

NEC Sahara Avenue and Rancho Drive

Proposed 352 unit multifamily residential development.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	24.775	10.84	269
AM Peak Hour			1.52	38
PM Peak Hour			1.44	36

(heaviest 60 minutes)

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	352	4.54	1,598
AM Peak Hour			0.37	131
PM Peak Hour			0.39	137

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	STRIP RETAIL PLAZA [<40 KSF] [1000SF]	5.980	54.45	326
AM Peak Hour			2.36	14
PM Peak Hour			6.59	40

(heaviest 60 minutes)

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL			1,924
AM Peak Hour				145
PM Peak Hour				177

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE			1,655
AM Peak Hour				107
PM Peak Hour				141

Existing traffic on all nearby streets:

Rancho Drive

Average Daily Traffic (ADT)	28,216
PM Peak Hour	2,257
<i>(heaviest 60 minutes)</i>	

Sahara Avenue

Average Daily Traffic (ADT)	75,722
PM Peak Hour	6,058
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

Adjacent street ADT

Capacity

Rancho Drive	34,645
Sahara Avenue	73,500

This project is expected to add an additional 1,655 trips per day on Rancho Dr. and Sahara Ave. Currently, Rancho is at about 81 percent of capacity and Sahara is over capacity. With this project, Rancho is expected to be at about 86 percent of capacity and Sahara to remain over capacity.

Based on Peak Hour use, this development will add into the area roughly 141 additional peak hour trips, or about five every two minutes.

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