

SWC Elkhorn Road and Jones Boulevard

Proposed 1.462 thousand square foot expansion of an existing 16.407 thousand square foot memory care facility

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [1000 SF]	1.462	4.19	6
AM Peak Hour			0.38	1
PM Peak Hour			0.48	1

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [1000 SF]	16.407	4.19	69
AM Peak Hour			0.38	6
PM Peak Hour			0.48	8

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [1000 SF]	17.869	4.19	75
AM Peak Hour			0.38	7
PM Peak Hour			0.48	9

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Elkhorn Road

Average Daily Traffic (ADT)	8,129
PM Peak Hour	650

(heaviest 60 minutes)

Jones Boulevard

Average Daily Traffic (ADT)	15,935
PM Peak Hour	1,275

(heaviest 60 minutes)

**Traffic Capacity of adjacent streets:**

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	Adjacent street ADT Capacity
Elkhorn Road	16,380
Jones Boulevard	35,490

This project is expected to add an additional 6 trips per day on Elkhorn Rd. and Jones Blvd. Currently, Elkhorn is at about 50 percent of capacity and Jones is at about 45 percent of capacity. With this project, These capacities are expected to remain unchanged.

Based on Peak Hour use, this development will add into the area roughly 1 additional peak hour trips, or about one every sixty minutes.

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