

1001 E Bonanza Road

Proposed conversion of a 1.779 thousand square foot office into a 4 unit apartment building.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.779	10.84	19
AM Peak Hour			1.52	3
PM Peak Hour			1.44	3

(heaviest 60 minutes)

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [SU]	4	6.74	27
AM Peak Hour			0.40	2
PM Peak Hour			0.51	2

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE		0	8
AM Peak Hour			0.00	-1
PM Peak Hour			0.00	-1

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Bonanza Road	
Average Daily Traffic (ADT)	19,889
PM Peak Hour	1,591
(heaviest 60 minutes)	

Maryland Parkway	
Average Daily Traffic (ADT)	16,696
PM Peak Hour	1,336
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	33,800
Maryland Parkway	53,445

This project is expected to add an additional 8 trips per day on Bonanza Rd., 10th St. and Maryland Pkwy. Currently, Bonanza is at about 59 percent of capacity and Maryland is at about 31 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for 10th, but it is believed to be under capacity.

Based on Peak Hour use, this development will reduce roughly 1 additional peak hour trip from the area, or about one every sixty minutes.

Note that this report assumes all traffic from this development uses all named streets.