



July 19, 2024

Parker Murphy, P.E.
Traffic Engineer
Town of Prescott Valley
Public Works Department
(928) 759-3079

Re: Brakes Plus Traffic Statement, Prescott Valley, Arizona

The proposed Brakes Plus (BP) project is in the southwest part of Prescott Valley, Arizona, covering a portion of Section 14 of Township 14 North, Range 01 West of the Gila and Salt River Base & Meridian. The project is a development of vacant lot within the existing shopping center located at the southwest corner of Glassford Hill Road and Centre Court. The site is located on Yavapai Assessor's Parcel Number 103-02-762M, and it is 1.49 acres in size. BP operates six days a week, from 8 a.m. to 6 p.m., and is closed on Sunday.

The BP lot is located within the Prescott Valley Downtown area in an existing twenty-acre retail center that is serviced by Florentien Road and Centre Court, along the main arterial Glassford Hill Road. Centre Court and Glassford Hill Road are signalized intersections with a northbound to west bound left turn lane to access the BP site. There are three additional access driveways on Glassford Hill Road for southbound traffic to access the retail center. These driveways do not have a dedicated right turn lane. Florentine Road has three access locations, with two locations for westbound to southbound left turn lanes and one driveway for right in and out access. All of these locations will provide ingress and egress to BP.

BP will generate new traffic to the retail center through its six to eight employees and customers that arrive to the site for service. Based on historical data from the client, who operates 135 locations nationwide, BP has customers arrive and leave the facility within a two hour window, with an average vehicle count of 19.6 cars per day. Based on this data the average customer trip to the site is two cars per hour.

The ITE trip generation provided by Mr. Murphy is 86 daily trips, with 10 AM peak trips and 11 PM peak trips.



1650 Willow Creek Road
Prescott, AZ 86301

As previously noted, BP is located within an existing commercial center with a grocery store, gas station, and restaurants which typically have a higher traffic volume than the proposed BP facility.

Respectfully Submitted,
Lyon Engineering



Scott A. Lyon, P.E.
President



Ashley Bernatski
Project Manager
Engineering & Permitting
1880 Southpark Drive
Birmingham, Alabama 35244
Direct Dial: 205-533-1724
Ashley.Bernatski@expressoil.com
www.expressoil.com

Via: Email

July 19, 2024

Town of Prescott Valley
7501 E. Skoog Blvd.,
Prescott Valley, AZ
86314

Re: Brakes Plus Traffic Information

Brakes Plus is under contract to purchase referenced facility, a single parcel unit located in the real property known as an extension of Centre Court and Glassford Hill road (a portion of the Parcel #103-02-762M), consisting of approximately 56,960 square feet of undeveloped land, in Prescott Valley. Our company is proposing a new development the location into Brakes Plus. Brakes Plus specializes in the following:

- Brakes Pads
- Rotors
- Minor Auto Services
- Oil Changes
- Alignments
- Other ancillary auto services specialties.

Our company strives to have customers in and out of the facility within a 2-hour window. Vehicles are not typically kept overnight for repairs, the facility does not service major repairs, only minor automotive work. The average car count per day for a Brakes Plus is 19.6 cars, which breaks down to an average of +/- 2 cars per hour. In the case that a vehicle needs to be kept it, Brakes Plus always stores vehicles inside the bays, locked and secured, with cameras monitoring.

Please see the attached store traffic heat map, from our Sister company, Express Oil Change is attached. This will show our busiest location having only 53 cars per day. Brakes plus does not specialize in quick oil lube, reducing our average car count per day to ~26 cars. These numbers are tracked daily through our car count and historical numbers for the company.

Brakes Plus is based in Denver, CO provides an upscale experience for the customer, with 157+ locations nationwide. Hours of operation are M-Sat 8-6, closed on Sunday. We look forward to presenting it to your community and bringing a Brakes Plus to Prescott Valley.

Kindest regards,

A handwritten signature in blue ink that reads "Ashley Bernatski". The signature is written in a cursive, flowing style.

Ashley Bernatski



Historical data from Express Oil Change:

- EOC averages ~47 customers per day overall for their facilities
- Their highest peak hour % comes on Saturdays with 13.2% of all oil changes for Saturdays happening in the 11 AM hour.
- 13.2% of 47 total customers would be a max of ~7 customers during the peak hour
- For the 3 proposed oil change bays with 15-minute oil changes, you could accommodate 12 customers per hour
- 12 customer capacity > 7 customers in peak hour per historical EOC data

Using the ITE Trip Generation Handbook - #941 Quick Lube Vehicle Shop for 3 bays of oil change service:

- ITE estimates 120 total trips per day (60 incoming, 60 outgoing)
- ITE estimates 16 PM Peak Hour trips (9 incoming, 7 outgoing)
- For the peak hour, ITE estimates 9 incoming customers.
- For the 3 proposed oil change bays with 15-minute oil changes, you could accommodate 12 customers per hour.
- 12 customer capacity > 9 customers in peak hour per ITE Trip Generation Handbook

