



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: SHARAN PROPERTIES, LP - OWNER:
SHARAN PROPERTIES, LP, ET AL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0301-ZON1	Staff recommends DENIAL.	
24-0301-SDR1	Staff recommends DENIAL, if approved subject to conditions:	24-0301-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 418

PROTESTS N/A

APPROVALS N/A

**** CONDITIONS ****

24-0301-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (24-0301-ZON1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 07/30/24 and building elevations, date stamped 06/20/24, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow a nine-foot courtyard width where 20 feet is the minimum required.
5. A Waiver from Title 19.09 is hereby approved, to allow two parking spaces where nine are required.
6. A Waiver from Title 19.06 is hereby approved, to allow a proposed trash enclosure to be placed 20 feet from a residential property where 50 feet is the minimum required.
7. A Pre-Entitlement Exception from Title 19.09 is hereby approved, to allow a three-foot interior side yard setback where five feet is minimum allowed.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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11. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
 1. An acceptable utility pad location shall be indicated on the site plan.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time an application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 1. Any non-district specific landscaping within the amenity zone areas shall be replaced with Fremont East-specific landscaping as reflected in Title 19.09.040.
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
14. Revised elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit to reflect:
 1. Mechanical devices, such as air conditioning units shall be shown in compliance with Title 19.
15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with the development of this site.

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18. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to the submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

21. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 16-unit bungalow court development on 0.30 acres at 1711 Fremont Street.

ISSUES

- The subject site is located within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Fremont East District) [Area 3].
- A Rezoning (24-0301-ZON1) is requested from T4-C (T4 Corridor) to T4-N (T4 Neighborhood).
- A Site Development Plan Review (24-0301-SDR1) is requested for a 16-unit bungalow court development at the subject site. In conjunction with the proposed development, the following Waivers of Title 19.09 are requested:
 - A Waiver of Title 19.09 is requested to allow a nine-foot courtyard width where 20 feet is the minimum required. Staff does not support this request.
 - A Waiver of Title 19.09 is requested to allow two parking spaces where nine are required. Staff does not support this request.
 - A Waiver of Title 19.06 is requested to allow a trash enclosure to be placed 20 feet from a residential property where 50 feet is the minimum required. Staff does not support this request.
 - A Pre-Entitlement Exception of Title 19.09 is requested to allow a three-foot interior side yard setback where five feet is the minimum required. Staff does not support this request.

ANALYSIS

On December 6, 2017, the City Council adopted the City's Vision 2045 Downtown Las Vegas Master Plan, which established the vision and goals for 12 Downtown Districts. This includes the subject site, which is located within the Fremont East District. The Fremont East District is a core district in Downtown Las Vegas and remains a major economic driver of Las Vegas and the region with the tourism and entertainment industry. In order to maintain that standing, one of the focuses of this district is to provide multifamily housing and services to provide much-needed affordability and pedestrian activity.

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The subject site is governed by Title 19.09 which regulates the form-based code development standards. The subject site is located within the Fremont East District of Downtown Las Vegas. Fremont East has gained residents and shops through its popularity due to its proximity to the Resort and Casino District, but is in need of a more pedestrian-friendly atmosphere for continued success and growth. Strategies for further improvement include additional multi-family housing, including live/work and midrise/high-rise workforce housing; and the addition of civic and institutional spaces, such as clinics, senior centers, community centers, and educational facilities.

The applicant is proposing to develop a 16-unit bungalow court development on 0.30 acres at 1711 Fremont Street. Each building's footprint is approximately 300 to 435 square feet of living space. As the proposed, bungalow court building type is not permitted in the site's current T4-C (T4 Corridor) transect zoning district, the applicant is proposing to rezone the 0.30 acre site to T4-N (T4 Neighborhood).

Rezoning

The site's existing T4-C (T4 Corridor) transect zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large-footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses.

The proposed T4-N (T4 Neighborhood) transect zone is intended to reinforce established neighborhoods in walkable urban areas. These neighborhoods will evolve through the use of small to medium-building footprints and medium-intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses, and supports public transportation alternatives.

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If approved, the requested Rezoning would create a situation commonly known as “spot zoning.” Spot zoning is defined by Title 19.18 as, “rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan.” The adjacent parcels along this portion of the Fremont Street corridor are all zoned T4-C (T4 Corridor) whereas neighboring properties to the north which are outside of the Downtown Overlay are zoned R-1 (Single Family Residential). Amending the subject site would remove the “spot” of T4-C (T4 Corridor) zoning in this area.

