

## SEC Buckskin Avenue and Cliff Shadows Parkway

Proposed 112.452 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]	112.452	1.45	<b>163</b>
AM Peak Hour			0.09	<b>10</b>
PM Peak Hour			0.15	<b>17</b>

(heaviest 60 minutes)

### Existing traffic on all nearby streets:

#### Cliff Shadows Parkway

Average Daily Traffic (ADT)	16,283
PM Peak Hour	1,303

(heaviest 60 minutes)

#### Novat Street

Average Daily Traffic (ADT)	1,307
PM Peak Hour	105

(heaviest 60 minutes)

### Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Cliff Shadows Parkway	35,490
Novat Street	16,380

This project is expected to add an additional 163 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, these capacities are expected to remain unchanged. 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 into the area roughly 17 additional peak hour trips, or about one every four minutes.

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