



To: Michael Brown

Date: March 12, 2024

From: Shelly Sorensen, PE, PTOE

Job Number: 24.5628

RE: 26026 S. Ellsworth Road
Traffic Statement



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed 26026 S. Ellsworth Road development located on the southwest corner of San Tan Boulevard and Ellsworth Road, in Queen Creek, Arizona. See **Figure 1** for the vicinity map.

The proposed development will include four (4) buildings of 8,026 square feet (SF) each, totaling 32,104 SF. The buildings are intended for 60% medical office use and 40% general office use. See **Attachment A** and **Figure 2** for the site plan.

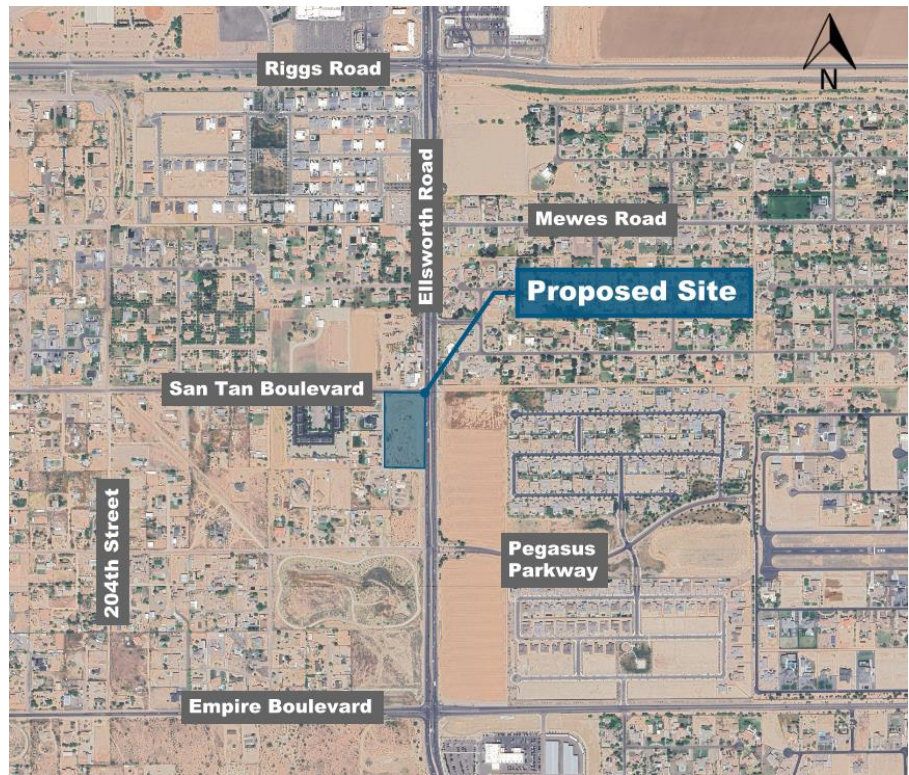


Figure 1 - Vicinity Map

The objective of this Traffic Statement is to analyze the proposed development’s traffic related impacts to the adjacent roadway network.





EXISTING CONDITIONS

The proposed development is located on vacant land. The site is bordered by San Tan Boulevard on the north, Ellsworth Road to the east, and single-family homes to the west and south. The site is zoned for Rural Residential (PUC 00-14) uses. According to the Maricopa County Assessor’s Office, the proposed site is located on two (2) parcels and consists of approximately 4.19-acres. See **Attachment B** for the Maricopa County Assessor’s parcel information (APN 304-91-045J and 304-91-045K).

Ellsworth Road is a north-south roadway that currently provides three (3) through lanes in each direction of travel, with a raised median. According to the *MAG Transportation Data Management System Map*, Ellsworth Road is classified as a minor arterial. The *Maricopa Association of Governments (MAG) Transportation Data Management System Map* indicated 2023 daily traffic of 37,233 vehicles per day (vpd). There is a posted speed limit of 45 miles per hour (mph).

San Tan Boulevard is an east-west roadway that currently provides one (1) through lane in each direction of travel. According to the *MAG Transportation Data Management System Map*, San Tan Boulevard is classified as a major collector. The *MAG Transportation Data Management System Map* indicated 2023 daily traffic of 4,172 vpd. There is a posted speed limit of 40 mph.

