

## Technical Memorandum

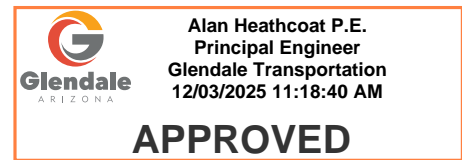
To: Jeff Woudenberg  
Woudenberg Properties  
17200 North Perimeter Drive, Suite 102  
Scottsdale, AZ 85255

From: Joon Dokgo, P.E.  
Tyler Gafke,

Date: November 7, 2025

Subject: Reems and Myrtle Industrial  
Maricopa County, Arizona

Project No.: 2683.01



### Introduction

Colliers Engineering & Design, Inc. has prepared a Traffic Site Assessment for the proposed Reems and Myrtle Industrial development located on the northwest corner of Reems Road and Myrtle Avenue, in Maricopa County, Arizona. The project is set to feature two (2) industrial warehouse buildings totaling 26,056 square feet. See **Figure 1** and **Figure 2** for the vicinity map and site plan, respectively.

The proposed development will have a total of two (2) access points along Reems Road.

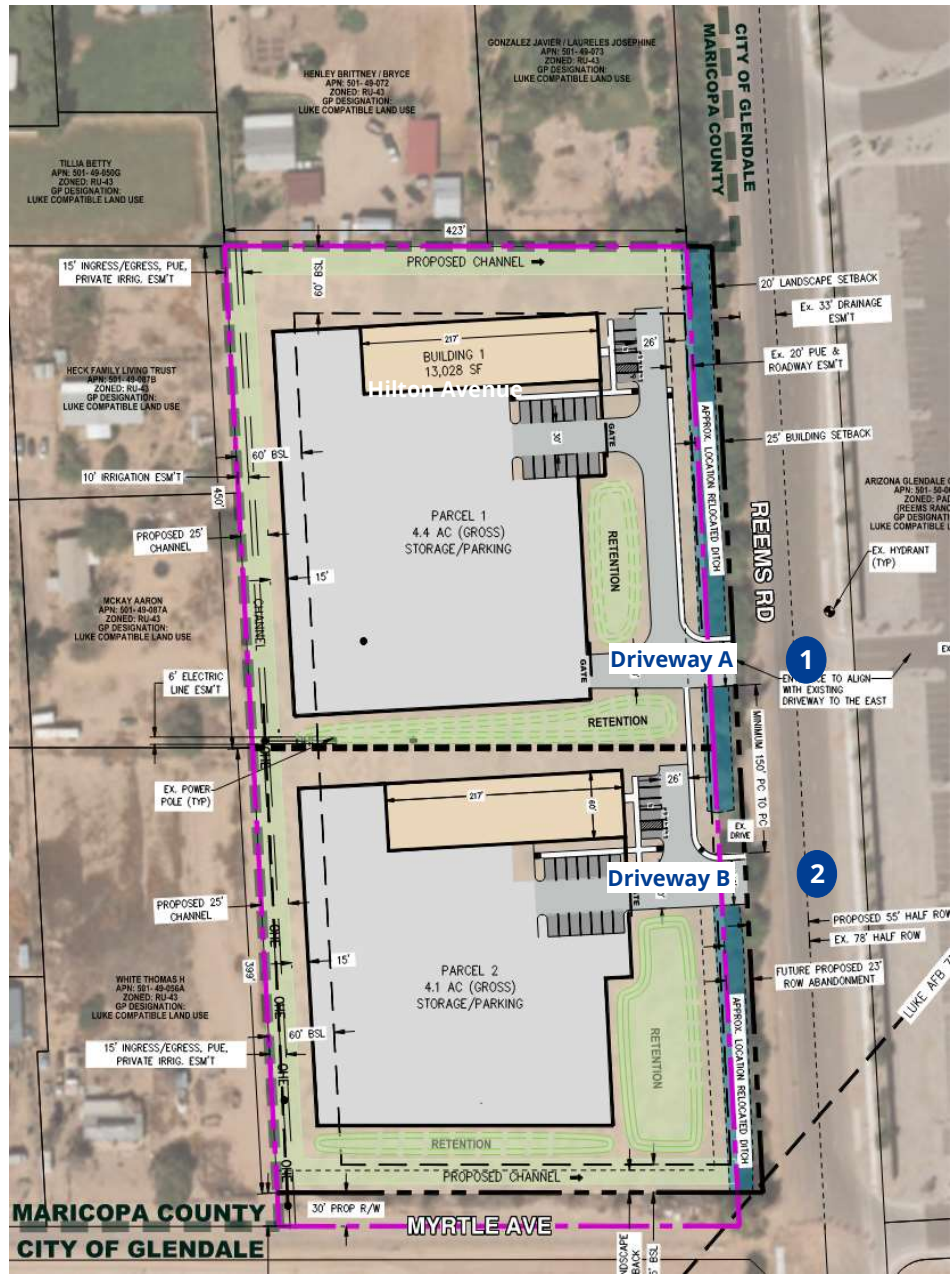
**Reems Road and Driveway A (1)** will form a four-leg intersection with a two-way stop control on the eastbound and westbound approaches. Driveway A will align with the existing driveway on the east side of Reems Road approximately 500 feet north of Myrtle Avenue. Driveway A will provide full access for all movements into and out of the site.

