

September 8, 2021

ChocolaTree, LLC
Attn: Jenn Marie Warr
20 View Drive
Sedona, AZ 86336

RE: *Traffic Statement, ChocolaTree Parking Development, Sedona, AZ*

This traffic statement is prepared to support the development and rezoning of a 22-space off-site parking lot to provide employee and overflow parking for the existing ChocolaTree in Sedona, AZ. Current zoning for the parcel is RS-6 and RS-10 and proposed zoning is mixed use, M-3. No additional building square footage is being added. The existing ChocolaTree is located south of SR 89A, west of Oak Creek Blvd and east of Inspirational Drive. The additional parking site is located west of Inspirational Drive, south of SR 89A. This traffic statement reviews estimated daily and peak hour trips to the existing ChocolaTree and available parking with the addition of the 22-space lot.

SITE BACKGROUND

The existing ChocolaTree is located south of SR 89A between Oak Creek Blvd to the east and Inspirational Drive to the west (Parcel No. 408-26-025A). The current restaurant is accessed by two access drives on SR 89A. Aerial imagery was utilized to estimate the approximate square footage of the existing restaurant to be 3,000 square feet (SF). There are 19 existing spaces provided on-site.

The proposed off-site parking lot is southwest of the restaurant (Parcel No. 408-07-026D) located across Inspirational Dr and within 500 feet of the restaurant. The parking lot will provide an additional 22-spaces, 18-spaces for off-site customer parking and 4-tandem spaces for employee parking. Proposed lot layout is included in an Attachment.

ChocolaTree will provide 41 total spaces with the development of the off-site lot.

Figure 1 shows the location of the existing ChocolaTree restaurant and proposed off-site parking.



Figure 1 – Project Location

TRIP GENERATION

Institute of Transportation Engineers’ (ITE) *Trip Generation Manual, 10th Edition* was used to estimate the amount of trips generated by the existing ChocolaTree restaurant. ITE Land Use Code 930 – Fast Casual Restaurant daily and peak hour trip generation rates and inbound-outbound percentages were obtained. Trip generation rates for the fast casual restaurant land use include:

ITE Land Use 930 – Fast Casual Restaurant

Daily rate: Trips = 315.17* ksf (50% in / 50% out)
 AM peak rate: Trips = 2.07* ksf (67% in / 33% out)
 PM peak rate: Trips = 14.13* ksf (55% in / 45% out)

Trip generation for the site is summarized in **Table 1**.

Table 1 – Trip Generation Summary

Land Use	Land Use Code	Size/Qty	Units	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Fast Casual Restaurant	930	3	ksf	946	4	2	6	23	19	42

Based on ITE calculations it is estimated that the existing ChocolaTree has **946 daily trips** with **6 occurring in the AM peak hour** and **42 occurring in the PM peak hour**. Trip generation calculations are included as an Attachment.

PARKING ANALYSIS

ITE *Parking Generation Manual, 5th Edition* was utilized to calculate the peak parking demand for a fast casual restaurant. The peak demand for a fast casual restaurant occurs on a weekday between 12 pm and 1 pm. The peak parking demand is 9.93 spaces per 1,000 SF. Excerpts of ITE *Parking Generation Manual, 5th Edition* is included as an Attachment.

For the estimated 3,000 SF ChocolaTree the peak parking demand is anticipated to be **30-spaces**. With the proposed off-site lot, the ChocolaTree will provide 41 total spaces providing an 11-space excess to the anticipated peak demand.

CONCLUSIONS

The existing ChocolaTree provides 19 on-site parking spaces. They are proposing an additional off-site parking area to include an additional 22-spaces for a total of 41-spaces available.

Trip generation estimations predict the existing ChocolaTree generates **946 daily trips** with **6 occurring in the AM peak hour** and **42 occurring in the PM peak hour**. No new square footage will be added to the existing restaurant, generating no additional new trips. Based on no new development and no new trips, no off-site roadway improvements are needed.

Peak parking demand for the ChocolaTree is estimated to be 30-spaces. The addition of the off-site parking will accommodate the ChocolaTree demand with an excess of 11-spaces.

Please let me know if you have any questions. I can be reached at 958-458-7121, or andrew.baird@kimley-horn.com.