Waterford Drive is an east-west unpaved roadway that currently provides one (1) through lane in each direction of travel.

PROPOSED DEVELOPMENT

The proposed development includes a total of four (4) buildings of 8,026 square (SF) each, totaling 32,104 SF. The buildings are intended for 60% medical office use and 40% general office use.

There will be two (2) accesses to the proposed development, one located along San Tan Boulevard, approximately 200-feet west of Ellsworth Road (center-to-center). This is proposed to be a full access driveway, allowing all movements into and out of the development. The other access is along Ellsworth Road, approximately 300-feet south of San Tan Boulevard (center-

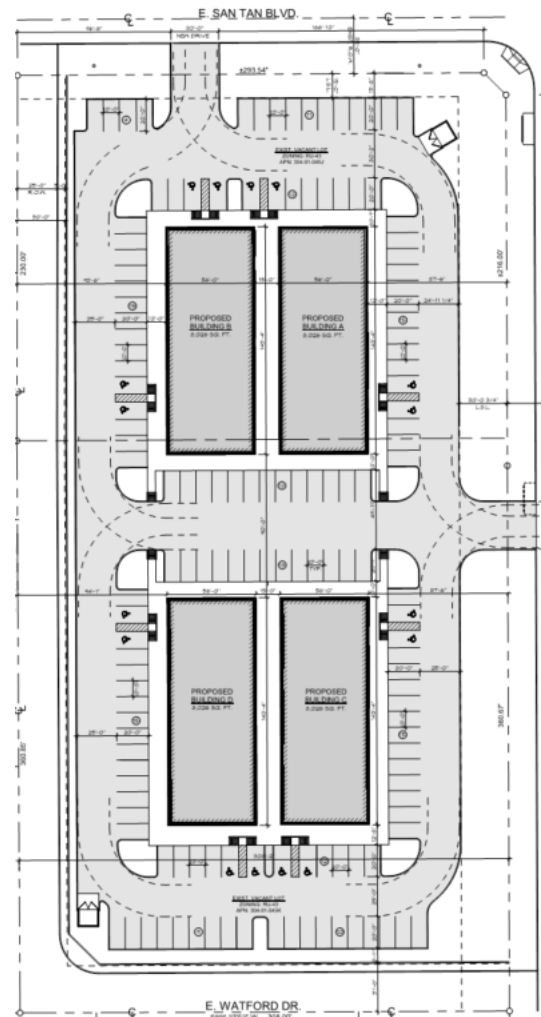


Figure 2 – Site Plan



to-center). This is proposed to be a limited access, allowing right-in and right-out movements. See **Attachment A** for site plan.

TRIP GENERATION

Trip generation was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation*, 11th Edition. The ITE rates are based on studies that measure the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for estimating trips in the transportation engineering profession.

ITE Land Use Code 710 – General Office Building and 720 – Medical Dental Office Building were used to characterize the proposed land uses. The total trip generation for the proposed development is shown in **Table 1**. See **Attachment C** for the detailed trip generation calculations.

Table 1 – Trip Generation: Proposed Development

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office Building	710	12.842	1000 SF GFA	139	20	18	2	18	3	15
Medical-Dental Office Building	720	19.262	1000 SF GFA	720	55	43	12	75	23	52
Total				859	75	61	14	93	26	67

The proposed development is anticipated to generate a total of 859 weekday trips, with 75 trips occurring during the AM peak hour and 93 trips occurring during the PM peak hour.

TURN LANE ANALYSIS

This section evaluates the need for deceleration lanes at the proposed site driveways.

According to the Town of Queen Creek Engineering Traffic Impact Analysis Guidelines, right turn deceleration lanes should be provided at driveways and intersections on roadways where any of the following criteria is met:

For Roadways with 1 or 2 lanes in advancing direction:

- At least 5,000 vehicles per day are using or are expected to use the street in the advancing direction; and
- At least 30 vehicles will make right turns into the driveway during any one-hour period

For Roadways with 3 or more lanes in advancing direction:





- Right turn lanes shall be provided at all intersections and driveways on roadways with 3 or more lanes in one direction

Ellsworth Road provides 3 travel lanes in each direction. Therefore, in accordance with the Town of Queen Creek standards, a right turn deceleration lane is required for the access point along Ellsworth Road.

