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July 11, 2019

Mark DiNunzio
Sedona Food Bank
680 Sunset Drive
Sedona, Arizona 86336

RE: Sedona Community Food Bank Building Project
Traffic Impact Analysis

Mr. DiNunzio,

It is currently proposed to construct a new building on the Seventh Day Adventist property in Sedona, Arizona. The project site is located at 680 Sunset Drive and is more specifically identified as APN 408-26-075B within Yavapai County, Arizona. Since 1998, the Sedona Community Food Bank has been operating out of the current 6,248 square foot Seventh Day Adventist church building within the southern portion of the property. The food bank utilizes the existing parking lot of the Seventh Day Adventist Church.

The current project is an approximate 5,500 square foot food bank facility, to be located on an undeveloped part of the northern portion of the property. The new facility would be used for warehousing, distribution, and preparation purposes by the Sedona Community Food Bank, a charitable organization. The new facility would serve functions that are currently accommodated with the existing facility of the Seventh Day Adventist Church; approximately 3,000 square feet is now utilized by the Sedona Community Food Bank. Thus, the proposed facility would allow for the expanded operation of the Sedona Community Food Bank mission.

Traffic Impact Analysis

The trip generation analysis for the existing operations of the Sedona Community Food Bank was generated based on traffic counts compiled within the month of April 2018. These previous trip generation counts are summarized in Table 1.1.

For the proposed new Sedona Community Food Bank building, a rational approach to trip generation is necessary, as standard ITE data does not account for all types of intended uses. As the new facility will be an expansion of the current facility, the existing traffic generations observed during the normal operation of the food bank will be adjusted based on the increase amount of operating space within the new facility. The trip generation for the new facility is based on the following operations provided by the Sedona Community Food Bank:

- Currently approximately 277 individuals are served per week.
- The food bank only operates Monday through Thursday;

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Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado



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- On Wednesdays, food is distributed to clients from 8:30 a.m. – 12:00 p.m. and 4:00 p.m. – 6:00 p.m.
- On Monday, Tuesday and Thursday, perishable items and donations are sorted cleaned from 7:00 a.m. – 2 p.m.
- There is one full-time and one part-time employee.
- There are 118 active volunteers with varying schedules.

Table 1 provides a comparison of the trip generation potential for both the existing and proposed Sedona Community Food Bank building.

Generator	Quantity	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Sedona Community Food Bank Existing Building								
Food Bank	3,000 SF	215	30	20	50	10	14	24
Existing Total Weekday Trips		215	30	20	50	10	14	24
Proposed New Facility								
Food Bank	5,500 SF	394	55	37	92	18	26	44
Proposed Total Weekday Trips		394	55	37	92	18	26	44

It can be seen that the new Sedona Community Food Bank is projected to generate about 394 vehicle trips on a daily basis, with 92 trips within the AM Peak Hour and 44 trips within the PM Peak Hour. This adjustment in projected traffic for the food bank is not anticipated to impact normal traffic operations along Sunset Drive.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,



Luke Sefton, PE, CFM

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Attachment: Traffic Count from April 2018

Project No. 161105

EXPIRES 3/31/2020

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Traffic Study April 2018

Monday, 4/2 7:00-8:00 (2)
8:00-12:00 (8)
12:00-2:00 (1)

Tuesday, 4/3 7:00-8:00 (3)
8:00-12:00 (7)
12:00-2:00 (1)

Wednesday, 4/4 7:00 (14)
8:00 (26)
9:00 (53)
10:00 (38)
11:00 (22)
12:00 (4)
1:00-3:00 (0)
4:00 (22)
5:00 (25)
6:00 (4)

Thursday, 4/5 7:00-8:00 (2)
8:00-12:00 (15)
12:00-2:00 (1)

Monday, 4/9 7:00-8:00 (2)
8:00-12:00 (9)
12:00-2:00 (1)

Tuesday, 4/10 7:00-8:00 (3)
8:00-12:00 (7)
12:00-2:00 (1)

Wednesday, 4/11 7:00 (15)
8:00 (30)
9:00 (54)
10:00 (28)
11:00 (27)
12:00 (4)
1:00-3:00 (0)
4:00 (21)
5:00 (12)
6:00 (4)

Thursday, 4/12 7:00-8:00 (2)
8:00-12:00 (12)
12:00-2:00 (1)

Monday, 4/16 7:00 (2)
8:00-12:00 (8)
12:00-2:00 (1)

Tuesday, 4/17 7:00-8:00 (3)
8:00-12:00 (13)
12:00-2:00 (1)

Wednesday, 4/18 7:00 (13)
8:00 (41)
9:00 (46)
10:00 (41)
11:00 (35)
12:00 (4)
1:00-3:00 (0)
4:00 (27)
5:00 (10)
6:00 (4)

Thursday, 4/19 7:00-8:00 (2)
8:00-12:00 (12)
12:00-2:00 (1)

Monday, 4/23 7:00-8:00 (2)
8:00-12:00 (8)
12:00-2:00 (1)

Tuesday, 4/24 7:00-8:00 (3)
8:00-12:00 (13)
12:00-2:00 (1)

Wednesday, 4/25 7:00 (22)
8:00 (50)
9:00 (48)
10:00 (37)
11:00 (26)
12:00 (4)
1:00-3:00 (0)
4:00 (24)
5:00 (18)
6:00 (4)

Thursday, 4/26 7:00-8:00 (2)
8:00-12:00 (7)
12:00-2:00 (1)

Monday, 4/30 7:00-8:00 (2)
8:00-12:00 (7)
12:00-2:00 (1)