

NWC Coolidge Avenue and Casino Center Boulevard

Proposed 6.906 unit multifamily residential development.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	328	4.54	1,489
AM Peak Hour			0.37	122
PM Peak Hour			0.39	128

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	6.906	107.2	740
AM Peak Hour			9.57	66
PM Peak Hour			9.05	63

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	STRIP RETAIL PLAZA [<40 KSF] [1000SF]	8.964	54.45	488
AM Peak Hour			2.36	21
PM Peak Hour			6.59	59

(heaviest 60 minutes)

Fourth Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	15.300	10.84	166
AM Peak Hour			1.52	23
PM Peak Hour			1.44	22

(heaviest 60 minutes)

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL			2,883
AM Peak Hour				232
PM Peak Hour				272

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Casino Center Boulevard

Average Daily Traffic (ADT)	2,285
PM Peak Hour	183
<i>(heaviest 60 minutes)</i>	

Coolidge Avenue

Average Daily Traffic (ADT)	367
PM Peak Hour	29
<i>(heaviest 60 minutes)</i>	

Charleston Boulevard

Average Daily Traffic (ADT)	41,360
PM Peak Hour	3,309
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Casino Center Boulevard	15,600
Coolidge Avenue	15,600
Charleston Boulevard	50,900

This project is expected to add an additional 2,883 trips per day on Casino Center Blvd., Coolidge Ave. and Charleston Blvd. Currently, Casino Center is at about 15 percent of capacity, Coolidge is at about 2 percent of capacity and Charleston is at about 81 percent of capacity. With this project, Casino Center is expected to be at about 33 percent of capacity, Coolidge is expected to be at about 21 percent of capacity and Charleston to be at about 87 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 272 additional peak hour trips, or about nine every two minutes.

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