The *MAG Transportation Data Management System Map* indicated 2023 daily traffic of 4,172 vpd along San Tan Boulevard. Therefore, San Tan Boulevard does not meet the first requirement for roadways with 1 or 2 lanes in advancing direction (at least 5,000 vpd using the street in the advancing direction).

Based off the existing traffic volumes immediately adjacent to the proposed site, it is estimated that approximately 10% of daily traffic will travel on and use the access point along San Tan Boulevard. This estimation would result in approximately 6 vehicles in the AM peak hour and 3 vehicles in the PM peak hour utilizing the access point along San Tan Boulevard. The second requirement for roadways with 1 or 2 lanes in advancing direction (at least 30 vehicles making right turns) is not met in the AM nor the PM peak hour. Thus, a right turn deceleration lane is not required for the access point along San Tan Boulevard.



SUMMARY

The proposed development is located on the southwest corner of San Tan Boulevard and Ellsworth Road, in Queen Creek, Arizona. The proposed development includes a total of four (4) buildings of 8,026 square feet (SF) each, totaling 32,104 SF. The buildings are intended for 60% medical office use and 40% general office use.

The proposed development is anticipated to generate a total of 859 weekday trips, with 75 trips occurring during the AM peak hour and 93 trips occurring during the PM peak hour.

There will be two (2) accesses to the proposed development, one (1) full access driveway located along San Tan Boulevard, and one (1) limited access driveway along Ellsworth Road. Per the Town of Queen Creek Engineering Traffic Impact Analysis Guidelines, right turn lanes will only be necessary for the access point along Ellsworth Road.

The *Maricopa Association of Governments Transportation Data Management System Map* indicated 2022 daily traffic of 37,233 vpd and 4,172 vpd along Ellsworth Road and San Tan Boulevard, respectively. Existing traffic volumes indicated that future site traffic would be split 90%/10% along Ellsworth Road and San Tan Boulevard, respectively. The proposed development is estimated to increase the daily traffic on Ellsworth Road by 773 vpd and on San Tan Boulevard by 86 vpd, which represents an overall increase in daily traffic of 2.08% and 2.06% along Ellsworth Road and San Tan Boulevard, respectively.

In conclusion, the additional traffic generated by the proposed site is anticipated to result in minimal traffic impacts to the roadway network and the surrounding area.



ATTACHMENT A – PROPOSED SITE PLAN

A PRELIMINARY SITE PLAN
FOR
A NEW DEVELOPMENT
26026 S. ELLSWORTH RD. QUEEN CREEK, AZ 85142

BLDG. DATA

OWNER:	MATTHEW BROWN
BUILDING ADDRESS:	26026 SOUTH ELLSWORTH ROAD QUEEN CREEK, AZ, 85142
TELEPHONE:	(602) 677-4701
BUILDING CODES:	2018 I.B.C. 2018 I.E.C.C. 2018 I.R.C. 2018 I.F.G.C. 2018 I.M.C. 2017 N.E.C. 2018 U.P.C. 2018 I.F.C. 2018 I.P.C. 2010 ADAAG
OCCUPANCY GROUP:	B
CONST. TYPE:	V-B, A.F.E.S.
EXIST. JURISDICTION:	MARICOPA COUNTY
EXIST. ZONING:	RU-43
PROPOSED JURISDICTION:	QUEEN CREEK
PROPOSED ZONING:	C-1
PARCELS:	304-91-045J, 304-91-045K
USE:	MEDICAL OFFICE
NET SITE AREA:	304-91-045J: ---- 71,046 SQ. FT. (1.63ac.) 304-91-045K: --- 111,616 SQ. FT. (2.56ac.) TOTAL: 182,662 SQ. FT. (4.19ac.)
BUILDING AREAS:	BUILDING A: --- 8,026 SQ. FT. BUILDING B: --- 8,026 SQ. FT. BUILDING C: --- 8,026 SQ. FT. BUILDING D: --- 8,026 SQ. FT. TOTAL: 32,104 SQ. FT.
DEVELOPMENT STANDARDS:	MAX. LOT COVERAGE: 60% MAX. BLDG. HEIGHT: 30'-0" MIN. FRONT SETBACK: NONE (ELLSWORTH RD.) MIN. SIDE SETBACK: 30'-0" MIN. REAR SETBACK: 30'-0" (207TH PL.) MIN. LANDSCAPE % 15%

