September 20, 2017
Chris Klecka, PLC
Five Star Development
6720 N. Scottsdale Road, Suite 130


Scottsdale, AZ 85253

## RE: Indian Bend Road Traffic Statement - ADT Comparison with Traffic Calming Design Concepts

Dear Mr. Klecka:
CivTech has been retained to evaluate the effect of the traffic calming concepts of Indian Bend Road, west of Scottsdale Road. At the request of the Town of Paradise Valley, the developer of the Palmeraie development and related Ritz Carlton development consulted with the Town, City of Scottsdale and CivTech for traffic calming options. A "swoop" concept was previously selected to move forward in Concept Design plans. Upon further discussion with the Town, additional traffic calming concepts are also being considered for this segment of Indian Bend Road.

## Current Concepts

This evaluation considers a 'no traffic calming' condition and three (3) traffic calming concepts that modify various aspects of Indian Bend Road, particularly how the Ritz Carlton and Palmeraie developments access Indian Bend Road. The concepts are labeled A, B and D and are included within the Attachments. All concepts include improvements/reconstruction of the existing roundabout to allow connection with the future Ritz Carlton Boulevard.

No Traffic Calming: Includes a full access, 2-way stop intersection at the Palmeraie Access. The existing roundabout to the west of the future Palmeraie access will remain in its existing condition. The Palmeraie access intersection is designed as had been proposed in earlier concepts for the Ritz Carlton development. The stop-controlled northbound approach consists of a shared left-turn/through lane and a right-turn lane. The north leg is a driveway for the Scottsdale Plaza Resort and its approach consists of a single lane. The eastbound approach consists of a left-turn lane and a shared through/right-turn lane. The westbound approach consists of a left-turn lane, a through lane and a right-turn lane.

Concept A: Includes the "swoop design" at the Palmeraie access. The swoop design brings all westbound traffic on Indian Bend Road from Scottsdale Road to enter the Palmeraie/Ritz Carlton development unless making a turn to stay on Indian Bend Road. All traffic on Indian Bend Road eastbound will be required to stop at the "tee" intersection with the swoop and turn left to continue on Indian Bend Road.

The swoop redesign of Indian Bend Road will still allow 2-way traffic but will require westbound vehicles to turn right (yielding to pedestrians) and eastbound vehicles to turn left (stop
controlled). Thus, westbound vehicles will not be required to stop unless pedestrians are present, while eastbound vehicles are required to stop and will be delayed by vehicles entering/exiting the Palmeraie development. As such, vehicles traveling eastbound through will be more affected by the redesign than westbound vehicles.

The Town of Paradise Valley indicated that some vehicles currently using Indian Bend Road are cut-through traffic that use Mockingbird Lane and Invergordon Road to bypass congested portions of Scottsdale Road. The redesign of Indian Bend Road has the potential to influence cut-through traffic to use Cheney Drive or Hummingbird Lane instead of Indian Bend Road. It is also possible that some cut-through traffic will discontinue using Town streets altogether due to traffic calming on Indian Bend Road and the residential nature of both Cheney Drive and Hummingbird Lane. Trips to/from Ritz Carlton and Palmeraie have access to the roundabout west of the planned swoop. These development related trips are not expected to use Cheney Drive or Hummingbird Lane as a cut-through route. Most eastbound traffic, which is the direction most delayed by the swoop design, traveling towards Loop 101 is expected to occur in the morning hours. Fortunately, the delay of eastbound vehicles at the stop sign is less in the morning than in the evening as Palmeraie's retail components will generate less conflicting traffic in the morning.

Concept B: Includes a partially restricted roundabout at the Palmeraie access and removes the existing roundabout west of the Palmeraie access in favor of a 3-legged, 1-way stop-controlled intersection. The conceptual Palmeraie access roundabout features a single egress lane on all legs. The north and west legs provide a single ingress lane, whereas the south leg provides a by-pass right-turn only and the east leg provides and exclusive left-turn lane and a shared through/right-turn lane.

