



May 9, 2017

Ms. Michele Hammond, Principal Planner
Berry Riddell LLC
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

Subject: Jones Gordon School

Dear Ms. Hammond:

At your request, CivTech has observed traffic operations at both the existing Jones Gordon School (JGS) and the Tesseract School (future location of JGS). We understand that a variance to the Special Use Permit (SUP) Stipulation Checklist (1995: Tesseract School) is required to allow JGS to extend the upper grade limit from 8th to 12th.

The City of Paradise Valley requested that the applicant retain a registered engineer to address the traffic and parking on the site at full enrollment and including students through the 12th grade. This letter addresses the City's specific concerns.

Parking

The 4800 East Doubletree Ranch Road school site currently has 82 spaces (including 5 accessible spaces). With a maximum enrollment of 340 students and assuming 10 students per classroom, up to 34 classrooms might be utilized. The SUP Guidelines require 1 parking space per classroom. JGS will have significantly more than the 34 spaces required. CivTech recommends that all staff and student vehicles be marked (placard on vehicle dashboard) and that a designated visitors' parking area be identified.

Student Age Drivers

The addition of student age drivers should not have a significant impact on traffic operations. Student parking on the JGS campus will be a privilege, not a right. CivTech recommends that each student planning to park sign an agreement with JGS that outlines the required driving rules/ behaviors on site. A student will be allowed one warning if their driving is not acceptable. After that, a repeat offense will result in loss of the privilege.

CivTech observed pick-up and drop-off operations at the existing JGS in Scottsdale. No adverse student age driving was seen.

Drop-off and Pick-up Operations

CivTech observed drop-off and pick-up operations at both JGS and Tesseract. Both proceeded extremely well without significant queuing or any spillback on the local streets. With a current enrollment of 106 students, JGS attracted 68 cars in the morning (8:00-9:00 am) and 49 in the afternoon (3:00-4:00 pm). Even with a maximum enrollment of 340, the new JGS location has more than enough space on site to queue drop-off and pick-up vehicles without creating spillback onto Doubletree Ranch Road.

Right-Turn Lane

Based on observations of drop-off and pick-up at Tesseract, CivTech does not feel that a right-turn lane into the school is warranted at this time. As enrollment increases, the necessity of a right- or left-turn lane into the school should be re-evaluated if queuing or spillback are observed.

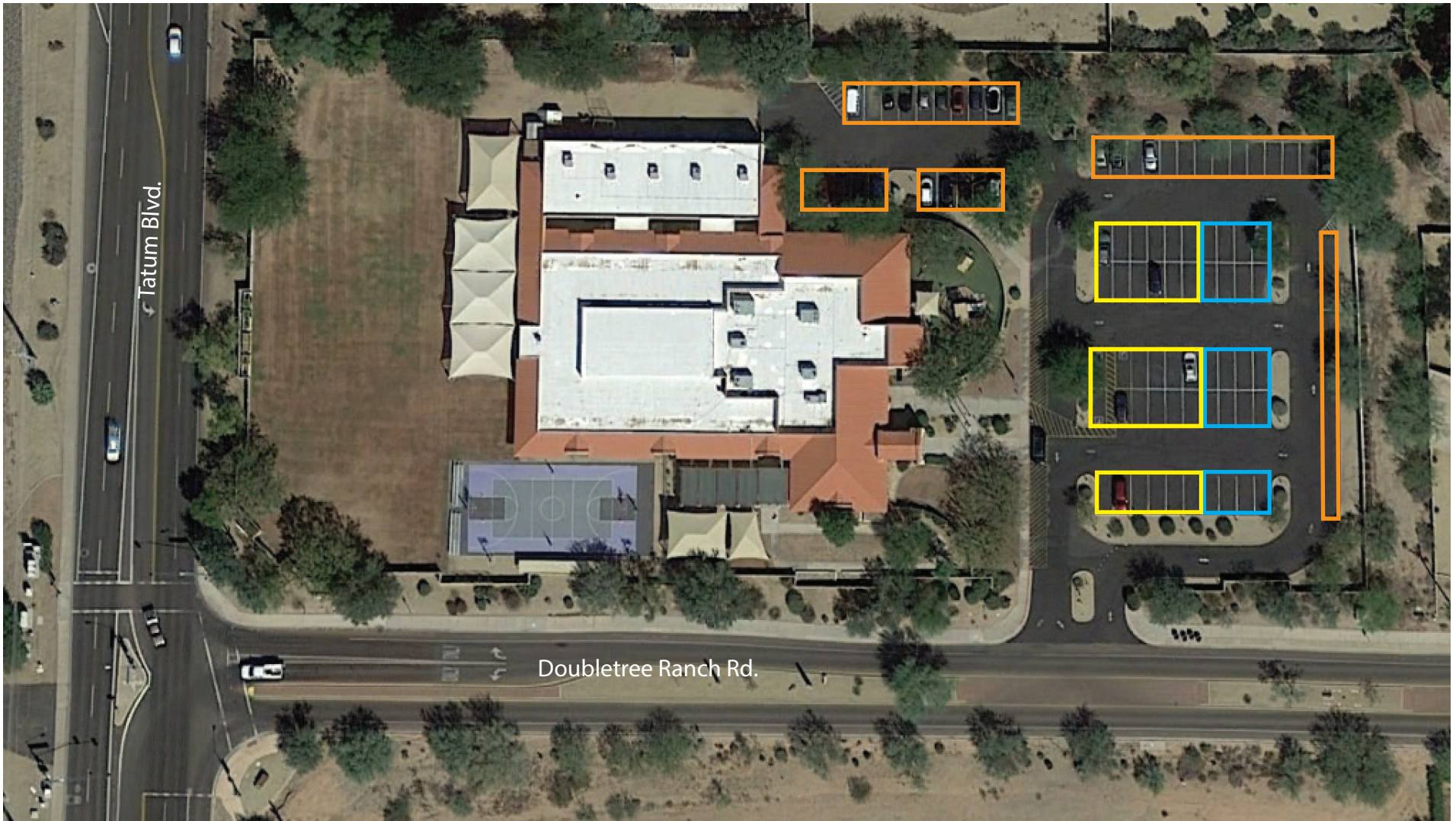
If you have any other questions or concerns, please contact me.