Site Development Plan Review

The submitted site plan depicts 16 units and three patio common spaces spread throughout the 0.30-acre site. Waivers of the 19.09 Form-Based Code Development Standards are requested to allow the proposed development. Under the bungalow court building type, specific development standards are required for the courtyard area, allowing a pedestrian-oriented environment. For instance, the courtyard shall be a minimum width of 20 feet; as the proposed development provides only a nine-foot width, a Waiver is requested for this standard. A Waiver of the Title 19.06 requirement that trash receptacles shall be located a minimum of 50 feet from any property line of a protected property is necessary because the property to the north is a single family home zoned R-1 (Single Family Residential). Additionally, a pre-entitlement exception is requested to allow a three-foot interior side yard setback where five feet is the minimum required.

The building elevations demonstrate 39-foot-tall, two-story structures comprised of a variety of vertical cement board siding and metal paneling. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. Blank and expressionless walls are avoided by the inclusion of ridges in the materials.

The landscape plan depicts 36-inch Blue Palo Verde trees and a variety of five-gallon bushes interchangeably used throughout the site. Within the Form-Based Code Development Standards, district-specific trees are required within the amenity zone area, creating a defining character and comprehensive neighborhood feel. Blue Palo Verdes are not listed on the district-specific tree palette for the Fremont East District. As such, Condition of Approval #11 has been added to replace this amenity zone tree accordingly.

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Development projects within the form-based code-designated areas of Downtown Las Vegas are subjected to an alternative parking reduction based upon a variety of factors such as neighborhood context and current or future infrastructure. Pursuant to Title 19.09.100 Table G-1 (High Load - Zone 3), the reduction brings the parking requirement range from a minimum of nine parking spaces to a maximum of 16 parking spaces. The parking for the proposed development is under the minimum threshold as only two parking spaces are provided; a Waiver is requested to allow a deviation from this standard. After the reduced parking minimum, the proposed development provides 77 percent less than the required amount.

City of Las Vegas 2050 Master Plan

The subject site is located within the Master Plan 2050 designated area of Downtown Las Vegas which is the City's civic, commercial, and cultural hub. Located in the center of the Las Vegas Valley, encompassing the original 1905 Clark's townsite, it functions as a primary regional center of Southern Nevada together with the Las Vegas Strip. Centered along Fremont Street, Downtown is the original home to local gaming and tourism. It continues to attract visitors looking for a historic and authentic Las Vegas experience. The Downtown of Tomorrow is envisioned as a vibrant and livable urban environment and will continue to "Reinvent the Legend" through the complete implementation of the Vision 2045 Downtown Las Vegas Masterplan.

Vision 2045 Downtown Las Vegas Master Plan

Under the Vision 2045 Downtown Las Vegas Master Plan, a major focus of the Fremont East District is to provide quality multifamily housing for a range of income levels and price points. The increase in residential and mixed-use development will support the tourism and entertainment industry and the overall pedestrian activity within the district.

Due to the request for spot zoning and ultimately allowing a building type use that is not otherwise permitted in the current zoning district, staff recommends denial of the proposed development. Additionally, staff finds that the proposed development is overdeveloped as evidenced by the requested parking Waiver. If approved, the proposed development will be subject to conditions.

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FINDINGS (24-0324-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The T4-N (T4 Neighborhood) zoning district is consistent with the existing FBC (Form-Based Code) land use designation of the General Plan.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The T4-N (T4 Neighborhood) transect zone is intended to reinforce established neighborhoods in walkable urban areas. These neighborhoods will evolve through the use of small to medium-building footprints and medium-intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses, and supports public transportation alternatives.

This rezoning would not be compatible, as it would create a spot zone of higher building density.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

Neither growth nor development factors in the surrounding community indicate a need or appropriateness for this rezoning. The applicant is proposing to develop a building type that is not supported in the existing transect zone, which does not encourage a shift in zoning.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Fremont Street, classified as a 100-foot primary arterial, is adequate in size to meet the needs of the proposed T4-N (T4 Neighborhood) transect zoning district.

