

22-0108-SDR1  
Church Mount Sinai Missionary, et al

989, 1013 & 1025 Balzar Avenue

Proposed 5.279 thousand square foot new church building replacing 3.444 thousand square feet of existing church use.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	5.279	6.95	37
PM Peak Hour			0.49	3
Sunday Peak Hour			9.99	53

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	3.444	6.95	24
AM Peak Hour			0.49	2
PM Peak Hour			9.99	35

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	1.835	6.95	13
AM Peak Hour			0.33	1
PM Peak Hour			0.49	18

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Balzar Avenue	
Average Daily Traffic (ADT)	992
PM Peak Hour	79
(heaviest 60 minutes)	

Concord Street	
Average Daily Traffic (ADT)	1,727
PM Peak Hour	138
(heaviest 60 minutes)	

**Traffic Capacity of adjacent streets:**

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	Adjacent street ADT Capacity
Balzar Avenue	12,480
Concord Street	15,600

This project is expected to add an additional 13 trips per day on Balzar Ave. and Concord St. Currently, Balzar is at about 8 percent of capacity and Concord is at about 11 percent of capacity. With this project, these capacities are expected to be unchanged.

Based on Peak Hour use, this expansion will add into the area roughly 18 additional peak hour trips on Sunday, or about one every three minutes.

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