



TRAFFIC IMPACT ANALYSIS

Transportation approve the CUP. You may move forward. In Principal is appears that the majority of the concerns have been addressed in the engineering drawings that were included in the submittal

All design related issues will be handled during the Design Review.

**SWC 99th Avenue
and Ballpark Boulevard**
Glendale, Arizona

Prepared for:

VTRE Development, LLC

Kimley»»Horn

TRAFFIC IMPACT ANALYSIS

SWC 99th Avenue and Ballpark Boulevard Glendale, Arizona

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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report documents a traffic impact analysis performed for a proposed multifamily residential and warehouse development located on the southwest corner of the intersection of 99th Avenue and Ballpark Boulevard in Glendale, Arizona. The site is anticipated to be built out by 2024.

1.2 REPORT PURPOSE AND OBJECTIVES

Kimley-Horn and Associates, Inc., has been retained by VTRE Development, LLC to perform the traffic impact analysis for the proposed development.

The purpose of this study is to address traffic and transportation impacts of the proposed development on surrounding streets and intersections. This traffic impact study was prepared based on criteria set forth by the City of Glendale. The City of Glendale utilizes Maricopa County Department of Transportation (MCDOT) criteria for geometry analysis and recommendations. The specific objectives of this study are:

- To evaluate lane requirements on all existing roadway links and at all existing intersections within the study area;
- To determine future level of service (LOS) for all existing intersections within the study area and recommend any capacity-related improvements;
- To determine necessary lane configurations at all new driveways within the proposed development in order to provide acceptable future levels of service; and
- To evaluate the need for auxiliary lanes at all study area intersections.

1.3 PRINCIPAL FINDINGS AND RECOMMENDATIONS

Trip Generation

- The proposed development is expected to generate 3,014 daily trips, with 225 trips occurring in the AM peak hour and 262 trips occurring in the PM peak hour.
- The proposed multifamily housing land use is expected to generate 1,842 daily trips, with 109 trips occurring in the AM peak hour and 139 trips occurring in the PM peak hour.
- The proposed warehousing use is expected to generate 1,172 daily trips, with 116 trips occurring in the AM peak hour and 123 trips occurring in the PM peak hour.
- To ensure that the estimate of the traffic impacts is the maximum that can be expected, it is assumed that the site will be 100 percent occupied upon buildout in 2024.

Level of Service and Recommended Improvements

- The intersection of 99th Avenue and Ballpark Boulevard/Maryland Avenue and the site driveways are expected to operate at acceptable levels of service in 2029 total traffic conditions.
- The development is anticipated to construct half-street improvements on the south side of Ballpark Boulevard to provide two eastbound through lanes adjacent to the site.

- An eastbound right-turn lane is recommended to be provided at the intersection of 99th Avenue and Ballpark Boulevard. The right-turn lane should provide 160 feet of storage and a 150-foot straight-line taper.
- A southbound right-turn lane is recommended to be provided along 99th Avenue at Driveway D1. The right-turn lane should provide 160 feet of storage and a 150-foot straight-line taper.
- Eastbound right-turn lanes are recommended to be provided along Ballpark Boulevard at Driveways D3, D4, and D5. The right-turn lanes should provide 160 feet of storage and a 150-foot straight-line taper.
- It is recommended that sight triangles be provided at all site access points to give drivers exiting the site a clear view of oncoming traffic. The landscaping within sight triangles must not obstruct drivers' views of the adjacent travel lanes per City of Glendale Detail No. G-448.