PARKING CALCULATIONS:

REQUIRED:
C-2 - MEDICAL OFFICE: 1 PER 200 SF GFA
- GENERAL OFFICE: 1 PER 350 SF GFA
±32,104 SF / 200 = 160 STALLS

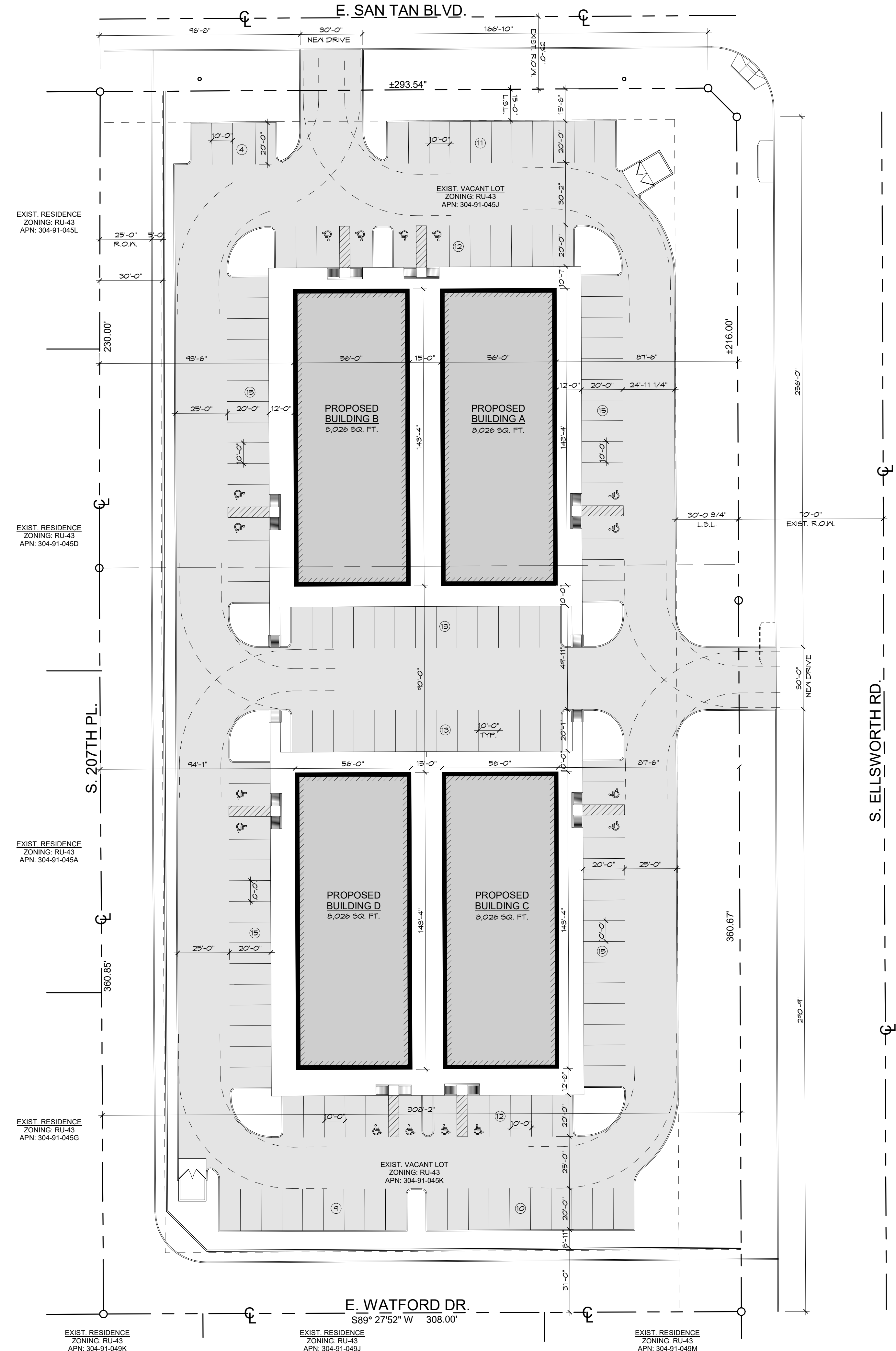
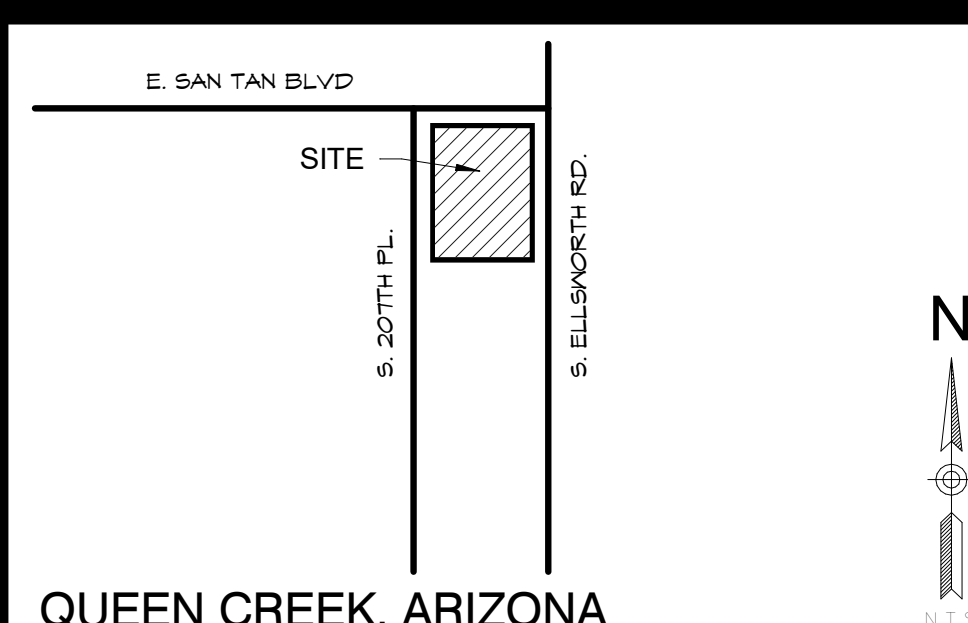
PROVIDED:
144 STALLS, 16 H/C STALLS

