	U-1 /U	70 /0		
MINIMUM RATE	LOW RATES ACCEPTABLE		6.27		14	11	25	
AVERAGE RATE		13.24		29	24	53		
MAXIMUM RATE	HIGH RATES ACCEPTABLE	24.11		52	44	96		
STANDARD DEVIATION			7.40					
EQUATION: NOT PROVI			NA		NA	NA	NA	
LARGEST OF AVERA					29	24	53	
				_	•	_0		

PROJECT			3202 NORTH SCOTTSDALE ROAD							
PARCEL		RETAIL								
ITE LAND USE CATEGORY AN		STRIP RETAIL PLAZA (LESS THAN 40,000) - 822								
INDEPENDENT VARIABLE			GENERAL URBAN / SUBURBAN							
SIZE						4.00				
						ENTERING	EXITING	SUM		
SATURDAY DAILY						NA	NA			
STUDIES and LOW, AVERAGE, AI	ND HIGH SIZE	NA	NA	NA	NA					
MINIMUM RATE			١	NΑ		NA	NA	NA		
AVERAGE RATE			١	NΑ		NA	NA	NA		
MAXIMUM RATE			١	NΑ		NA	NA	NA		
STANDARD DEVIATION			1	NΑ						
EQUATION: NOT PROVIDED			1	NΑ		NA	NA	NA		
LARGEST OF AVERAGE OR EQUATION						NA	NA	NA		
PEAK HOUR GENERAT	OR					51%	49%			
STUDIES and LOW, AVERAGE, AI	ND HIGH SIZE	12 8 27 39								
MINIMUM RATE LOW RAT	ES ACCEPTABLE		1	.88		4	4	8		
AVERAGE RATE		6.57				13	13	26		
MAXIMUM RATE HIGH RA	ATES SUSPECT	14.23				29	28	57		
STANDARD DEVIATION		3.45								
EQUATION: NOT PROVIDED		NA				NA	NA	NA		
LARGEST OF AVERAGE OR E	QUATION					13	13	26		
SUNDAY DAILY						NA	NA			
STUDIES and LOW, AVERAGE, AI	ND HIGH SIZE	NA	NA	NA	NA					
MINIMUM RATE			١	NΑ		NA	NA	NA		
AVERAGE RATE			١	NΑ		NA	NA	NA		
MAXIMUM RATE			١	NΑ		NA	NA	NA		
STANDARD DEVIATION		NA								
EQUATION: NOT PROVIDED		NA				NA	NA	NA		
LARGEST OF AVERAGE OR E	QUATION					NA	NA	NA		
PEAK HOUR GENERATOR						NA	NA			
STUDIES and LOW, AVERAGE, AI	ND HIGH SIZE	NA	NA	NA	NA					
MINIMUM RATE		NA		NA	NA	NA				
AVERAGE RATE		NA		NA	NA	NA				
MAXIMUM RATE			١	NΑ		NA	NA	NA		
STANDARD DEVIATION			١	NΑ						
EQUATION: NOT PROVIDED		NA				NA	NA	NA		
LARGEST OF AVERAGE OR E	QUATION					NA	NA	NA		

Appendix 2 Trip Generation Calculations for Council Approved Land Use Sizes



PROJI	PROJECT 3202 NORTH SCOTTSDALE ROAD								
PARC		PROPOSED WITH ONLY PROXY DATA BELOW 330 DWELLING UNITS							
ITE LAND USE CATE		MULTIFAMILY	HOUSING (M	IID-RISE) - 2:	21				
INDEPENDEN		DWELLING UNITS							
SIZ			135						
			ENTERING	EXITING	TOTAL				
WEEKDA	/ DAILY		50%	50%					
NUMBER OF STUDIES a	nd AVERAGE SIZE	21 21 148 282							
MINIMUM RATE	LOW RATES ACCEPTABLE	1.27	86	85	171				
AVERAGE RATE		5.51	372	372	744				
MAXIMUM RATE	HIGH RATES SUSPECT	12.50	844	844	1,688				
STANDARD DEVIATION		2.63							
EQUATION: T = 5.92 * (X) - 60.62	$R^2 = 0.54$	370	369	739				
LARGEST OF AVERA	GE OR EQUATION		372	372	744				
AM PEAK HOUR AD	JACENT STREET		26%	74%					
NUMBER OF STUDIES a	nd AVERAGE SIZE	44 26 153 300							