This concept is similar in effect to the swoop design in that northbound approaching vehicles at the Palmeraie access may only turn right onto Indian Bend Road eastbound towards Scottsdale Road. Access into Palmeraie from the west leg is promoted as the movement would not be required to yield to eastbound through movements. Unlike Concept $A$, the westbound to southbound movement is required to yield to other traffic due to the roundabout. Concept $B$ will have less impact on westbound through traffic than Concept $A$, having a reduced expectation to cause cut-through traffic on other roadways.

Concept C: Includes reconstructing the intersection of Indian Bend Road and Mockingbird Lane as a single-lane roundabout and multiple chicanes on Indian Bend Road between the proposed and existing roundabouts. The Palmeraie access intersection in Concept $C$ Includes a full access, 2-way stop. The Palmeraie access intersection is designed as had been proposed in earlier concepts for the Ritz Carlton development. The traffic calming method in this concept is the new roundabout at Mockingbird Lane and the chicanes. The proposed roundabout at the Mockingbird Lane intersection shifts the westbound approach to the south breaking the direct visibility of the intersection from vehicles approaching from the east. Visual contrast is a psychological method to cause the driver (along Indian Bend Road) to perceive the appropriate speed to be less than a straight roadway. The chicanes also provide visual breaks in otherwise straight roads with potentially landscaped curbs (landscaped islands if a bike lane bypass is provided) and horizontal deflection. Horizontal deflections associated with chicanes influence drivers to slow due to driver comfort with lateral momentum.

Concepts A, B and C provide different strategies for traffic calming on Indian Bend with varying effects. Table 1 presents a simplified summary of the benefits of each concept.

Table 1: Roadway Segment Volume Thresholds for LOS by Classification

| Concept | Benefit Ranking1 (most beneficial) through 6 (least beneficial) |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Reduce Speeds on Indian Bend Road |  | Reduce Palmeraie Traffic on Indian Bend Road |  | Cut-Through Trips on Other Streets |  |
| Base | 4 | Base condition | 4 | Base condition | 1 | Base condition |
| A | 1 | Keeps existing traffic circle at (future) Ritz Carlton Boulevard. Introduce stop controlled eastbound movement along Indian Bend at Palmeraie Entrance | 1/2 | Forced NB right at Palmeraie access, Ritz Carlton Boulevard may still be used | 4 | Induced EB through delay may cause some drivers to divert |
| B | 3 | Removes existing traffic circle at (future) Ritz Carlton Boulevard and adds a new roundabout at the Palmeraie entrance | 1/2 | Forced NB right at Palmeraie access, Ritz Carlton Boulevard may still be used | 2 | Some drivers may divert to avoid the roundabout. |
| C | 2 | Keeps existing traffic circle at (future) Ritz Carlton Boulevard, new roundabout at Mockingbird Lane and chicanes | 3 | Some Palmeraie trips may avoid roundabout and chicanes | 3 | Some drivers may divert to avoid the roundabout and chicanes. |

## Projected Daily Traffic Volumes

Traffic volume counts were observed over a 24 -hour period on Thursday, May 11, 2017, on Indian Bend Road east of Mockingbird Lane and on Cheney Drive east of Mockingbird Lane. Traffic volumes were estimated on Hummingbird Lane due to ongoing construction. At the observed locations, 3,190 daily vehicles were recorded on Indian Bend Road and 2,635 daily vehicles were recorded on Cheney Drive. It may be noted that the Cheney Drive traffic count volume may be larger than typical due to the construction on Hummingbird Lane. The typical daily volume on Hummingbird Lane is estimated to be 50 percent of the traffic observed on Cheney Drive which calculates to approximately 1,320 vehicles. Based on observations of the area roads the week of May 22, the estimated count is assumed to be very conservative. The Town did not request Mockingbird Lane to have traffic counted, though it is considered within this study using the 5,000 average daily traffic (ADT) indicated within the Ritz Carlton Traffic Impact Analysis. Since obtaining the traffic counts, the Town has requested projections for traffic volumes at additional locations. This study uses estimates within the Ritz Carlton Traffic Impact Analysis and the Palmeraie Traffic Impact and Mitigation Analysis.