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		(peak hours are for peak hour of adjacent street traffic unless highlighted)																	
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Quick Lube Vehicle Shop 941	Service Bays	40.00	3.00	5.19		67%	33%	55%	45%	3.0	120	9	16	6	3	0	9	7	0
Automobile Care Center 942	Service Bays	12.48	1.52	2.17		68%	32%	NA	NA	5.0	62	8	11	5	2	0	NA	NA	0



brakes plus

Hours of Operation:

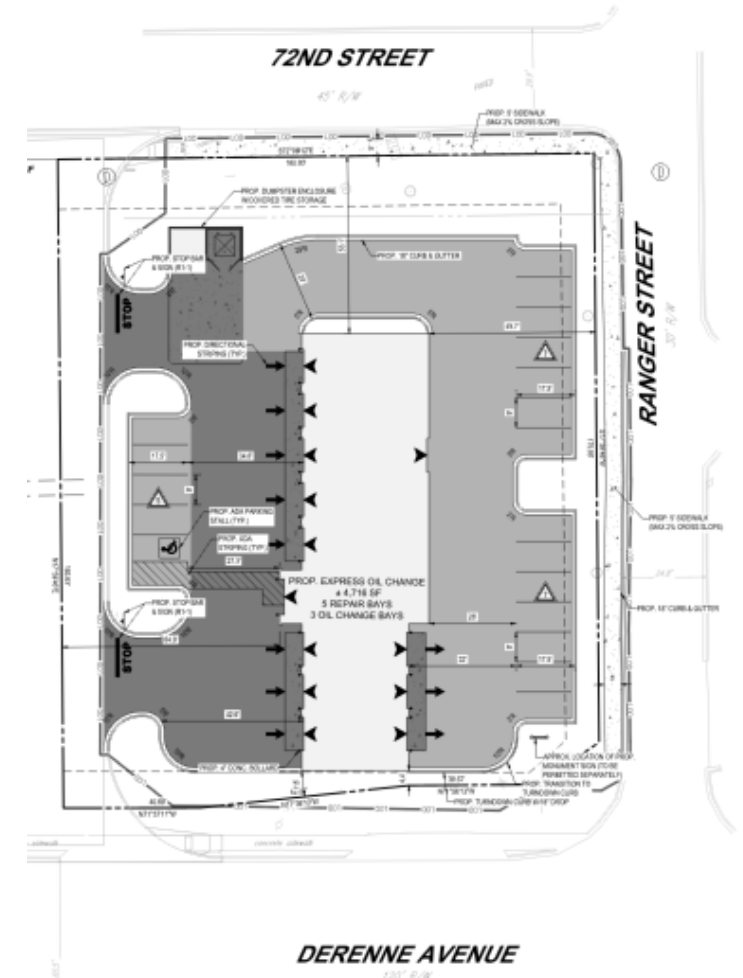
- 8-6 Monday – Saturday
- Closed on Sunday
- Average Daily car Count 53
- Top Car Count store out of 400 chain stores – 106 cars per day
- Average Hourly car Count: 6
- Average 3 in bays and 2-3 for stack
- Average time in each bay 12 min per vehicle

Oil Change Start Times

Store Traffic Heat Map						
Time	Mon	Tue	Wed	Thu	Fri	Sat
7:00AM	0.6%	0.6%	0.6%	0.6%	0.7%	0.7%
8:00AM	8.6%	8.3%	8.7%	8.8%	9.1%	10.7%
9:00AM	9.4%	8.9%	9.3%	9.4%	9.4%	11.3%
10:00AM	10.6%	10.0%	10.3%	10.3%	10.5%	12.9%
11:00AM	11.4%	11.1%	11.2%	11.2%	11.3%	13.2%
12:00PM	11.6%	11.4%	11.4%	11.4%	11.4%	12.5%
1:00PM	11.0%	10.8%	11.0%	10.9%	11.2%	11.6%
2:00PM	10.2%	10.3%	10.4%	10.5%	10.6%	10.7%
3:00PM	10.3%	10.6%	10.5%	10.4%	10.5%	9.3%
4:00PM	10.0%	10.7%	10.3%	10.0%	9.6%	6.8%
5:00PM	6.2%	6.9%	6.2%	6.1%	5.6%	0.3%
6:00PM	0.1%	0.2%	0.1%	0.1%	0.1%	0.0%

