

12 December 2025
Paul Michaud
Planning Manager
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

Subject: Phoenix Country Day School (170-09-001A & 001B) #PA-24-51 Traffic and Parking Statement for Baseball Field Renovation and New Wellness Center

Phoenix Country Day School requests an Intermediate Amendment to its existing Special Use Permit (SUP) to allow renovation of the existing baseball field and construction of a new Employee Wellness Center.

The campus includes an existing baseball field, which is in need of rehabilitation. **Figure 1** provides an aerial photograph of the Phoenix Country Day School Campus, with the existing baseball field identified.



Figure 1: Existing Phoenix Country Day School Campus

Figure 2 depicts in beige the proposed new Wellness Center adjacent to the baseball field. The new Wellness Center will be for the benefit of the Phoenix Country Day School Campus faculty and administrators. The building will also include locker facilities for the student athletes.

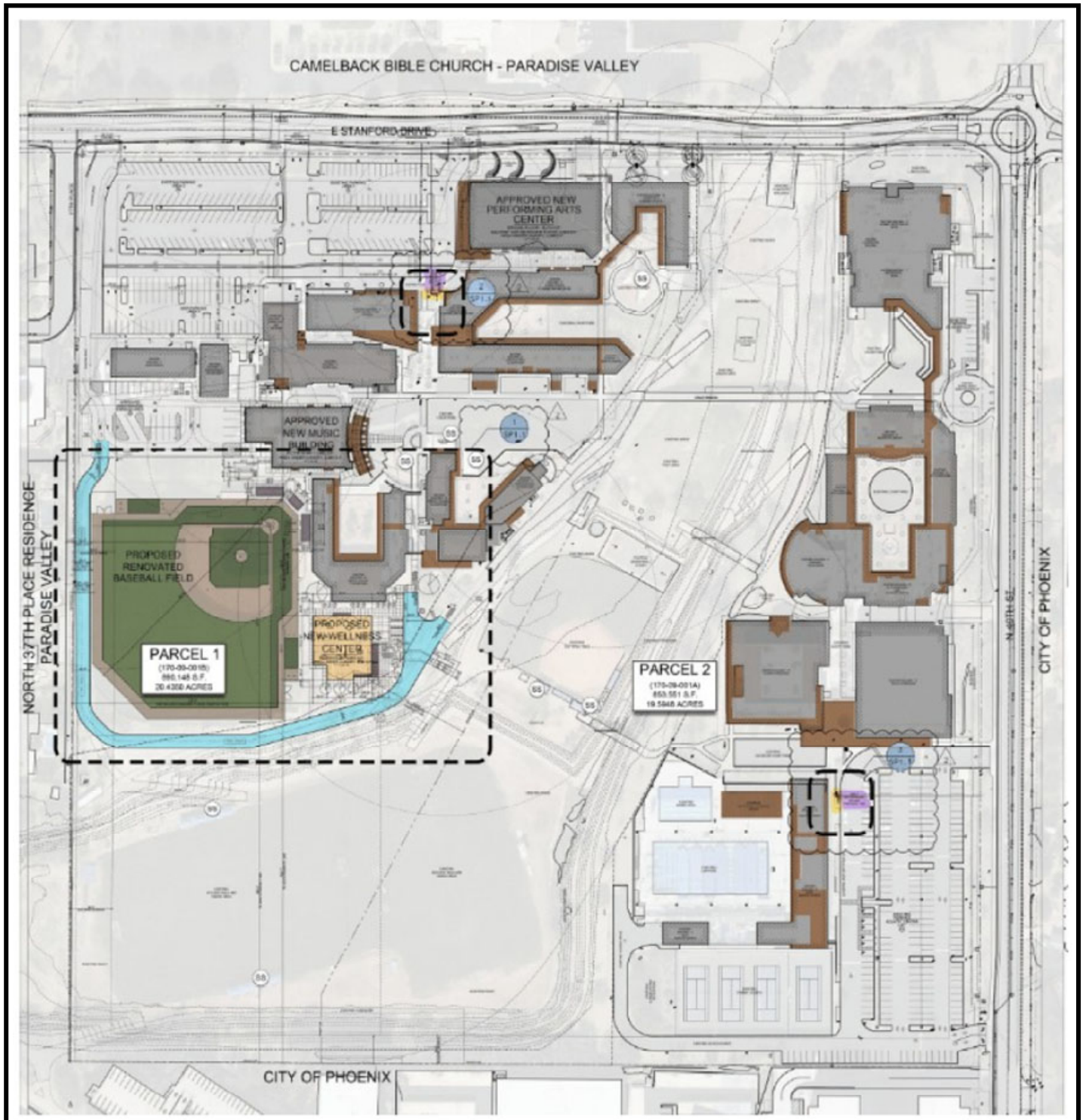
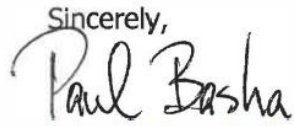


Figure 2: Proposed Phoenix Country Day Campus Modifications

The baseball field will serve the same functions and purposes as currently provided. The baseball field will not change the number of vehicles entering and exiting the Phoenix Country Day School campus nor the campus parking demand.

The new Phoenix Country Day School Employee Wellness Center will serve the existing students, faculty, and administrative personnel. The new Wellness Center will not increase the number of students, the number of faculty, or the number of administrative personnel. Therefore, the new Wellness Center will also not increase the number of vehicles entering and exiting the Phoenix Country Day School campus nor the campus parking demand.

Because the renovated baseball field and the new Employee Wellness Center will not generate additional traffic, a traffic analysis is unnecessary, and a parking analysis is unnecessary.

Sincerely,

Summit Land Management
Paul E. Basha, PE, PTOE
Traffic Engineering Manager