## Ritz Carlton and Palmeraie Volume Changes with Traffic Calming Concepts

Traffic calming Concepts A and B are expected to reduce Palmeraie trips to/from Lincoln Drive via Indian Bend Road and Mockingbird Lane by approximately 1,510 daily trips compared to no traffic calming. These trips are expected to instead travel south to Lincoln Drive via Scottsdale Road (1,130 daily trips) or through internal connections to Quail Run Lane (380 daily trips). Concept C is anticipated to have negligible effect on development traffic using Indian Bend Road and Mockingbird Lane.

## Existing Volume Changes with Traffic Calming Concepts

Concept A has the potential to influence cut-through traffic to use Cheney Drive or Hummingbird Lane instead of Indian Bend Road while reducing the traffic on Indian Bend Road west of Palmeraie. It is also possible that some cut-through traffic will discontinue using Town streets altogether due to traffic calming on Indian Bend Road and the residential nature of both Cheney Drive and Hummingbird Lane.

Concept A considers 320 of the existing trips on Indian Bend Road (approximately 10 percent) to be cut-through type trips. It is anticipated that up to half (160) of the cut-through trips, predominantly westbound, may divert through Cheney Drive or Hummingbird Lane with implementation of Concept A. Cheney Drive, which is signalized at Scottsdale Road and is classified by the Town as a collector roadway, is expected to facilitate 80 daily cut-through trips (traffic increase of 3 percent). Hummingbird Lane, which is classified as a local roadway, is expected to facilitate a lesser amount - 40 daily cut-through trips (traffic increase of 3 percent). The remaining 40 daily trips are anticipated to use Lincoln Drive (not considered cut-through trips).

Concept B will provide redirection of the Palermaie trips away from the residential area of Indian Bend Road, west of the site (similar to Concept A). This concept allows for the through movement of eastbound and westbound traffic without the need to stop the eastbound vehicles. While a reduction in traffic is anticipated, it is likely that some cars may utilize Cheney Drive or Hummingbird Lane to avoid the roundabout and traffic due to Palmeraie. The amount of cut through traffic in Concept B is assumed to be similar to the cut through anticipated in Concept C.

Concept C does not prevent exiting Palmeraie traffic from heading west on Indian Bend Road increasing access and traffic volumes along the corridor. This concept provides a new roundabout at the Mockingbird and Indian Bend intersection. Some traffic is anticipated to divert on to Cheney Drive or Mockingbird Lane to avoid the roundabout or to avoid the additional traffic on Indian Bend due to Palmeraie. The addition of the chicanes could cause some drivers to find alternate routes. Chicanes create the appearance of a narrower roadway which is not comfortable for all drivers. The primary purpose of chicanes is speed reduction.

The future total ADT, with the addition of trips to/from Ritz Carlton, Palmeraie and other background growth, are depicted in Exhibit A for the projected conditions without traffic calming, Exhibit B depicts the anticipated daily volumes for the "swoop" design. Exhibit C depicts the daily volumes for the Palmeraie directional roundabout. Exhibit $\mathbf{D}$ depicts the daily volumes for the roundabout at Mockingbird Lane with the addition of chicanes.

## Projected Roadway Levels-of Service

Paradise Valley evaluates roadway segment levels-of-service (LOS) based on roadway classification, number of lanes, ADT and volume thresholds within Table 4 within Traffic Impact Analysis (TIA) Criteria and Traffic Impact Statement (TIS) Criteria, dated May 2015. A portion of the table is copied below as Table 2.