Mechanical Start Times

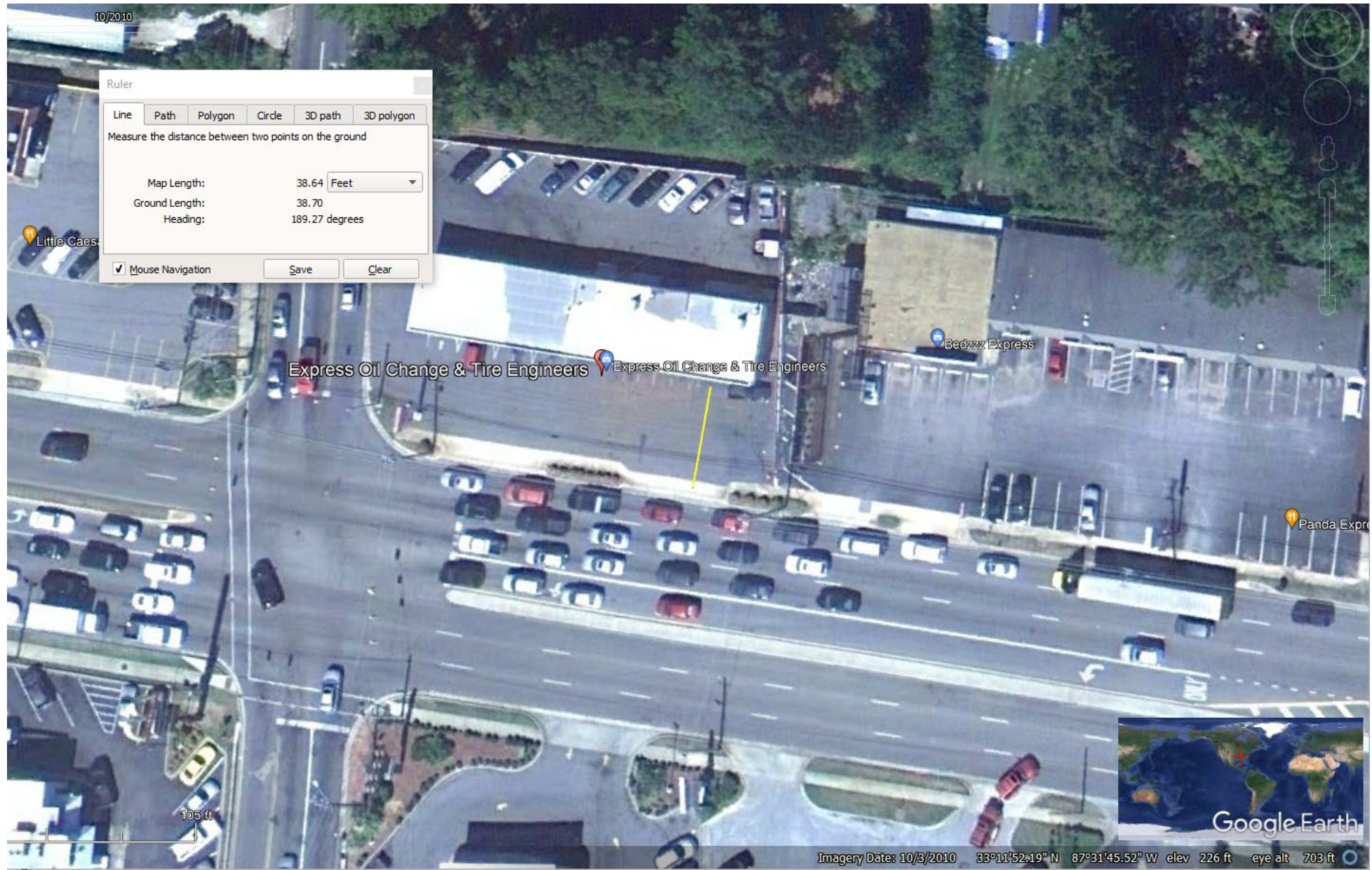
Store Traffic Heat Map						
Time	Mon	Tue	Wed	Thu	Fri	Sat
7:00AM	1.2%	1.3%	1.4%	1.4%	1.4%	1.7%
8:00AM	15.0%	14.7%	14.4%	14.2%	14.4%	16.2%
9:00AM	12.1%	11.5%	11.9%	11.5%	11.7%	12.8%
10:00AM	11.4%	10.9%	10.7%	10.8%	10.9%	11.5%
11:00AM	10.2%	10.0%	9.9%	10.4%	10.0%	11.1%
12:00PM	9.7%	9.1%	9.5%	9.7%	9.6%	10.3%
1:00PM	9.3%	9.1%	9.2%	9.2%	9.7%	9.8%
2:00PM	9.0%	9.2%	9.0%	9.2%	9.2%	9.5%
3:00PM	8.6%	9.3%	9.1%	9.2%	9.1%	8.4%
4:00PM	8.3%	9.1%	9.0%	8.5%	8.4%	6.5%
5:00PM	4.6%	5.5%	5.4%	5.5%	5.1%	2.2%
6:00PM	0.4%	0.4%	0.4%	0.4%	0.4%	0.1%



EXPRESS
OIL CHANGE
10 MINUTE SERVICE

TIRE
ENGINEERS
FULL SERVICE AUTO CARE

brakes plus





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