MINIMUM RATE	LOW RATES ACCEPTABLE	0.06	2	6	8				
AVERAGE RATE		0.38	13	38	51				
MAXIMUM RATE	HIGH RATES SUSPECT	1.61	56	161	217				
STANDARD DEVIATION		0.21							
EQUATION: NOT PROVI	DED	NA	NA	NA	NA				
LARGEST OF AVERA	GE OR EQUATION		13	38	51				
AM PEAK HOUR			26%	74%					
NUMBER OF STUDIES a	nd AVERAGE SIZE	38 21 132 300							
MINIMUM RATE	LOW RATES ACCEPTABLE	0.11	4	11	15				
AVERAGE RATE		0.39	14	39	53				
MAXIMUM RATE	HIGH RATES SUSPECT	0.77	27	77	104				
STANDARD DEVIATION		0.16							
EQUATION: LN(T) = 0.98	` '	$R^2 = 0.69$	12	35	47				
LARGEST OF AVERA			14	39	53				
PM PEAK HOUR AD			62%	38%					
NUMBER OF STUDIES a	ı	50 26 155 310	10						
MINIMUM RATE	LOW RATES ACCEPTABLE	0.15	12	8	20				
AVERAGE RATE	LUOU DATES SUSSESSES	0.46	38	24	62				
MAXIMUM RATE	HIGH RATES SUSPECT	1.11	93	57	150				
STANDARD DEVIATION		0.19	00	0.4	00				
EQUATION: T = 0.41 * (X		$R^2 = 0.58$	39	24	63				
LARGEST OF AVERA			39 61%	24	63				
PM PEAK HOUR NUMBER OF STUDIES a		39 21 137 300	01%	39%					
MINIMUM RATE	LOW RATES ACCEPTABLE	0.15	12	8	20				
AVERAGE RATE	LOW IVAILO MOOLF IABLE	0.49	40	26	66				
MAXIMUM RATE	HIGH RATES SUSPECT	1.26	104	66	170				
STANDARD DEVIATION		0.22	104	00	170				
EQUATION: LN(T) = 0.95		$R^2 = 0.64$	37	23	60				
LARGEST OF AVERA	` '	K - U.04	40	25 26	66				
LARGEST OF AVERA	GE OR EQUATION		40	20	00				

PROJI	ECT	3202 NORTH SCOTTSDALE ROAD						
PARC	CEL	PR	OPOSED	O HTIW	ILY PE	ROXY DATA BEL	OW 330 DWEL	LING UNITS
ITE LAND USE CATE	GORY AND CODE		M	ULTIFA	MILY	HOUSING (M	11D-RISE) - 2	21
INDEPENDEN'	T VARIABLE	DWELLING UNITS						
SIZ	E					135		
		·					SUM	
SATURDA	Y DAILY					50%	50%	
NUMBER OF STUDIES and AVERAGE SIZE			111	201	282			
MINIMUM RATE	LOW RATES ACCEPTABLE	4.03				272	272	544
AVERAGE RATE			5.	07		342	342	684
MAXIMUM RATE	HIGH RATES SUSPECT		8.	51		575	574	1,149
STANDARD DEVIATION				44				
EQUATION: T = 2.74 * (X) + 468.18		$R^2 =$	0.57		419	419	838
LARGEST OF AVERA	GE OR EQUATION					419	419	838
PEAK HOUR GENERATOR						46%	54%	
NUMBER OF STUDIES a	nd AVERAGE SIZE	6 111 220 336						
MINIMUM RATE	LOW RATES ACCEPTABLE	0.34				21	25	46
AVERAGE RATE			0.	44		27	32	59
MAXIMUM RATE	HIGH RATES SUSPECT	0.73				46	53	99
STANDARD DEVIATION			0.	11				
EQUATION: T = 0.34 * (X) + 22.00			$R^2 =$	0.71		31	37	68
LARGEST OF AVERA	GE OR EQUATION					31	37	68
SUNDAY	DAILY					50%	50%	
NUMBER OF STUDIES a	nd AVERAGE SIZE	5 111 224 282						
MINIMUM RATE	LOW RATES ACCEPTABLE		3.	06		207	206	413
AVERAGE RATE			4.	28		289	289	578
MAXIMUM RATE	HIGH RATES SUSPECT		8.	41		568	567	1,135
STANDARD DEVIATION			1.	69				
EQUATION: NOT PROVI	DED		N	Α		NA	NA	NA
