

SWC Grand Central Parkway and City Parkway

Proposed mixed use development with 408 multi-family dwelling units and 98.066 thousand square feet of commercial area.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (HIGH-RISE) [DU]	408	4.54	1,852
AM Peak Hour			0.27	110
PM Peak Hour			0.32	130

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING PLAZA [40-150 KSF] [1000]	58.066	94.49	5,487
AM Peak Hour			3.53	205
PM Peak Hour			9.03	524

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	40.000	10.84	434
AM Peak Hour			1.52	61
PM Peak Hour			1.44	58

(heaviest 60 minutes)

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL		0	7,773
AM Peak Hour			0.00	376
PM Peak Hour			0.00	712

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Grand Central Parkway

Average Daily Traffic (ADT)	11,361
PM Peak Hour	909
<i>(heaviest 60 minutes)</i>	

City Parkway

Average Daily Traffic (ADT)	3,547
PM Peak Hour	284
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Grand Central Parkway	34,645
City Parkway	34,645

This project is expected to add an additional 7,773 trips per day on Grand Central Blvd., City Pkwy. and Carson Ave. Currently, Grand Central is at about 33 percent of capacity and City Pkwy. is at about 10 percent of capacity. With this project, Grand Central is expected to be at about 55 percent of capacity and City Pkwy. to be at about 33 percent of capacity. Carson has not been constructed yet in this vicinity, but it is expected to be under capacity on opening.

Based on Peak Hour use, this development will add into the area roughly 712 additional peak hour trips, or about twelve every minute.

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