NOTE:
SCENARIO IF 60% IS MEDICAL OFFICE & 40% IS GENERAL OFFICE
32,104 X 60% = 19,262 SQ. FT. / 200 = 97
32,104 X 40% = 12,841 SQ. FT. / 350 = 37
134 STALLS REQUIRED

SCOPE OF WORK

A NEW DEVELOPMENT TO INCLUDE FOUR TOTAL BUILDINGS FOR MEDICAL OFFICE USE FOR A TOTAL OF 32,104 SQ. FT. THE SITE WORK CONSISTS OF NEW DRIVEWAYS, NEW ASPHALT PAVING/PARKING, NEW TRASH ENCLOSURES, CONCRETE CURBS AND SIDEWALKS, AND LANDSCAPE AREAS.

VICINITY MAP



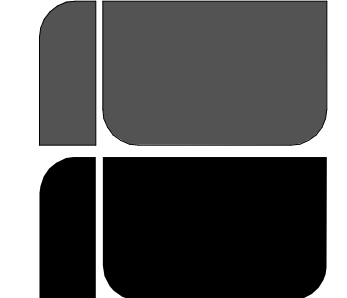
PRELIMINARY SITE PLAN



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A PRELIMINARY SITE PLAN
FOR
A NEW DEVELOPMENT
26026 S. ELLSWORTH RD. QUEEN CREEK, AZ 85142
PRELIMINARY

associatedarchitects, inc.
architecture · construction management · planning
www.associated-architects.com
p. 480-964-8451
1356 East McKellips Road, Suite 101 · Mesa · Arizona · 85203



REVISION	DATE	DESCRIPTION

PRELIMINARY SITE PLAN

EXPIRES

SHEET
A-1
OF



26026 S. Ellsworth Road

ATTACHMENT B – MARICOPA COUNTY ASSESSOR



B

304-91-045J

Land Parcel

This is a Land parcel located at [26015 S 207TH PL QUEEN CREEK 85142](#). The current owner is FRANK WEST CAPITAL LLC. It was last sold on 01/01/2021 for \$325,000. Its current year full cash value is \$310,700.