Table 2: Roadway Segment Volume Thresholds for LOS by Classification

| Roadway (Urban Area) | \# of Travel Lanes | LOS A | LOS B | LOS C | LOS D | LOS E |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Major Arterial | 3 | 14,880 | 17,360 | 19,840 | 22,320 | 24,800 |
|  | 4 | 24,540 | 28,630 | 32,720 | 36,810 | 40,900 |
|  | 5 | 30,480 | 35,560 | 40,640 | 45,720 | 50,800 |
|  | 6 | 36,480 | 42,560 | 48,640 | 54,720 | 60,800 |
| Minor Arterial | 2 | 11,280 | 13,160 | 15,040 | 16,920 | 18,800 |
|  | 3 | 12,960 | 15,120 | 17,280 | 19,440 | 21,600 |
|  | 4 | 21,540 | 25,130 | 28,720 | 32,310 | 35,900 |
|  | 5 | 22,080 | 25,760 | 29,440 | 33,120 | 36,800 |
| Major Collector | 2 | 5,100 | 5,950 | 6,800 | 7,650 | 8,500 |
|  | 3 | 8,520 | 9,940 | 11,360 | 12,780 | 14,200 |
|  | 4 | 10,560 | 12,320 | 14,080 | 15,840 | 17,600 |
| Minor Collector | 2 | 3,360 | 3,920 | 4,480 | 5,040 | 5,600 |
| Local Street | 2 | 1,200 | 1,400 | 1,600 | 1,800 | 2,000 |

Source: Traffic Impact Analysis (TIA) Criteria and Traffic Impact Statement (TIS) Criteria, Paradise Valley, Table 4
The projected ADT and LOS for each roadway considered is summarized in Table 3. Except on Indian Bend Road, the LOS ratings at the locations evaluated were unchanged with the traffic calming.

Indian Bend Road is anticipated to operate at LOS C or better for all scenarios. Indian Bend Road near Mockingbird Lane is projected to operate at LOS C without traffic calming or with the implementation of Concepts C, D or E; projected conditions with implementation of Concepts A or B is projected to operate at LOS A. Indian Bend Road near Scottsdale Road is projected to operate at LOS B without traffic calming or with the implementation of Concept D; projected conditions with implementation of Concepts $A$ or $B$ is projected to operate at LOS C.

Cheney Road is anticipated to operate at LOS A with or without traffic calming on Indian Bend Road. The potential traffic volume increase with Concept A is not enough to affect the projected ADT. The segment would need 740 added vehicles (instead of 80 ) for the segment to be evaluated at LOS B and 1,840 added vehicles for the segment to be evaluated at LOS D. This would require an unlikely scenario that more than half of all vehicles using Indian Bend Road would divert to Cheney Drive.

Hummingbird Lane is anticipated to operate at LOS B with or without traffic calming on Indian Bend Road. The potential traffic volume increase with Concept $A$ is not enough to affect the projected ADT. The segment would need 80 added vehicles (instead of 40 ) for the segment to be evaluated at LOS C and 280 added vehicles for the segment to be evaluated at LOS D.

It is expected that the Town of Paradise Valley will wish to monitor traffic volumes before and after any reconstruction of Indian Bend Road. CivTech recommends conducting future traffic counts after construction on Hummingbird Lane finishes and before the Ritz Carlton Resort or other portions of the overall development opens. This will provide a baseline for traffic comparison without unusual traffic conditions due to construction work.

Should traffic volumes increase to more than desired and traffic calming on Hummingbird lane or Cheney Drive is desired, it is recommended that the Town considers options that enhance the roadway character such as landscaped chicanes or chockers.

