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21 November 2020

City of Phoenix
Planning and Development Department
200 West Washington Street
Phoenix Arizona 85003

Subject: Pre-app #20-89 Traffic Statement for Premier Recording Studio at 1142 West Indian School Road

To Whom It May Concern:

Premier Recording Studio provides professional audio recording services for musicians. The property is approximately 0.46 acres. The current zoning is R-5, which allows 5.0 dwelling-units-per-acre. The building area is approximately 6,300 square feet. The recording studio occupies approximately 2,200 square feet. The remainder of the building consists of a recording mixing room, a stage, a kitchenette, a lounge, and a bathroom. Premier Recording Studio has been providing recording services for approximately five years at the referenced address, unaware that the use was not allowed.

Data for this type of land use is not provided in the Institute of Transportation Engineers publication, *Trip Generation Manual, 10th Edition*.

Typically, one employee is present at Premier Recording Studio each day, creating one entering trip and one exiting trip for a total of two trips per day.

Recording sessions are by appointment only. Recording sessions typically occur a maximum of three times each week. One to three musicians and two employees are present for these sessions. Therefore, recording sessions generate six to ten total trips per day, a maximum of three times each week.

Rehearsal sessions are also by appointment only. Rehearsal sessions occur approximately two to three times each year. Two employees and three to six musicians are present for these rehearsals. Typically, the musicians are collectively driven to the rehearsals by private transport. Therefore, rehearsal sessions generate six total trips per day, a maximum of three times each year.

Premier Recording Studio typically generates two trips-per-day. Premier Recording Studio generates a maximum of ten trips-per-day, for a maximum of three days-per-week.

If two homes were constructed on the property, they would generate approximately 15 to 20 trips-per-day, every day – substantially more traffic than the recording studio.

The closest location for current traffic counts provided by the City of Phoenix shows approximately 41,000 daily vehicles in 2014 on Indian School Road between 7th Street and 12th Street.

The traffic volumes generated by a recording studio are approximately one-tenth to one-half of the traffic volume that would be generated by two dwelling units. Premier Recording Studio generates minimal traffic volume and therefore has no negative impact on traffic flow.



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