



Date: 12/12/2022

Pre-Scope

Revised

Final

City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001

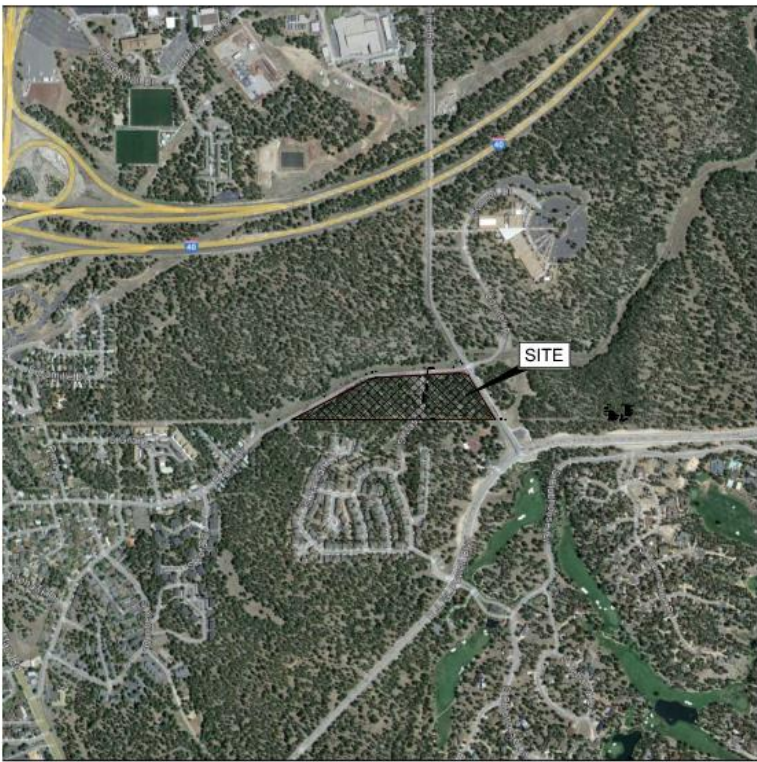

TIA SCOPE OF WORK FORM

Information on the Project

Traffic Impact Analysis Base Assumptions

The applicant is responsible for entering the relevant information and submitting the form to the City of Flagstaff and the locality no less than three (3) business days prior to the scheduled meeting. If a form is not received by this deadline, the scope of work meeting may be postponed.

Contact Information	
Consultant Name:	Kentzie Mosley with ViewPoint Engineering
Telephone:	940-655-4881
E-Mail:	kmosley@viewpointengineering.com
Developer/Owner Name:	RedOak Development Group
Telephone:	512-779-9464
Email:	dan@redoakvc.com

Project Information	
Project Name:	Juniper Estates
Project Location: (Attach regional and site specific location map)	2651 Masonic LN Flagstaff, AZ
	
	 AERIAL MAP <small>SCALE: 1" = 1000'</small>

It is important for the applicant to provide sufficient information to the City of Flagstaff so questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

Project Description: Including type of application (rezoning, subdivision, site plan), acreage, business square ft., number of dwelling units, access location, etc. Attach additional sheet if necessary.	Red Oak Development Group, LLC (RODG) is proposing the development of the property located at 2651 S Masonic LN, a total of 13.82 acres. The site will consist of condominium style townhomes. The site is currently zoned as a mix of rural residential and commercial suburban it will be rezoned to medium density suburban. The average townhome size will be approximately 700 square foot. The proposed site would have access from Zuni dr and Lonetree. The site will be pedestrian friendly and potentially have a bus stop to encourage the use of the City's transportation system			
Trip Generation (Attach calculation summary)	Residential <input checked="" type="checkbox"/>	Commercial <input checked="" type="checkbox"/>	Mixed Use <input type="checkbox"/>	Other <input type="checkbox"/>
Proposed Use: Number of Units: ITE Code(s):	Residential Condominium 87 230			
Proposed Use: Number of Units: ITE Code(s):	Click here to enter text. Click here to enter text. Click here to enter text.			
Proposed Use: Number of Units: ITE Code(s):	Click here to enter text. Click here to enter text. Click here to enter text.			
Proposed Use: Number of Units: ITE Code(s):	Click here to enter text. Click here to enter text. Click here to enter text.			
Proposed Use: Number of Units: ITE Code(s):	Click here to enter text. Click here to enter text. Click here to enter text.			

