



4 November 2021

Michael Buschbacher II, AICP, ASLA  
Hunter Engineering  
10450 North 74<sup>th</sup> Street, Suite 200  
Scottsdale, Arizona 85258

**SUBJECT: ORGANICS 303  
BETHANY HOME ROAD/SARIVAL AVENUE  
INITIAL TRAFFIC REVIEW**

Dear Mr. Buschbacher,

Per your request, I have completed an initial traffic review of the proposed 851,300 square foot light industrial park project, known as Organics 303, at the southwest corner of Bethany Home Road/Sarival Avenue in Glendale, Arizona.

Both the City of Glendale (COG) and Maricopa County Department of Transportation (MCDOT) have required a complete traffic impact analysis (TIA) for the site. The TIA is underway, and its scope was coordinated with both COG and MCDOT staff. That scope includes taking weekday AM/PM turning movement counts at the following intersections;

Camelback Road/Sarival Avenue  
Bethany Home Road/Sarival Avenue  
Northbound Loop 303 Ramps/Bethany Home Road  
Southbound Loop 303 Ramps/Bethany Home Road

The report will study the existing conditions at these intersections, along with 2023, and 2025, study horizon years without and with the proposed six access points that will serve the site. Two of these access points will be on Bethany Home Road and four will be on Sarival Avenue. The TIA will determine the need for auxiliary turn lanes at each access point and the need for a traffic signal at Bethany Home Road/Sarival Avenue. A crash analysis at the four existing intersections noted above will also be included.

The TIA will include traffic that is expected to be generated by six adjacent developments in the area. One of these sites is the approved Sarival Logistics Center located on the northwest corner of Bethany Home Road/Sarival Avenue. The Sarival Logistics Center has one planned access point on Bethany Home Road. Consideration should be given to aligning the Organics 303 proposed East Access on Bethany Home Road with the Sarival Logistics Access.

Parking areas for trucks and passenger vehicles have been separated. Three internal drives will serve the site. The first drive will travel north/south and be located on the west side of the site. Two east/west drives will connect this north/south roadway to Sarival Avenue. The first east/west drive will split the two proposed buildings, while the second east/west drive will be located on the south side of the site. These internal drives are designed to serve the expected truck traffic. With the exception of the employee parking on the west side of the southernmost building, all of the employee parking areas will have direct access to Bethany Home Road or Sarival Avenue without having to cross internal truck travel paths.

As part of the project, the west half street improvements on Sarival Avenue, adjacent to the project site, will be constructed. This will include two southbound through lanes, a two way center left turn lane, and a northbound through lane.

The Sarival Logistics Center is expected to construct two westbound through lanes, a two way center left turn lane, and an eastbound through lane on Bethany Home Road between Sarival Avenue and Loop 303. The Organic 303 site will provide an additional eastbound through lane adjacent to the site.

As noted, once complete, the TIA will establish existing and future traffic volumes within the study area without and with the site. It will verify the need for auxiliary turn lanes at each of the site's six proposed access points and a traffic signal at Bethany Home Road/Sarival Avenue, and will analyze the existing and future operational characteristics at the four existing study intersections and six proposed access points.

If you have any questions, feel free to contact me at 602.266.SWTE (7983). I am yours

Sincerely,



Andrew Smigielski, PE, PTOE, PTP  
Southwest Traffic Engineering, LLC  
Principal of the Firm

