



**NIRVANA AT ZANJERO
ZANJERO BOULEVARD, WEST OF 91ST AVENUE
TRAFFIC IMPACT STATEMENT**

Executive Summary

The purpose of this traffic impact statement is to estimate the traffic generation associated with the proposed project and to identify the possible impacts of the site on the immediate area.

Access

The existing Palo Verde Cancer Center Drive, located on the north side of Zanjero Boulevard, approximately 965 feet west of 91st Avenue, will serve as the main access point to the proposed site. This driveway will provide full access to the site.

Trip Generation

The project site is predicted to generate 142 weekday AM peak hour trips and 164 weekday PM peak hour trips to the surrounding roadway network. This number of trips is not expected to have a significant impact on the surrounding roadway network. Furthermore, Zanjero Boulevard has been constructed to its ultimate five-lane width to accommodate growing traffic volumes in the area.

Existing and Future Traffic Data

The existing weekday PM peak hour traffic volume on Zanjero Boulevard is 215 vehicles per hour. After the project is completed, it is estimated that approximately 298 vehicles per hour will be present on the roadway during the weekday PM peak hour.

Turn Lane Analysis

A westbound right turn lane is not warranted at Main Access/Zanjero Boulevard. The existing two-way center left turn lane provided along Zanjero Boulevard will be available for eastbound left turning vehicles at Main Access.

The provided storage lengths for the left and right turn lanes at Zanjero Boulevard/Glendale Avenue and Zanjero Boulevard/91st Avenue, that serve the project from Glendale Avenue and 91st Avenue, are expected to adequately serve the estimated queues without and with traffic from the project.

Lerma, Alex

From: Heathcoat, Alan
Sent: Wednesday, October 13, 2021 10:58 AM
To: Lerma, Alex; Abbo, Tony
Subject: RE: The Capistrano /Nirvana at Zanjero TIS Executive Summary

Alex,

Transportation approves of the Traffic Impact Statement and the included executive summary for The Capistrano /Nirvana at Zanjero.



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