

June 25, 2021

Pat Helgeson
Sparrow Partners, Inc
2500 Bee Cave Road building 1, Suite 380
Austin, TX 78746

Re: NWC 51st Avenue and Bell Road – Traffic Impact Statement, Glendale, Arizona

Dear Mr. Helgeson:

This letter outlines our findings regarding the trip generation of the 7.44-acre± site proposed for a 204 unit gated senior adult housing-attached development located near the northwest corner of the intersection 51st Avenue and Bell Road in Glendale, Arizona.

Access to the site is proposed to be provided by one driveway along 51st Avenue and one driveway along the existing internal cross access drive aisle. The first proposed site driveway is a full access driveway located along the west side of 51st Avenue, approximately 620 feet north of Bell Road. This driveway is proposed to align with an existing driveway to the east. The second proposed access point is a full access driveway located along the north side of the private internal cross access drive aisle. This site access has a direct connection to Bell Road by the existing driveway located approximately 950 feet west of 51st Avenue on the north side of Bell Road. This existing driveway is a right-in right-out left-in access and is constructed with a westbound right turn lane and an eastbound left turn lane. A copy of the proposed site plan is attached.

The trip generation rates published by the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition* were used for the trip generation characteristics of the development. The trip generation characteristics of the proposed land use assumptions are summarized in **Table 1**. The trip generation calculations are attached.

Table 1 – Trip Generation

Land Use	ITE Code	Qty	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Senior Adult Housing-Attached	252	204	DU's	756	14	27	41	29	24	53

Under the proposed development plan land use assumptions, the site would be expected to generate 756 daily trips, of which 41 trips would occur in the AM peak hour and 53 trips would occur in the PM peak hour.

The site was previously analyzed as a portion of an office and retail development identified as 51 Campana, in an August of 2016 traffic analysis. The existing internal private street improvements have been constructed based on the recommendations outlined in the original traffic analysis. The daily and peak hour traffic volume projection for the proposed residential land use is expected to be less than the

trip generated by the previous retail and fast food restaurant uses. The site is not expected to significantly impact traffic conditions in the vicinity of the site beyond what was anticipated in the previous analysis.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Taylor Swanson, P.E.

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