Table 3: Roadway Segment LOS Summary

| Roadway | Location Reference | Classification | \# of Travel Lanes | Projected LOS and ADT |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  | No Calming or Concept D |  | Concept A |  | Concept B |  |
| Cheney Drive | East of Mockingbird Lane | Collector (Minor) ${ }^{(1)}$ | 2 | A | 2,640 | A | 2,720 | A | 2,640 |
| Hummingbird Lane ${ }^{(3)}$ | East of Mockingbird Lane | Local | 2 | B | 1,320 | B | 1,360 | B | 1,320 |
| Indian Bend Road | East of Mockingbird Lane | $\begin{aligned} & \text { Collector } \\ & \text { (Major) }^{(1)} \end{aligned}$ | 2 | C | 6,120 | A | 4,840 | A | 5,000 |
| Indian Bend Road | West of Scottsdale Road | $\begin{aligned} & \text { Collector } \\ & \text { (Major) }^{(1)} \end{aligned}$ | $4^{(2)}$ | B | 11,410 | C | 12,590 | C | 12,750 |
| Mockingbird Lane ${ }^{(4)}$ | $\begin{gathered} \text { North of } \\ \text { Indian Bend Road } \end{gathered}$ | Minor Arterial | 2 | A | 7,610 | A | 7,290 | A | 7,410 |
| Mockingbird Lane ${ }^{(4)}$ | South of Indian Bend Road | Minor Arterial | 2 | A | 8,140 | A | 7,270 | A | 7,230 |
| Lincoln Drive ${ }^{(4)}$ | West of Mockingbird Lane | Major Arterial | 4 | A | 22,970 | A | 22,970 | A | 22,970 |
| Lincoln Drive ${ }^{(4)}$ | East of Mockingbird Lane | Major Arterial | 4 | A | 19,780 | A | 20,650 | A | 20,610 |
| Scottsdale Road ${ }^{(4)}$ | South of Cheney Drive | Major Arterial | 6 | C | 46,130 | C | 46,490 | C | 46,410 |
| Scottsdale Road ${ }^{(4)}$ | South of Indian Bend Road | Major Arterial | 6 | D | 50,320 | D | 52,860 | D | 52,900 |

(1) "Minor" or "Major" designation is not indicated within the Town's classification map. This study presumes Cheney Drive is a Minor Collector and Indian Bend Road is a Major Collector.
(2) The Ritz Carlton and Palmeraie developments will construct half-street improvements.
(3) Count could not be conducted due to road construction, volume was estimated using Cheney Drive as a reference.
(4) Base volume retrieved from associated studies.

## CONCLUSIONS

## General

- At the request of the Town of Paradise Valley, the developer of the Palmeraie development and related Ritz Carlton development consulted with the Town, City of Scottsdale and CivTech for traffic calming options. Three traffic calming concepts are evaluated herein. Concept A includes a previously proposed "Swoop" design.
- Concepts A, B and D provide different strategies for traffic calming on Indian Bend with varying effects. Table 1 presents a simplified summary of the benefits of each concept.


## Projected Daily Traffic Volumes

- Traffic calming Concepts A and B are expected to reduce Palmeraie trips to/from Lincoln Drive via Indian Bend Road and Mockingbird Lane by approximately 1,510 daily trips compared to no traffic calming. These trips are expected to instead travel south to Lincoln Drive via Scottsdale Road (1,130 daily trips) or through internal connections to Quail Run Lane (380 daily trips). Concepts D is anticipated to have negligible effect on development traffic using Indian Bend Road and Mockingbird Lane but should reduce speed.
- All traffic calming options have the potential to influence cut-through traffic to use Cheney Drive or Hummingbird Lane instead of Indian Bend Road. It is also likely that some cutthrough traffic will discontinue using Town streets altogether due to traffic calming on Indian Bend Road and the residential nature of both Cheney Drive and Hummingbird Lane.
- Concepts A and B redirect traffic away from Mockingbird Lane and reduce traffic on Indian Bend Road west of Palmeraie. These options create the most calming on Indian Bend Road but have the highest propensity to move some of the existing traffic along Indian Bend Road to Cheney Drive or Hummingbird Lane.
- This evaluation considers 320 of the trips on Indian Bend Road (approximately 10 percent) to be cut-through type trips. It is anticipated that up to half (160) of the cut-through trips, predominantly westbound, may divert through Cheney Drive or Hummingbird Lane with Concept A.
o Cheney Drive, which is signalized at Scottsdale Road and is classified by the Town as a collector roadway, is expected to facilitate 80 daily cut-through trips (traffic increase of up to 3 percent).
o Hummingbird Lane, which is classified as a local roadway, is expected to facilitate a lesser amount - 60 daily cut-through trips (traffic increase of up to 4 percent).
- Concept C provides a new roundabout at Mockingbird Lane and Indian Bend Road to facilitate traffic flow and reduce delay from stopping at 'stop-controlled' intersections. The chicanes along Indian Bend Road will create the visual appearance of smaller lanes and congestion. This concept is likely to produce higher traffic volumes along Indian Bend Road and Mockingbird Lane (Palmeraie driveway would allow exiting traffic to head west directly on Indian Bend Road) but should reduce speeds. Less trips would be diverted to Cheney Drive and Hummingbird Lane although some traffic diversion is anticipated from drivers who avoid using roundabouts.