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FINDINGS (24-0301-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The applicant has overdeveloped the subject site as evidenced by the requested Waivers. By not meeting the interior side yard setback standards, the proposed multi-family development will be within three feet of adjacent properties. Additionally, the lack of sufficient on-site parking would potentially negatively impact adjacent roadways and neighboring traffic.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

Under the Vision 2045 Downtown Las Vegas Master Plan, a major focus of the Fremont East District is to provide quality multifamily housing for a range of income levels and price points. The increase in residential and mixed-use development will support the tourism and entertainment industry and the overall pedestrian activity within the district.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is provided by Fremont Street, a 100-foot primary arterial. The lack of sufficient on-site parking would potentially negatively impact adjacent roadways and neighboring traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials are appropriate for a desert climate and the city. Condition of Approval 11 has been added requiring any non-district specific landscaping within the amenity zone areas to be replaced with Fremont East-specific landscaping.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Building elevations and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment. The elevation plan date shows the façade comprised of vertical cement board siding and metal paneling. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/19/20	A Code Enforcement Case (CE20-01439) was reported for an unsecured and trashed vacant lot that unhoused individuals at 1711 Fremont Street. The case was resolved on 04/06/20.
05/16/22	A Code Enforcement Case (CE20-01439) was reported for multiple homeless encampments on a vacant lot at 1711 Fremont Street. The case was resolved on 12/05/22.

<i>Most Recent Change of Ownership</i>	
01/26/24	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses associated with the subject site.	

<i>Pre-Application Meeting</i>	
06/05/24	A pre-application meeting was held with the applicant to discuss the submittal documents for a Rezoning and Site Development Plan Review pertaining to the proposed development.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

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Field Check	
07/22/24	A routine field check was conducted at the subject site; staff found an enclosed undeveloped lot with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.30

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	FBC (Form Based Code)	T4-C (T4 Corridor)
North	Single Family, Detached	MXU (Mixed Use)	R-1 (Single Family Residential)
South	Motor Vehicle Sales, Used	FBC (Form Based Code)	T4-C (T4 Corridor)
East	Undeveloped / Vacant		
West	Hotel, Residence		

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Fremont East District	Y
Special Area and Overlay Districts	Compliance
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type	Main Body Width: 32 Feet Max	20 Feet	Y
Bungalow Court	Main Body Depth: 26 Feet Max	15 Feet	Y
Additional Standards for a Bungalow Court	Courtyard Width: 20 Feet Min	9 Feet	N*
	Courtyard Depth: 20 Feet Min	332 Feet	Y
	Courtyard Area: 400 SF Min	2,988 SF	Y
Access Standards (If applicable)	The shared courtyard must be accessible from the primary street and the entrance to each building must be from the shared courtyard.		Y

Pursuant to Title 19.09, the following standards apply (cont.):

Table E. Building Placement			
Setback Distance (Front)	10 Feet Minimum 20 Feet Maximum	13 Feet	Y
Setback Distance (Interior Side)	5 Feet Minimum 30 Feet Maximum	3 Feet	N
Setback Distance (Rear)	15 Feet Minimum	28 Feet	Y
Building Façade (Front) [Fremont Street]	65% Minimum	67.3%	Y
Table F. Building Form Standards			
Building Height	3 Stories Maximum	2 Stories	Y
Floor-to-Ceiling (Ground)	9 Feet Minimum	9 Feet	Y
Floor-to-Ceiling (Upper)	8 Feet Minimum	9 Feet	Y
Footprint – Lot Coverage	75% Maximum	36.7%	Y
Depth – Gross Floor Space	20 Feet Minimum	Only for Commercial	N/A
Table G. Frontages			
Frontage 1 [Fremont Street]	Common Yard Dooryard Forecourt Porch: Engaged Porch: Projecting Shopfront Stoop Terrace	Common Yard	Y

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Table G. Frontages			
Pedestrian Access	The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards).		Y
Table H. Encroachments into the Façade Zone			
Encroachment Type	N/A	N/A	Y
Table I. Use Types			
Residential, Multi-Family			Permitted
Table J. Parking Standards			
Setback from Lot	Side: 0 Feet	0 Feet	Y
	Rear: 0 Feet	0 Feet	Y
Parking Driveway Width	N/A	Alley Loaded	N/A

Pursuant to Title 19.09, the following standards apply (cont.):

Table K. Required Street Trees			
Amenity Zone Tree Planting	Mediterranean Hackberry Common Hackberry Indian Rosewood Mexican Ebony Osage Orange Red Push Pistache Chinese Pistache Willow Pittosporum Mexican Sycamore Blue Oak Escarpment Oak Bur Oak Monterrey Oak Cathedral Live Oak High Rise Live Oak Southern Live Oak Heritage Live Oak Cedar Elm	Blue Palo Verde	N**
Table L. Open Space			
Miscellaneous	20 Feet Minimum Width	43 Feet	Y
	20 Feet Minimum Depth	35 Feet	Y
	800 SF Minimum	4,718 SF	Y

**The applicant has requested Waivers of the following Title 19.09 Form-Based Code Development Standards.*

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***Condition of Approval 11 has been added requiring the inclusion of district-specific landscaping materials within the provided amenity zone areas.

