

SEC Buckskin Avenue and Cliff Shadows Parkway

Proposed 112 thousand square foot mini-storage facility.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF]	112.000	1.51	169
AM Peak Hour			0.10	11
PM Peak Hour			0.17	19

Existing traffic on all nearby streets:

Cliff Shadows Parkway

Average Daily Traffic (ADT)	15,963
PM Peak Hour	1,277
<i>(heaviest 60 minutes)</i>	

Novat Street

Average Daily Traffic (ADT)	1,282
PM Peak Hour	103
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Cliff Shadows Parkway	34,645
Novat Street	16,380

This project will add approximately 169 trips per day on Cliff Shadows Pkwy., Buckskin Ave., and Novat St. Currently, Cliff Shadows is at about 46 percent of capacity and Novat is at about 8 percent of capacity. With this project, Cliff Shadows is expected to be at about 47 percent of capacity and Novat to be at about 9 percent of capacity. Counts are not available in this area for Buckskin, but it is believed to be under capacity

Based on Peak Hour use, this development will add about 19 vehicles in the peak hour, or about one every three minutes.

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