Sincerely,

CIVTECH INC.



Douglas M. McCants, PE (AZ 22204), PTOE, PTP
Senior Project Manager/Senior Traffic Engineer



Visitor Parking (30 Spaces)
 Staff Parking (41 Spaces)
 Student Parking (20 Spaces)

Source: CivTech 2017

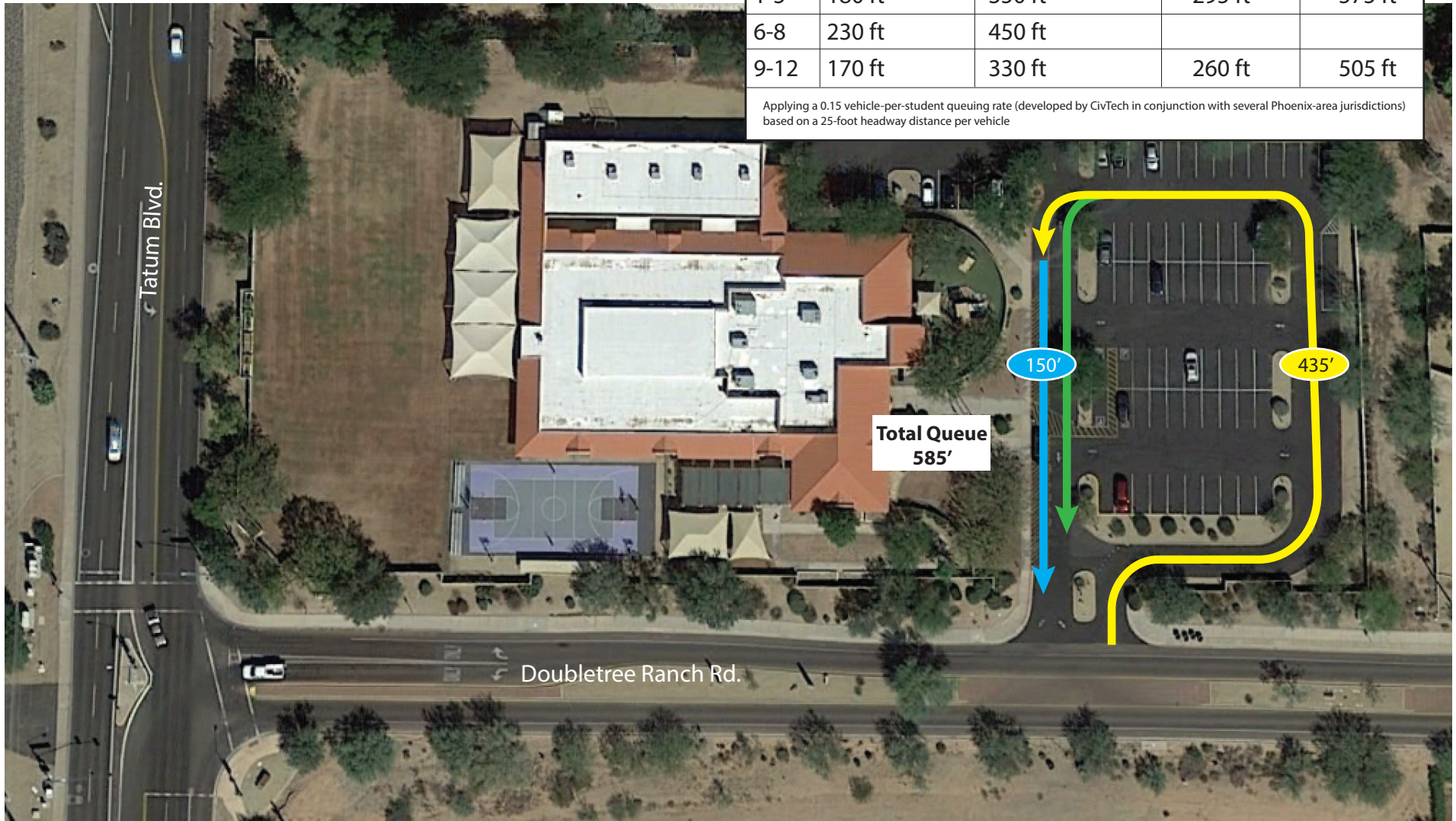
Jones Gordon School

Exhibit D: Available Parking



Queue Per Grade			Queue with Overlap	
Grade	175 Students	340 Students	Target	Max
1-5	180 ft	350 ft	295 ft	575 ft
6-8	230 ft	450 ft		
9-12	170 ft	330 ft	260 ft	505 ft

Applying a 0.15 vehicle-per-student queuing rate (developed by CivTech in conjunction with several Phoenix-area jurisdictions) based on a 25-foot headway distance per vehicle



 Queue  By-Pass Lane  Drop-Off/Pick-Up

Source: CivTech 2017

Exhibit A: Option I Circulation Plan

Jones Gordon School