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Traffic Impact Analysis Assumptions					
Study Period:	Existing:	Opening:		Phase 1:	
	Phase 2:	Phase 3:		Build-Out:	
Study Area Boundaries: (Attach map)	North:		South:		
	East:		West:		
External Factors That Could Affect Project: (Planned road improvements, other nearby developments)	Click here to enter text.				
Available Traffic Data: (Historical, forecasts)	Click here to enter text.				
Trip Distribution: (Attach sketch)	Road Name:	N ___%	S ___%	E ___%	W ___%
	Road Name:	N ___%	S ___%	E ___%	W ___%
	Road Name:	N ___%	S ___%	E ___%	W ___%
	Road Name:	N ___%	S ___%	E ___%	W ___%
Annual Vehicle Trip Growth Rate:	Click here to enter text.				
Peak Period for Study: (Check all that apply)	<input type="checkbox"/> AM	<input type="checkbox"/> Midday	<input type="checkbox"/> PM	<input type="checkbox"/> SAT	
Study Intersections and/or Road Segments: (Attach additional sheets as necessary)	1. Click here to enter text.		2. Click here to enter text.		
	3. Click here to enter text.		4. Click here to enter text.		
	5. Click here to enter text.		6. Click here to enter text.		
	7. Click here to enter text.		8. Click here to enter text.		
	9. Click here to enter text.		10. Click here to enter text.		
Trip Adjustment Factors: (Attach calculations and assumptions)	Internal allowance: <input type="checkbox"/> Yes <input type="checkbox"/> No		Pass-by allowance: <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Reduction: _____% of trips		Reduction: _____% of trips		
Software Methodology:	<input type="checkbox"/> Synchro <input type="checkbox"/> HCS (v.2010) <input type="checkbox"/> aaSIDRA <input type="checkbox"/> CORSIM <input type="checkbox"/> Other: _____				
Traffic Signal Proposed or Affected: (analysis software to be used, progression speed, cycle length)	Click here to enter text.				
Improvement(s) Assumed or to be Considered:	Click here to enter text.				
Relevant Traffic Studies Considered:	Click here to enter text.				
Plan Submission:	<input type="checkbox"/> Master Development Plan		<input type="checkbox"/> Generalized Development Plan		
	<input type="checkbox"/> Preliminary / Sketch Plan		<input type="checkbox"/> Other Plan Type (Final Site, Subd. Plan)		
Analysis Types:	<input type="checkbox"/> Queuing Analysis	<input type="checkbox"/> Actuation / Coordination	<input type="checkbox"/> Weaving Analysis		
	<input type="checkbox"/> Merge Analysis	<input type="checkbox"/> Bike / Ped Accommodations	<input type="checkbox"/> Intersection(s)		
	<input type="checkbox"/> TDM Measures	<input type="checkbox"/> LOS Analysis	<input type="checkbox"/> Delay Analysis		
	<input type="checkbox"/> Other: _____		<input type="checkbox"/> Other: _____		

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Notes on Assumptions

Click here to enter text.

Traffic Impact Analysis Fee

<i>TIA Analysis Category*</i>	<i>Fee Schedule (Levels 1-5)**</i>
0	1
1 & 2-M	2 & 3
2-L & 2-MULTI	4 & 5

TIA REVIEW FEE: \$ _____

*refer to Flagstaff City Code 13-05-002-0003.3 for TIA Analysis Category

**refer to Flagstaff City Code 3-10-001-0002 for current Fee Schedules

Applicant or Consultant

SIGNATURE: _____

DATE: Click to enter date.

PRINT NAME: _____

City of Flagstaff

Approved

Revisions Required

SIGNATURE: _____

DATE: _____

PRINT NAME: _____

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Juniper Estates Rough Calculations for Right Turn Warrant Analysis off Lone Tree

- Lone Tree SB volume 2019 is 501 vph grown at 2% in 2023 is **542 vph** = $(1.02)^4 * 501$
- Lone Tree posted speed limit is **35mph**
- Would need **6 vehicles** making a SBR turn to warrant a right turn lane.
- 82-unit multi-family residential community – ITE Code 220:
 - Weekday AM Peak
 - Fitted Curve: **48** (Total), 12 (Entry), 36 (Exit)
 - Weekday PM Peak
 - Fitted Curve: **56** (Total), **35 (Entry)**, 21 (Exit)
- In the PM, assuming 90% entering in the SB direction and 10% entering in the NB direction. Of the 90% SB 45% turn onto Zuni and 45% turn into site off Lone Tree. So, 45% of 35 vehicles is **16 vehicles** making a SBR into the site from Lone Tree. This meets warrants for a designated SB right turn lane with the project.
- When Lone Tree goes to a 4-lane cross-section, there would need to be less than 120 vehicles SB on Lone Tree, to *NOT* meet warrants.

Right-Turn Lane Warrant