 **MAPS**

 **PICTOMETRY**

\$ VIEW/PAY TAX BILL

 **DEED**

 **OWNER**

 **VALUATIONS**

 **ADDITIONAL INFO**

 **MAP FERRET**

 **REGISTER RENTAL**

 **PRINT DETAILS**

PROPERTY INFORMATION



[26015 S 207TH PL QUEEN CREEK 85142](#)

MCR #

Description

TH N 299.81F OF NE4 NE4 SE4 SEC 33 DAF COM E4 COR SD SEC TH W 40F TO TPOB TH S 300.58F TH W 338.63F TH N 300.58F TO A PT TH E 338.43F TO TPOB EX N 40F RD & EX R/W P/F 09-709562 DAF COM E4 COR SEC 33 TH S 40F TH W 40F TPOB TH S 260.58F TH W 30F TH N 215.58F TH N 45D 27M W 21.17F TH W 293.44F TH N 30F TH E 338.43F TPOB

Lat/Long

↓

Lot Size

71,046 sq ft.


Lot #

High School District


QUEEN CREEK UNIFIED #95

Elementary School District
QUEEN CREEK UNIFIED SCHOOL DISTRICT
Local Jurisdiction
NO CITY/TOWN
S/T/R ⓘ
33 2S 7E
Market Area/Neighborhood
26/009
Subdivision (0 Parcels)

OWNER INFORMATION


<u>FRANK WEST CAPITAL LLC</u>
Mailing Address
4365 E PECOS RD STE 119, GILBERT, AZ 85297
Deed Number
<u>20210163593</u>
Last Deed Date
02/12/2021
Sale Date
01/01/2021
Sale Price
\$325,000

VALUATION INFORMATION


We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales .
The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL ↗
Tax Year
2025
Full Cash Value ⓘ
\$310,700
Limited Value ⓘ
\$59,265
Legal Class
2.R

Description
AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio
15%
Assessed LPV
\$8,889
Property Use Code
0014
PU Description
Vacant Land
Tax Area Code
950018
Valuation Source
Notice


ADDITIONAL PROPERTY INFORMATION



Additional property data.

Construction Year
Weighted Construction Year
Improvement Quality
()
Pool
Living Area
Patio(s)
Covered: Uncovered:
Exterior Wall Type
Roof Type
Bath Fixtures
Garage Stalls
Carport Stalls

MAP FERRET MAPS



Mapferret maps, also known as Mapld maps, pdf maps, or output maps are now available here without having to search.

[▶ Parcel Maps \(1\)](#)

304-91-045K

Land Parcel

This is a Land parcel located at [26026 S ELLSWORTH RD QUEEN CREEK 85142](#). The current owner is FRANK WEST CAPITAL LLC. It was last sold on 03/01/2020 for \$160,000. Its current year full cash value is \$356,900.

 **MAPS**

 **PICTOMETRY**

\$ VIEW/PAY TAX BILL

 **DEED**

 **OWNER**

 **VALUATIONS**

 **ADDITIONAL INFO**

 **MAP FERRET**

 **REGISTER RENTAL**

 **PRINT DETAILS**

PROPERTY INFORMATION



[26026 S ELLSWORTH RD QUEEN CREEK 85142](#)

MCR #

Description

PT NE4 NE4 SE4 SEC 33 DAF COM E4 COR SD SEC TH W 40F TO A PT TH S 40F POB TH S 621.25F TO A PT TH W 338.65F TO A PT TH N 621.43F TO A PT TH ELY 338.43F TO POB EX TH N 259.81F TH/OF EX COM E4 COR SEC 33 TH S 300.58F TH W 40F TPOB TH S 360.74F TH W 30F TH N 360.76F TH E 30F TPOB R/W P/F 09-836333

Lat/Long

|

Lot Size

111,616 sq ft.