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
Trash Enclosure	50 Feet	20 Feet	N*

*Based on the configuration of the site, the alley is the only viable location on the site. A Waiver is therefore requested to allow a trash enclosure to be placed 20 feet from a residential property where 50 feet is the minimum required.

Existing Zoning	Permitted Density	Units Allowed
T4-C (T4 Corridor)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
T4-N (T4 Neighborhood)	N/A	N/A
Existing General Plan	Permitted Density	Units Allowed
FBC (Form Based Code)	N/A	N/A

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Fremont Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
	Primary Thoroughfare	Title 19.09		Y
	Commercial Street	Title 19.04.030		Y

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Pursuant to Title 19.09 and 19.12, the following parking standards apply:

Parking Requirement - Downtown (Area 3)							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Multi Family - Studio or 1 Bedroom	16 Units	1.25 per unit	20				
Residential, Multi Family - Guest Parking		1 per every 6 units	2.66				
TOTAL SPACES REQUIRED (unweighted)		22.66					
TOTAL SPACES REQUIRED (weighted requirement; see below)			9		2		N*
Regular and Handicap Spaces Required			8	1	1	1	N*
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards High Load - Zone 3			Between 40% and 70%		9 16		N*
Bicycle Parking Requirements			Residential (over 20 units only)		Less Than 20 Units		N/A

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
For a bungalow court development, a 20-foot minimum court yard width is required.	To allow a nine-foot courtyard width where 20 feet is the minimum required.	Denial
Based on the size and scale of the proposed development, nine parking spaces is the minimum required.	To allow two parking spaces where nine are required.	Denial
Trash receptacles shall be located a minimum of 50 feet from any property line of a protected property	To allow a trash enclosure to be placed 20 feet from a residential property where 50 feet is the minimum required.	Denial

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Pre-Entitlement Exceptions		
Requirement	Request	Staff Recommendation
The interior side yard setback shall be between a five-foot minimum to a 30-foot maximum in the T4-N transect zone.	A three-foot interior side yard setback where five feet is minimum allowed.	Approval

Proposed 16 Multi-Family Units:					
Student Yield		Elementary School		Middle School	High School
Multi-Family Units (16)		16 x 0.124		16 x 0.061	16 x 0.080
Total Additional Students		2		1	2
Schools Serving the Area:					
Name	Address	Grade	Capacity	Enrollment	Site Date
Hollingsworth Elementary School	1776 Ogden Road	Kindergarten – 5 th Grade	722 Students	534 Students	04/01/24
Martin Middle School	200 North 28 th Street	6 th – 8 th Grade	1,697 Students	1,211 Students	04/01/24
Valley High School	2839 South Burnham Avenue	9 th - 12 th Grade	2,485 Students	2,347 Students	04/01/24

Las Vegas Valley Water District (LVVWD)
Comments:
Civil plans will need to be submitted to the Las Vegas Valley Water District (LVVWD). The site's existing domestic service/fire protection may not be adequate.

Department of Public Works Traffic Study

Proposed 16-Unit Housing Development - 1711 Fremont Street				
Proposed Use				
Average Daily Traffic (ADT)	AFFORDABLE HOUSING [DU]	16	4.81	77
AM Peak Hour			0.36	6
PM Peak Hour			.46	7

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Existing Traffic on Nearby Streets	
Fremont Street	
Average Daily Traffic (ADT)	13,421
PM Peak Hour (Heaviest 60 Minutes)	1,074
Bruce Street	
Average Daily Traffic (ADT)	10,820
PM Peak Hour (heaviest 60 minutes)	866
Traffic Capacity of Adjacent Streets:	
Adjacent Street ADT Capacity	
Fremont Street	16,380
Bruce Street	16,380
Summary	
This project is expected to add an additional 77 trips per day on Fremont Street and Bruce Street. Currently, Fremont Street is at about 82 percent of capacity and Bruce Street is at about 66 percent of capacity. With this project, Bruce Street is expected to be at about 67 percent of capacity and Fremont Street is expected to remain unchanged.	
Based on Peak Hour use, this development will add into the area roughly seven additional peak hour trips, or about one every eight minutes.	