

NWC Stewart Avenue and Mojave Road

Proposed 69 unit apartment complex with a 2.601 thousand square foot addition to an existing 4.025 thousand square foot retail development.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	4.025	624.20	2,512
AM Peak Hour			40.59	163
PM Peak Hour			49.29	198

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	69	5.44	376
AM Peak Hour			0.36	25
PM Peak Hour			0.44	30

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	2.601	37.75	98
AM Peak Hour			0.94	2
PM Peak Hour			3.81	10

Total Proposed New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	4.025		474
AM Peak Hour				27
PM Peak Hour				40

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	73.025		2,986
AM Peak Hour				190
PM Peak Hour				239

Existing traffic on all nearby streets:

Stewart Avenue

Average Daily Traffic (ADT)	15,776
PM Peak Hour	1,262
<i>(heaviest 60 minutes)</i>	

Mojave Road

Average Daily Traffic (ADT)	14,450
PM Peak Hour	1,156
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Stewart Avenue	33,800
Mojave Road	33,800

This project will add approximately 474 trips per day on Stewart Ave. and Mojave Rd. Currently, Stewart is at about 47 percent of capacity and Mojave is at about 43 percent of capacity. With this project, Stewart is expected to be at about 56 percent of capacity and Mojave to be at about 52 percent of capacity.

Based on Peak Hour use, this development will add about 40 vehicles in the peak hour, or about two every three minutes.

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