**Reems Road and Driveway B (2)** will form a T-intersection with a one-way stop control on the eastbound approach. Driveway B, located approximately 325 feet north of Myrtle Avenue, provides full access for all movements into and out of the site.

See **Figure 2** in **Appendix A** for the proposed site plan.

The objective of this Traffic Site Assessment is to assess the traffic impacts of the proposed development on the adjacent roadway network.





Reems and Myrtle Industrial  
 Project No. 2683.01  
 Maricopa County, Arizona

Figure 2  
 Site Plan

## Existing Roadway Conditions

### Roadways

**Reems Road** is a north-south oriented roadway that provides two (2) lanes in the northbound direction and one (1) lane in the southbound direction. There is a posted speed limit of 45 miles per hour (mph).

### Trip Generation

Trip generation estimates utilized in this report were made utilizing data published in the Institute of Transportation Engineer' (ITS) publication *Trip Generation Manual, 12<sup>th</sup> Edition*. This publication sets forth trip generation rates based on traffic counts conducted at research sites throughout the country.

### Proposed Development

Trip generation for the proposed development was calculated using Land Use Code 140 – Manufacturing. The trip generation for the proposed development is summarized in **Table 1**. See **Appendix A** for detailed trip generation calculations.

**Table 1 - Trip Generation - Proposed Development**

Land Use	Quantity	Units	Weekday	AM Peak Hour			PM Peak Hour		
			Total	Total	In	Out	Total	In	Out
LUC 140 - Manufacturing	26.1	1000 SF GFA	111	13	10	3	16	5	11

The proposed development is expected to generate 111 weekday daily trips, including 13 trips during the AM peak hour and 16 trips during the PM peak hour.

## Summary and Conclusion

This Traffic Site Assessment evaluated the proposed Reems and Mrytle industrial development located within Maricopa County, Arizona. The findings of the Traffic Site Assessment are summarized as follows:

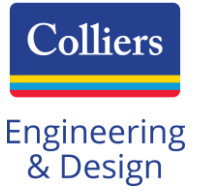
1. The Applicant proposes to develop two (2) warehouse buildings totaling 26,056 square feet.
2. Access to the site is proposed via two (2) access points along Reems Road.
3. The proposed development is anticipated to generate 111 weekday daily trips, including 13 trips during the AM peak hour and 16 trips during the PM peak hour.
4. Southbound right-turn lanes at the site driveways along Reems Road will be required if truck traffic is anticipated. Once the end user is identified, the need for right-turn deceleration lanes will be reevaluated.
5. Based on the analysis of the site there will be no impact on the adjacent streets.

Sincerely,

Colliers Engineering & Design, Inc.  
Joon Dokgo, PE; Project Manager  
Tyler Gafke; Assistant Project Manager



Project No. 2683.01  
November 7, 2025



# Technical Memorandum

## Appendix A | Trip Generation

