

NWC Jackson Avenue & F Street

Proposed casino with roughly 30 thousand square feet of gaming area, 458 apartments and 764 hotel rooms.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (HIGH-RISE) [DU]	458	4.54	2,079
AM Peak Hour			0.27	124
PM Peak Hour			0.32	147

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOTEL [ROOM]	764	7.99	6,105
AM Peak Hour			0.46	351
PM Peak Hour			0.59	451

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CASINO HOTEL, LOCAL [1000SF]	30.000	59.375	1,781
AM Peak Hour			0.00	0
PM Peak Hour			4.75	142

(heaviest 60 minutes)

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	104.569	0	9,965
AM Peak Hour			0.00	475
PM Peak Hour			0.00	740

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Jackson Avenue

Average Daily Traffic (ADT)	3,646
PM Peak Hour	292

(heaviest 60 minutes)

F Street

Average Daily Traffic (ADT)	1,420
PM Peak Hour	114

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Jackson Avenue	27,040
F Street	12,480

This project is expected to add an additional 9,965 trips per day on Jackson Ave., F St., G Street and Van Buren Ave. Currently, Jackson is at about 13 percent of capacity and F is at about 11 percent of capacity. With this project, Jackson is expected to be at about 50 percent of capacity and F to be at about 91 percent of capacity. Counts are not available for G or Van Buren in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 740 additional peak hour trips, or about twelve every minute.

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