## Projected Roadway Levels-of-Service

- Except on Indian Bend Road, the LOS ratings at the locations evaluated were unchanged with the traffic calming.
o Indian Bend Road is anticipated to operate at LOS C or better for all scenarios. Indian Bend Road near Mockingbird Lane is projected to operate at LOS C without traffic calming or with the implementation of Concept D; projected conditions with implementation of Concepts A or B is projected to operate at LOS A. Indian Bend Road near Scottsdale Road is projected to operate at LOS B without traffic calming or with the implementation of Concept D; projected conditions with implementation of Concepts A or $B$ is projected to operate at LOS C.
- Cheney Road is anticipated to operate at LOS A with or without traffic calming on Indian Bend Road. The potential traffic volume increase with Concept $A$ is not enough to affect the projected ADT.
o The segment would need 720 added vehicles (instead of 80 with Concept A) for the segment to be evaluated at LOS B and 1,840 added vehicles for the segment to be evaluated at LOS D. This would require an unlikely scenario that more than half of all vehicles using Indian Bend Road would divert to Cheney Drive.
- Hummingbird Lane is anticipated to operate at LOS B with or without traffic calming on Indian Bend Road. The potential traffic volume increase with Concept A is not enough to affect the projected ADT.
o The segment would need 80 added vehicles (instead of 40 with Concept A) for the segment to be evaluated at LOS C and 280 added vehicles for the segment to be evaluated at LOS D.
- It is expected that the Town of Paradise Valley will wish to monitor traffic volumes before and after any reconstruction of Indian Bend Road. CivTech accordingly recommends conducting future traffic counts after construction on Hummingbird Lane finishes and before the Ritz Carlton Resort or other portions of the overall development opens. This will provide a baseline for traffic comparison without unusual traffic conditions due to construction work.
- Should traffic volumes increase to more than desired and traffic calming on Hummingbird lane or Cheney Drive is desired, it is recommended that the Town considers options that enhance the roadway character such as landscaped chicanes or landscaped chokers.


## Projected Intersection Levels-of-Service

- The level of service anticipated at the intersection of Scottsdale Road and Lincoln Drive is anticipate to remain consistent at a LOS D for all concepts presented including the base condition.
- The level of service at the intersection of Mockingbird Lane and Indian Bend Road currently operates overall at an A. The future base condition analysis, without traffic calming, suggests that it will operate overall at a LOS B if left with the stop signs in place. Concepts $A$ and $B$ continue to provide an LOS A at the intersection due to their redirection of traffic exiting the Palmeraie. Analysis conducted for a roundabout at this location indicates the intersection will operate at overall LOS A with the additional traffic projected from Concept C.


## Attachments:

Exhibit A: 2023 Projected Conditions, No Traffic Calming
Exhibit B: 2023 Projected Conditions, Concept A
Exhibit C: 2023 Projected Conditions, Concept B
Exhibit D: 2023 Projected Conditions, Concept C
Design Concept A
Design Concept B
Design Concept C
Traffic Counts


Exhibit A: 2023 Projected Conditions


Exhibit B: 2023 Projected Conditions Concept A


Exhibit C: 2023 Projected Conditions


Exhibit D: 2023 Projected Conditions




Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745
Volumes for: Thursday, May 11, 2017
City: Scottsdale
Project \#: 17-1215-001
Location: Cheney Dr. btwn. Scottsdale Rd. \& Mockingbird Ln.


Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745
Volumes for: Thursday, May 11, 2017
City: Scottsdale
Project \#: 17-1215-003
Location: Indian Bend Rd. btwn. Scottsdale Rd. \& Mockingbird Ln.