LARGEST OF AVERA	GE OR EQUATION					289	289	578
PEAK HOUR G	ENERATOR					62%	38%	
NUMBER OF STUDIES a	nd AVERAGE SIZE	5 111 2		201	282			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.26		22	13	35		
AVERAGE RATE		0.42		35	22	57		
MAXIMUM RATE	HIGH RATES SUSPECT	1.07		89	55	144		
STANDARD DEVIATION		0.26						
EQUATION: NOT PROVI	DED	NA				NA	NA	NA
LARGEST OF AVERA	GE OR EQUATION					35	22	57



DDO	FOT	I			2000 NG	NDTU AAATTA	DALEBOAR				
PROJECT PARCEL			3202 NORTH SCOTTSDALE ROAD RETAIL								
ITE LAND USE CATE											
		SHOPPING PLAZA (40,000 to 150,000) - 821 WITHOUT SUPERMARKET									
INDEPENDENT VARIABLE SIZE			THOUSAND SQUARE FEET 8.00								
SIZ	<u>.C</u>					ENTERING	EXITING	TOTAL			
WEEKDA	Y DAII Y					50%	50%	TOTAL			
	RAGE, AND HIGH SIZE	7	45	59	78	0070	0070				
MINIMUM RATE	LOW RATES ACCEPTABLE		II	.29	70	173	173	346			
AVERAGE RATE				.52		270	270	540			
MAXIMUM RATE	HIGH RATES ACCEPTABLE			.06		364	364	728			
STANDARD DEVIATION				.25							
EQUATION: NOT PROVI	DED		N	IA		NA	NA	NA			
LARGEST OF AVERA	AGE OR EQUATION					270	270	540			
AM PEAK HOUR AD	JACENT STREET					62%	38%				
STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	13	43	67	110						
MINIMUM RATE	LOW RATES ACCEPTABLE		0.:	29		1	1	2			
AVERAGE RATE			1.	73		9	5	14			
MAXIMUM RATE	HIGH RATES ACCEPTABLE	3.77				19	11	30			
STANDARD DEVIATION			1.	06							
EQUATION: NOT PROVIDED		NA				NA	NA	NA			
LARGEST OF AVERA	LARGEST OF AVERAGE OR EQUATION					9	5	14			
AM PEAK HOUR GENERATOR						49%	51%				
STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	5	42	75	147						
MINIMUM RATE	LOW RATES ACCEPTABLE			18		12	13	25			
AVERAGE RATE				58		22	23	45			
MAXIMUM RATE	HIGH RATES ACCEPTABLE			85		35	36	71			
STANDARD DEVIATION		1.85									
EQUATION: T = 5.67 * (X	′	$R^2 = 0.80$				19	19	38			
LARGEST OF AVERA						22	23	45			
PM PEAK HOUR AD						49%	51%				
· ·	RAGE, AND HIGH SIZE	42		79 55	142	40	40	00			
MINIMUM RATE	LOW RATES ACCEPTABLE			55		10	10	20			
AVERAGE RATE	LICH DATES SUSPECT			19		21	21	42			
MAXIMUM RATE STANDARD DEVIATION	HIGH RATES SUSPECT			.31		60	62	122			
EQUATION: NOT PROVI		2.28 NA				NA	NA	NA			
			IN	i/\		21	21	1VA 42			
LARGEST OF AVERAGE OR EQUATION PM PEAK HOUR GENERATOR						54%	46%	74			
	RAGE, AND HIGH SIZE	6	7	77	141	J-70	70/0				
MINIMUM RATE	LOW RATES ACCEPTABLE	Ť		44		19	17	36			
AVERAGE RATE	, , <u> </u>	5.40				23	20	43			
MAXIMUM RATE	HIGH RATES SUSPECT	8.10		35	30	65					
STANDARD DEVIATION				20							
EQUATION: T = 3.43 * (X		$R^2 = 0.89$				97	82	179			
AVER	<i>'</i>	17 - 0.09				23	20	43			
		P.									

