



July 7, 2023

Scott Schley  
BCT Sedona Multifamily LLC  
7 Columbia Tpk # 201  
Florham Park, NJ 07932

Re: NEC Goodrow Lane and State Route 89A – Traffic Impact Statement, Sedona, Arizona

Dear Mr. Schley:

This letter outlines our findings regarding the trip generation of the ±2.84-acre site proposed for a residential development including townhomes and multifamily units. It is anticipated a total of 18 townhome units and 36 low-rise multifamily dwelling units are proposed within the site. The site is located approximately 300 feet north of the intersection of Goodrow Lane and SR 89A in Sedona, Arizona. The site is configured with the multifamily units on the southern and western side of the site and the townhome units on the northern and eastern side of the site. The site is bound by residential development to the north, industrial land use to the east, commercial land use to the south and a hotel to the west. A copy of the proposed site plan is attached.

Access to the residential development is proposed to be provided via one full-access driveway on the east side of Goodrow Lane on the southwest corner of the site approximately 300 feet north of SR89A and via one full-access driveway making up for the fourth leg of the intersection of Goodrow Lane and Bennett Way. Cross-access is anticipated to be provided with the hotel to the west and commercial development to the south. A future connection to the east is planned to provide access to Coffee Pot Drive via Contractors Road as depicted in the proposed site plan.

The intersection of SR 89A and Goodrow Lane is currently configured with an exclusive right turn lane for westbound traffic accessing Goodrow Lane a two-way left-turn that facilitates left turn movements from SR 89A.

The trip generation rates published by the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition* were used for the trip generation characteristics of the development. The trip generation potential for the development was determined using ITE Code 215, Single-Family Attached Housing, which most closely matches the characteristics of the proposed townhome units and ITE Code 220, Multifamily Housing (Low-Rise), which most closely matches the characteristics of the proposed multifamily units. The trip generation characteristics of the proposed land use assumptions are summarized in **Table 1**. The trip generation calculations are attached.

**Table 1 – Proposed Development Trip Generation**

Land Use	ITE Code	Qty	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Single-Family Attached Housing	215	18	DUs	130	3	6	9	6	4	10
Multifamily Housing (Low-Rise)	220	36	DUs	244	3	11	14	11	7	18
<b>Total Trips</b>				<b>374</b>	<b>6</b>	<b>17</b>	<b>23</b>	<b>17</b>	<b>11</b>	<b>28</b>

Under the proposed development plan land use assumptions, the site would be expected to generate 374 daily trips, of which 23 trips would occur in the AM peak hour and 28 trips would occur in the PM peak hour.


The volume of AM and PM trips expected to be generated by the proposed development falls significantly below the Sedona City Code Chapter 14.10 Traffic Impact Studies threshold of 100 peak hour trips during either peak traffic hours needed to warrant further analysis. The site traffic is not expected to significantly impact traffic conditions in the vicinity of the site.

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

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

*Alexander Weber*



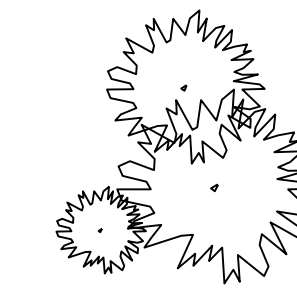
Alexander Weber, P.E.

\\kimley-horn.com\mnt\_phx2\PHX\_Traffic\291901000 - NEC Goodrow Ln and SR 89A\Reports\2023-06-30 NEC Goodrow Ln and SR 89A Traffic Impact Statement.docx