Lot #

High School District



QUEEN CREEK UNIFIED #95

Elementary School District
QUEEN CREEK UNIFIED SCHOOL DISTRICT
Local Jurisdiction
NO CITY/TOWN
S/T/R ⓘ
33 2S 7E
Market Area/Neighborhood
26/009
Subdivision (0 Parcels)

OWNER INFORMATION


<u>FRANK WEST CAPITAL LLC</u>
Mailing Address
2200 E WILLIAMS FIELD RD, GILBERT, AZ 85295
Deed Number
<u>20200202097</u>
Last Deed Date
03/09/2020
Sale Date
03/01/2020
Sale Price
\$160,000

VALUATION INFORMATION


We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales .
The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL 
Tax Year
2025
Full Cash Value ⓘ
\$356,900
Limited Value ⓘ
\$86,843
Legal Class
2.R

Description
AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio
15%
Assessed LPV
\$13,026
Property Use Code
0014
PU Description
Vacant Land
Tax Area Code
950018
Valuation Source
Notice


ADDITIONAL PROPERTY INFORMATION



Additional property data.

Construction Year
Weighted Construction Year
Improvement Quality
()
Pool
Living Area
Patio(s)
Covered: Uncovered:
Exterior Wall Type
Roof Type
Bath Fixtures
Garage Stalls
Carport Stalls

MAP FERRET MAPS



Mapferret maps, also known as Mapld maps, pdf maps, or output maps are now available here without having to search.

[▶ Parcel Maps \(1\)](#)



ATTACHMENT C – TRIP GENERATION



Hawes Development

Trip Generation, 11th Edition Calculations

822 Strip Retail Plaza (<40k)																					
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Strip Retail Plaza (<40k)	822	10.0	1000 SF GLA	54.45	50%	50%	2.36	60%	40%	6.59	50%	50%	545	272	273	24	15	9	66	32	34
Strip Retail Plaza (<40k)	822	10.0	1000 SF GLA	47.86	50%	50%	1.60	60%	40%	2.81	50%	50%	479	239	240	16	10	6	28	14	14
Strip Retail Plaza (<40k)	822	10.0	1000 SF GLA	65.07	50%	50%	3.73	60%	40%	15.20	50%	50%	651	325	326	37	23	14	152	76	76
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Strip Retail Plaza (<40k)	822	10.0	1000 SF GLA	$T=42.20(X)+229.68$	50%	50%	$\ln(T)=0.66\ln(X)+1.84$	60%	40%	$\ln(T)=0.71\ln(X)+2.72$	50%	50%	652	326	326	29	18	11	78	39	39

Average
Minimum
Maximum

Equation

Strip Retail Plaza (<40k)		Standard Deviation	7.81	0.94	2.94
		Number of Studies	4	5	25
		Average Size	19	18	21
		R ²	0.96	0.57	0.56

934 Fast-Food Restaurant with Drive-Through Window																					
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through Window	934	0.820	1000 SF GFA	467.48	50%	50%	44.61	51%	49%	33.03	52%	48%	383	192	191	37	19	18	27	14	13
Fast-Food Restaurant with Drive-Through Window	934	0.820	1000 SF GFA	98.89	50%	50%	1.05	51%	49%	8.77	52%	48%	81	41	40	1	1	0	7	4	3
Fast-Food Restaurant with Drive-Through Window	934	0.820	1000 SF GFA	1,137.66	50%	50%	164.25	51%	49%	117.22	52%	48%	933	467	466	135	69	66	96	50	46
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through Window	934	0.820	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Average
Minimum
Maximum

Equation

Fast-Food Restaurant with Drive-Through Window		Standard Deviation	238.62	27.14	17.59
		Number of Studies	71	96	190
		Average Size	3	4	3
		R ²	N/A	N/A	N/A



Hawes Development

Proposed Site Plan A Site Pass-by Calculations

Land Use	Square Feet	Units	BEFORE REDUCTION AM PEAK HR				PASS-BY	Pass-by Trips				BEFORE REDUCTION PM PEAK HR			PASS-BY	Pass-by Trips		
			TOTAL	ENTER	EXIT	Rate %	TOTAL	ENTER	EXIT	TOTAL		ENTER	EXIT	Rate %	TOTAL	ENTER	EXIT	
High-Turnover (Sit-Down) Restaurant	5	-	48	26	22	-					45	27	18	43%	20	12	8	
Fast-Food Restaurant with Drive-Through Window	0.820	-	37	19	18	50%	19	10	9		27	14	13	55%	15	8	7	
TOTAL			-	-	-		19	10	9		-	-	-		35	20	15	