PROJECT PARCEL ITE LAND USE CATEGORY AND CODE INDEPENDENT VARIABLE SIZE SATURDAY DAILY STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE AVERAGE RATE	SHOPPING PLAZA (40,0 THO	RETAIL 000 to 150,000) - 8 USAND SQUA 8.00 ENTERING 50%	21 WITHOUT SUPI	ERMARKET SUM
ITE LAND USE CATEGORY AND CODE INDEPENDENT VARIABLE SIZE SATURDAY DAILY STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE	1 56 56 56	000 to 150,000) - 8 USAND SQUA 8.00 ENTERING	EXITING	
INDEPENDENT VARIABLE SIZE SATURDAY DAILY STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE	1 56 56 56	8.00 ENTERING	EXITING	
SIZE SATURDAY DAILY STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE	1 56 56 56	8.00 ENTERING	EXITING	SUM
SATURDAY DAILY STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE		ENTERING		SUM
STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE				SUM
STUDIES and LOW, AVERAGE, AND HIGH SIZE MINIMUM RATE		50%	50%	
MINIMUM RATE				
	81.07			
AVERAGE RATE		325	324	649
	81.07	325	324	649
MAXIMUM RATE	81.07	325	324	649
STANDARD DEVIATION	NA			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		325	324	649
PEAK HOUR GENERATOR		51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	8 43 65 94			
MINIMUM RATE LOW RATES ACCEPTABLE	2.38	10	9	19
AVERAGE RATE	6.22	26	24	50
MAXIMUM RATE HIGH RATES ACCEPTABLE	9.91	40	39	79
STANDARD DEVIATION	2.11			
EQUATION: T = 7.75 * X - 98.93	$R^2 = 0.58$	-19	-18	-37
AVERAGE		26	24	50
SUNDAY DAILY		50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	1 56 56 56			
MINIMUM RATE LOW RATES ACCEPTABLE	42.68	171	170	341
AVERAGE RATE	42.68	171	170	341
MAXIMUM RATE HIGH RATES ACCEPTABLE	42.68	171	170	341
STANDARD DEVIATION	42.68			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		171	170	341
PEAK HOUR GENERATOR		49%	51%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	<u> </u>			
MINIMUM RATE	4.71	19	19	38
AVERAGE RATE	4.71	19	19	38
MAXIMUM RATE	4.71	19	19	38
STANDARD DEVIATION	NA			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		19	19	38

PROJ	ECT			2202 N		DALE BOAD							
PARCEL				3202 NORTH SCOTTSDALE ROAD RETAIL									
ITE LAND USE CATE		STRIP	RETAII	PLAZA (LESS THAN 40,000) - 822									
	INDEPENDENT VARIABLE				GENERAL URBAN / SUBURBAN								
SIZ				OLIVE	8.00								
312	<u>. </u>				ENTERING	EXITING	TOTAL						
WEEKDA	Y DAILY				50%	50%							
STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	4	9 19	35									
MINIMUM RATE	LOW RATES ACCEPTABLE		47.86		192	191	383						
AVERAGE RATE			54.45		218	218	436						
MAXIMUM RATE	HIGH RATES ACCEPTABLE		65.07		261	260	521						
STANDARD DEVIATION			7.81										
EQUATION: T = 42.20 *)	< + 229.68		$R^2 = 0.96$;	284	283	567						
LARGEST OF AVERA	AGE OR EQUATION				284	283	567						
AM PEAK HOUR AD	JACENT STREET				60%	40%							
STUDIES and LOW, AVERAGE, AND HIGH SIZE			9 18	35									
MINIMUM RATE	LOW RATES ACCEPTABLE		1.60		8	5	13						
AVERAGE RATE			2.36		11	8	19						
MAXIMUM RATE	HIGH RATES ACCEPTABLE		3.73		18	12	30						
