

22-0344-SDR1
900 South Main, LLC

900 S Main Street

Proposed mixed use development with 108 multi-family dwelling units, 72 hotel rooms and a 3 thousand square foot restaurant.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	108	5.44	587
AM Peak Hour			0.36	39
PM Peak Hour			0.44	48

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOTEL [ROOM]	72	8.36	602
AM Peak Hour			0.47	34
PM Peak Hour			0.60	43

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	3.000	112.18	337
AM Peak Hour			9.94	30
PM Peak Hour			9.77	29

Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL			1,525
AM Peak Hour				103
PM Peak Hour				120

Existing traffic on all nearby streets:

Coolidge Avenue	
Average Daily Traffic (ADT)	522
PM Peak Hour	42
(heaviest 60 minutes)	
Main Street	
Average Daily Traffic (ADT)	15,202
PM Peak Hour	1,216
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Coolidge Avenue	12,480
Main Street	30,540

This project will add approximately 1,525 trips per day on Coolidge Ave., Main St. and Commerce St. Currently, Coolidge is at about 50 percent of capacity and Main is at about 50 percent of capacity. With this project, Coolidge is expected to be at about 16 percent of capacity and Main to be at about 55 percent of capacity. Counts are not available in this vicinity for Commerce, but it is believed to be under capacity.

Based on Peak Hour use, this development will add about 120 vehicles in the peak hour, or about two every minute.

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