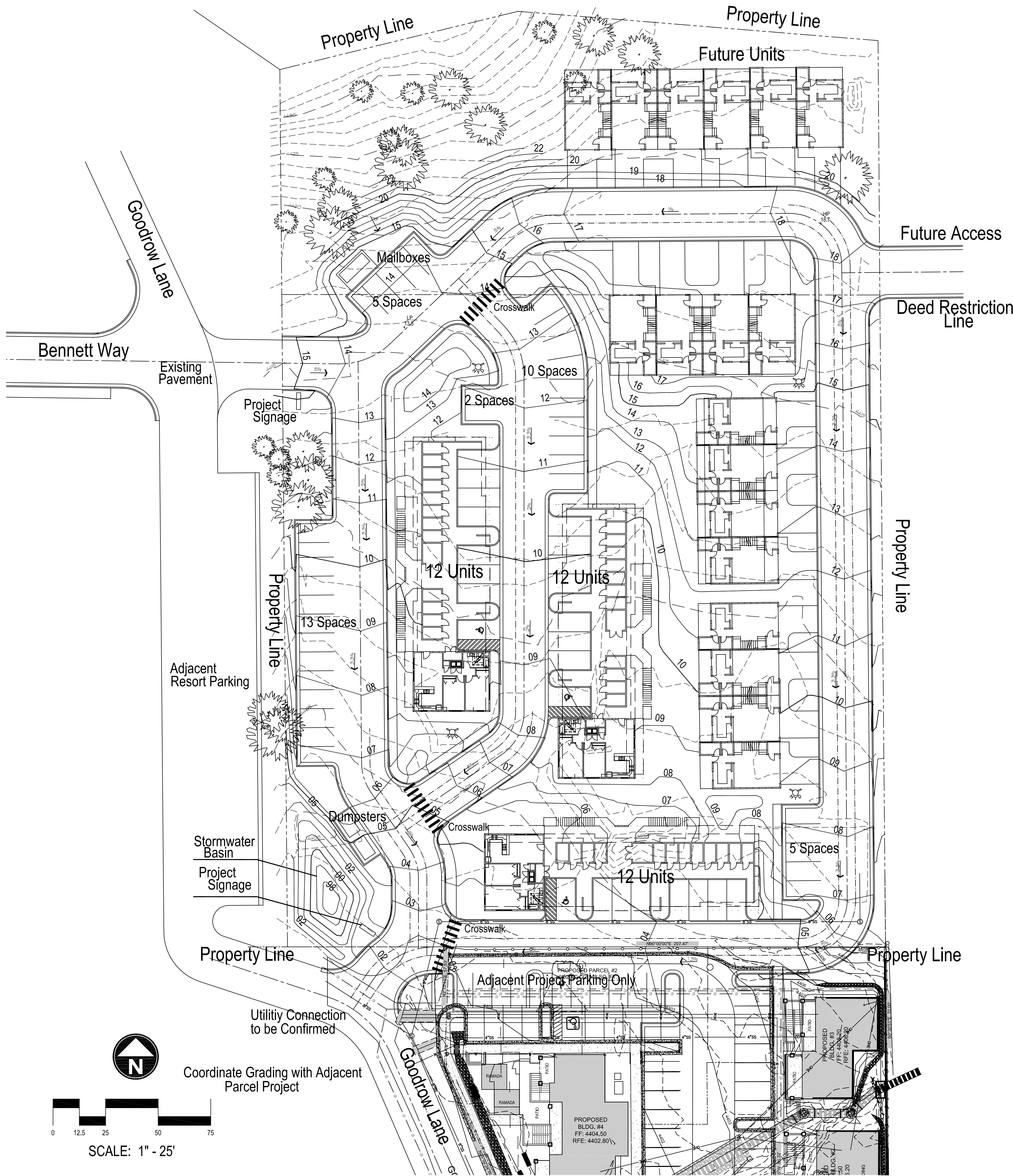
# 60 Goodrow Lane Workforce Housing

## Preliminary Plan

Sedona Arizona



Existing Trees to Remain



### Project Tabulations

Parcel Acreage	2.82 Acres
Multi Family Units	36 Units
Townhome Units	12 Units
Future Townhome Units	6 Units
<b>Total</b>	<b>54 Units</b>

Multi Family Parking	
Surface Parking	30 Spaces
Covered Parking	24 Spaces
<b>Total</b>	<b>54 Spaces</b>

Townhome Parking	
Surface Parking	12 Spaces
Garage Parking	12 Spaces
<b>Total</b>	<b>24 Spaces</b>

Future Townhome Parking	
Surface Parking	6 Spaces
Garage Parking	6 Spaces
<b>Total</b>	<b>12 Spaces</b>



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architecture

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435.649.2055

PRELIMINARY SITE PLAN

DATE	03/30/23
1	
2	
3	
4	
5	
6	

SHEET

**C-2.0**

March 30, 2023

# Trip Generation Planner (ITE 11th Edition) - Summary Report



**Weekday Trip Generation**  
**Trips Based on Average Rates/Equations**

**Project Name** NEC Goodrow Ln and SR 89A  
**Project Number** 291901000

ITE Code	Internal Capture 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 Total	AM Trips In	AM Trips Out	AM Trips Total	PM Trips In	PM Trips Out	PM Trips Total
215	Residential	Single-Family Attached Housing	Dwelling Unit(s)	General Urban/Suburban	18	Avg	7.20	0.48	0.57	130	3	6	9	6	4	10
220	Residential	Multifamily Housing (Low-Rise)	Dwelling Unit(s)	General Urban/Suburban	36	Avg	6.74	0.40	0.51	244	3	11	14	11	7	18
<b>Grand Total</b>										374	6	17	23	17	11	28