Andrew Baird, P.E.
 Associate

Attachments

Attachment 1 – Parking Lot Layout

Attachment 2 – Trip Generation Calculations

Attachment 3 – ITE Parking Generation Manual, 5th Edition Excerpts

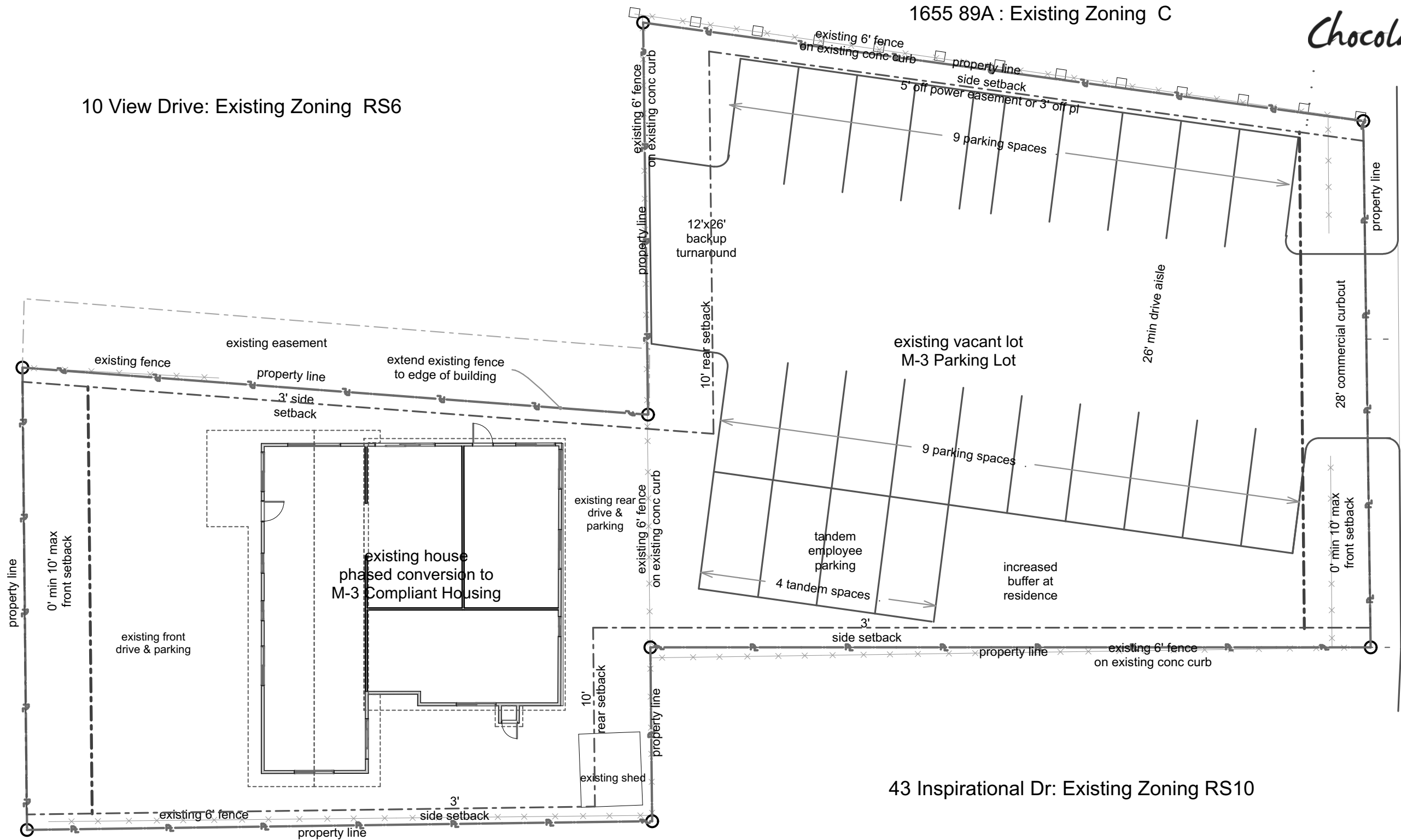
Attachment 1

1655 89A : Existing Zoning C

10 View Drive: Existing Zoning RS6

View Drive
ROW

Inspirational Drive
ROW



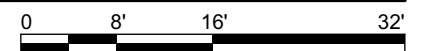
43 Inspirational Dr: Existing Zoning RS10

30 View Drive: Existing Zoning RS6

1

35 Inspirational Parking Plan and Phased Building

SCALE: 1/16" = 1'-0"



20 View Drive and 35 Inspirational Drive -

Attachment 2

Trip Generation Planner (ITE 10th Edition) - Summary Report

Weekday Trip Generation
 Trips Based on Average Rates/Equations

Project Name
 Project Number

ChocolaTree
 291650000



ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units	Avg Rate or Eq	Rates			Total Trips						
							Daily Rate	AM Rate	PM Rate	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out
930		Fast Casual Restaurant	1,000 Sq Ft	General Urban/Suburban	3	Avg	315.17	2.07	14.13	946	6	42	4	2	23	19
Grand Total										946	6	42	4	2	23	19

Attachment 3

Fast Casual Restaurant (930)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 1:00 p.m.

Number of Studies: 4

Avg. 1000 Sq. Ft. GFA: 3.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
9.93	8.57 - 11.03	8.86 / 11.03	***	1.23 (12%)

Data Plot and Equation

Caution – Small Sample Size

