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RE: Alkemista Café & Bar – 2140 State Route 89A
 Traffic Impact Statement

A summary of the trip generation for the proposed development of Alkemista Café & Bar development has been provided within Table 1. The proposed development is located at 2140 State Route 89A, northeast of the intersection of Goodrow Lane and State Route 89A. More specifically APN 408-24-070A & 408-24-070C within Section 11, Township 17 North, Range 5 East of the Gila & Salt River Base Meridian, within the City of Sedona, Yavapai County, Arizona. Access will be off Goodrow Lane.

The Institute of Transportation Engineers (ITE) Trip Generation Rate 9th Edition was used to obtain the trip generation rates for the proposed development based on a 4,756 square foot building containing 4,008 square feet for a Brewing, Roasting and Tasting space and 748 square feet for a Coffee and Tasting space, 1,302 square feet Storage/Warehouse Building and 14 Apartment Dwelling Units. These estimates were calculated for the Average Weekday, AM Peak Hour, and PM Peak Hour using the ITE Land Use Codes 220, 936, and 925 as shown in Table 1.

Due to limited weekday trip generation data available for land use codes 925 and 936, it was assumed the weekday trip generation would be approximately ten times the evening peak hour trip generation.

Table 1 – Trip Generation Summary

Land Use	ITE Code	Size/Rate	Morning Peak Hour			Evening Peak Hour			Weekday Total
			In	Out	Total	In	Out	Total	
Proposed Use									
Brewery-Tap Room	925	4,008 SF	-	-	-	30	15	45	450
Café-Coffee Shop	936	748 SF	41	40	81	15	15	30	300
Apartment	220	14 D.U.	1	6	7	6	3	9	93
Total Proposed Trips			42	46	88	51	33	84	843

Based on the trip generation calculations the proposed development is not anticipated to generate more than 100 trips during the AM and PM peak hours, therefore a comprehensive Traffic Impact Analysis may not be warranted per Arizona Department of Transportation standards.



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If you have any questions, please contact me at (928) 202-3999 or email me at ls@sefengco.com.

Sincerely,



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Principle Engineer

Attachment:

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In affiliation with:
Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado