



November 15, 2018

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Town of Paradise Valley

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Town of Paradise Valley

RE: Lincoln Drive Median Access from Mockingbird Lane to the Eastern Town Limits

The Smoke Tree Resort and Lincoln Medical Plaza have submitted applications for Major Special Use Permit Amendments. Through the Statement of Direction Process (SOD) the Planning Commission and Staff were asked to look at the traffic and access related issues. The traffic and access related items from the SODs are as follows:

Smoke Tree Resort & Lincoln Medical SOD:

Traffic, Parking, Access, and Circulation. The proposed density and location within a heavily-traveled and mixed-use density area near the City of Scottsdale creates a heightened need for ensuring the proposed redevelopment does not have a negative impact on traffic safety, parking, and circulation.

- Number of access points in/out of the site
- Coordination with Town improvements along Lincoln, i.e. the entry/exit and roadway medians
- Deceleration turn lane for eastbound traffic entering the site
- Full build-out of The Ritz-Carlton Resort Special Use Permit
- Any cross-access easement(s) with the owners of the AJs to the east/Andaz to the south/Smoke Tree to the west.

The Town recently completed 30% design plans for the CIP roadway improvement project for Lincoln Drive from Mockingbird Lane to the eastern Town limits. Traffic data was not available from the Smoke Tree Resort or Lincoln Medical Plaza at the time the plans were developed. The 30% design plans called for a westbound left turn median break into the Applewood Pet Resort and a solid median from Quail Run Rd. to the eastern town limits. This raised median provides for only right in/right out access to the SUP properties.

CivTech was retained by the applicants to provide three potential access options as follows:

Option 1*: full median access for Smoke Tree Resort and Lincoln Medical Plaza

Option 2*: shared full median access for Smoke Tree Resort and Lincoln Medical Plaza

Option 3*: right in/right out only access for Smoke Tree Resort and Lincoln Medical Plaza

*All access options include full median access for the Applewood Pet Resort at their western driveway.

Both applicants have expressed a desire to maintain full access (left in/left out) onto Lincoln Drive as their preferred access option. Since CivTech is a subconsultant on the Town's Lincoln Drive CIP project, Kimley-Horn was retained as a 3rd party to review the following:

- Traffic volume calculations
- Left turn lane geometry including storage length and minimum taper lengths
- The need for exclusive right turn lanes
- Review and comment on the three access options

A copy of Kimley-Horn's Lincoln Drive Median Access from Mockingbird Lane to the Eastern Town Limits 3rd Party Traffic Review Memorandum is attached. Below are general comments from the memorandum as well as brief review of each access option:

- Median access options were reviewed against The American Society of State Highway and Transportation Officials (AASHTO) and City of Scottsdale design standards.
- A traffic volume of 13,870 vpd on Lincoln Drive was taken from the 2015 Ritz Carlton Traffic Impact Analysis.
- Using the projected year 2025 peak hour volumes, the daily traffic volumes on Lincoln Drive are estimated to exceed 20,000 vpd.
- Left turn lanes at Mockingbird Lane and Quail Run Road are shown per the Five Star Development Agreement for the Ritz Carlton Resort.
- A new traffic signal at Quail Run Road is shown per the Five Star Development Agreement for the Ritz Carlton Resort.
- Field observations were conducted on October 30, 2018 during the AM and PM peak hours. Eastbound traffic backed up in the inside lane and blocked both of the Lincoln Medical Plaza driveways and the Smoke Tree Resort eastern driveway on three occasions in the AM peak hour and five occasions in the PM peak hour.
- Motorists left gaps when traffic backed up so that westbound traffic could turn into the AJ's Shopping Complex. Near miss collisions were observed by Kimley-Horn.
- Lincoln Drive does not have sufficient width for U-turn movements.

Applewood Resort Full Median Access

- Full median access is shown at the Applewood Resort's western driveway.
- The western driveway is approximately 714' east of Mockingbird Lane and 612' west of Quail Run Rd.

Staff Comments: Staff recommends that the full median access be moved to the Applewood Pet Resort's western driveway in order to maximize the distance from Mockingbird Lane and Quail Run Road. This location will also be positioned for the future South Lincoln Drive Development Area access point if necessary. No other median breaks are recommended between Mockingbird Lane and Quail Run Road.

Option 1: Full Median Access (left in/left out)

Lincoln Medical Access

- The eastern driveway is right in/right out only and is in its current location.
- The western driveway has a median break for full access and is in its current location.
- The western driveway minimum left turn taper length is 90'. Only 43'-3" is provided.

- The western driveway minimum left turn storage requirement is 70'. A storage length of 70' is provided and is adequate.
- Driveway spacing is approximately 132' and does not meet the minimum requirement of 250'. It should be noted that the Lincoln Medical Plaza only has approximately 200' of frontage on Lincoln Drive.

Smoke Tree Resort Access

- The western driveway is right in/right out only and is in its current location.
- The eastern driveway has a median break for full access and is moved to a new location approximately 183' from the Lincoln Medical Plaza western driveway (approximately 154 feet from the eastern property line).
- The eastern driveway minimum left turn taper length is 90'. Only 40' is provided.
- The eastern driveway minimum left turn storage requirement is 55'. A storage length of 75' is provided and is adequate.
- The driveway spacing does not meet the minimum requirements of 250' from Quail Run Rd. or other adjacent driveways.

Staff Comments: Staff does not recommend full access for both properties as shown since driveway spacing is not met and left turn taper lengths do not meet the minimum standards necessary to safely transition vehicles from the Lincoln Drive through lane into the left turn lanes. Kimley-Horn's traffic observations also show that eastbound traffic will back up in front of the Lincoln Medical Plaza's driveways. Lincoln Medical Plaza access should be restricted to right in/right out to mitigate potential collisions.

Option 2: Shared Full Median Access (left in/left out)

- The Lincoln Medical Plaza eastern driveway is right in/right out only and is in its current location.
- The Lincoln Medical Plaza western driveway has been removed.
- The Smoke Tree Resort western driveway is right in/right out only and is approximately 134' east of Quail Run Rd.
- The shared access driveway minimum left turn storage length on Lincoln Drive is 115'. Only 90' is of storage is provided.

Staff Comments: Staff recommends that that left in/left out shared access can be provided so long as the minimum left turn storage length on Lincoln Drive is extended from 90' to 115'. The Smoke Tree Resort western driveway shall be removed since it cannot meet the minimum spacing requirement of 250' from both Quail Run Rd. and the shared access driveway. A dedicated right turn deceleration lane (minimum 100' storage and 90' taper) is also recommended for the shared access driveway. Additionally, a non-vehicular access easement (NVAE) shall be placed along the eastern and southern property lines of the Lincoln Medical Plaza parcel to prevent future access from the AJs Shopping Complex and Andaz Resort.

Option 3: Right In/Right/Out Access

- The Lincoln Medical Plaza eastern and western driveways are right in/right out only and in their current locations.
- The Smoke Tree Resort western driveway is right in/right out only and is in its current location approximately 134' east of Quail Run Rd.

- The Smoke Tree Resort eastern driveway is right in/right out only and is approximately 66 ' west of the Lincoln Medical Plaza western driveway (32 feet west of the property line).

Staff Comments: Staff recommends that right in/right out access can be provided so long the Smoke Tree Resort driveways and Lincoln Medical Plaza driveways are consolidated into one driveway for each property. The driveways should be located to maximize spacing and each driveway shall have a dedicated right turn deceleration lane (minimum 100' storage and 90' taper). The right in/right out turning movements are the safest turning movements but may result in motorists trying to make U-turns on Lincoln Drive that is not wide enough.

Staff Recommendation: Staff recommends Option 2 (shared full median access) with the modifications listed below. This alternative will achieve full left in/left out access for the Smoke Tree Resort and Lincoln Medical Plaza, minimum driveway spacing, minimum left turn storage length and minimum taper length required per AASHTO and City of Scottsdale requirements.

Option 2 (shared full median access) should be modified as follows:

- Extend left turn storage length on Lincoln Dr. from 90' to 115'.
- Relocate the shared access driveway location as required to accommodate additional left turn storage.
- Add dedicated right turn lane at shared access driveway (minimum 100' storage and 90' taper).
- Eliminate western Smoke Tree Resort driveway.
- Eliminate western Lincoln Medical Plaza driveway.
- Provide shared access easement between the Smoke Tree Resort and Lincoln Medical Plaza.
- Provide a non-vehicular access easement (NVAE) along the eastern and southern property lines of the Lincoln Medical Plaza parcel.