STANDARD DEVIATION	STANDARD DEVIATION		0.94										
EQUATION: LN(T) = 0.66 * LN(X) + 1.84			$R^2 = 0.57$,	15	10	25						
LARGEST OF AVERAGE OR EQUATION					15	10	25						
AM PEAK HOUR GENERATOR					50%	50%							
STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	5	8 16	25									
MINIMUM RATE	LOW RATES ACCEPTABLE		2.40		10	9	19						
AVERAGE RATE			7.60		31	30	61						
MAXIMUM RATE	HIGH RATES SUSPECT		21.30		85	85	170						
STANDARD DEVIATION			6.45										
EQUATION: NOT PROVI			NA		NA	NA	NA						
LARGEST OF AVERA	·				31	30	61						
PM PEAK HOUR AD				1	50%	50%							
,	RAGE, AND HIGH SIZE	25	2 21	39									
MINIMUM RATE	LOW RATES ACCEPTABLE		2.81		11	11	22						
AVERAGE RATE			6.59		27	26	53						
MAXIMUM RATE	HIGH RATES SUSPECT		15.20		61	61	122						
STANDARD DEVIATION		2.94			9.5	0.5	6.5						
EQUATION: LN(T) = 0.71	,		$R^2 = 0.56$	i	33	33	66						
LARGEST OF AVERAGE OR EQUATION					33	33	66						
PM PEAK HOUR			0 1 40	0.5	54%	46%							
STUDIES and LOW, AVE		5	8 16	25	07	00	50						
MINIMUM RATE	LOW RATES ACCEPTABLE	6.27			27	23	50						
AVERAGE RATE	LUCU DATEC ACCEPTABLE	13.24			57	49	106						
MAXIMUM RATE	HIGH RATES ACCEPTABLE		24.11		104	89	193						
STANDARD DEVIATION			7.40		NIA	NI A	NIA						
EQUATION: NOT PROVI			NA		NA 57	NA 40	NA 406						
LARGEST OF AVERA	AGE OR EQUATION				57	49	106						

PROJECT			3202 NORTH SCOTTSDALE ROAD								
PARC	EL	RETAIL									
ITE LAND USE CATE		STRIP RETAIL PLAZA (LESS THAN 40,000) - 822									
INDEPENDENT	ΓVARIABLE	GENERAL URBAN / SUBURBAN									
SIZE	=					8.00	8.00				
						ENTERING	EXITING	SUM			
SATURDAY	Y DAILY					NA	NA				
STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	NA	NA	NA	NA						
MINIMUM RATE			1	NA		NA	NA	NA			
AVERAGE RATE			1	NA		NA	NA	NA			
MAXIMUM RATE			1	NΑ		NA	NA	NA			
STANDARD DEVIATION			1	NA							
EQUATION: NOT PROVID	DED		1	NA		NA	NA	NA			
LARGEST OF AVERAGE OR EQUATION						NA	NA	NA			
PEAK HOUR G	ENERATOR					51%	49%				
STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	12 8 27 39			39						
MINIMUM RATE	LOW RATES ACCEPTABLE		1	.88		8	7	15			
AVERAGE RATE		6.57				27	26	53			
MAXIMUM RATE	HIGH RATES SUSPECT	14.23				58	56	114			
STANDARD DEVIATION		3.45									
EQUATION: NOT PROVIDED		NA				NA	NA	NA			
LARGEST OF AVERA	GE OR EQUATION					27	26	53			
SUNDAY	DAILY					NA	NA				
STUDIES and LOW, AVE	RAGE, AND HIGH SIZE	NA	NA	NA	NA						
MINIMUM RATE			1	NΑ		NA	NA	NA			
AVERAGE RATE			1	NΑ		NA	NA	NA			
MAXIMUM RATE			1	NΑ		NA	NA	NA			
STANDARD DEVIATION		NA									
EQUATION: NOT PROVID	DED	NA				NA	NA	NA			
LARGEST OF AVERA	GE OR EQUATION					NA	NA	NA			
PEAK HOUR GENERATOR						NA	NA				
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA						
MINIMUM RATE		NA		NA	NA	NA					
AVERAGE RATE		NA		NA	NA	NA					
MAXIMUM RATE			1	NΑ		NA	NA	NA			
STANDARD DEVIATION			1	NA							
EQUATION: NOT PROVID	DED	NA				NA	NA	NA			
LARGEST OF AVERA	GE OR EQUATION					NA	NA	NA			