

SEC Wellness Way and Shadow Lane

Proposed mixed use development with 139.485 thousand square feet of medical office, 102 hotel rooms, 5.002 thousand square feet of retail and 11.01 thousand square feet of general office.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	139.485	36	5,022
AM Peak Hour			3.10	432
PM Peak Hour			3.93	548

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOTEL [ROOM]	102	7.99	815
AM Peak Hour			0.46	47
PM Peak Hour			0.59	60

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	STRIP RETAIL PLAZA [<40 KSF] [1000SF]	5.002	54.45	272
AM Peak Hour			2.36	12
PM Peak Hour			6.59	33

(heaviest 60 minutes)

Fourth Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	11.010	10.84	119
AM Peak Hour			1.52	16
PM Peak Hour			1.44	16

(heaviest 60 minutes)

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	227.353	0	6,228
AM Peak Hour			0.00	508
PM Peak Hour			0.00	657

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Shadow Lane

Average Daily Traffic (ADT)	8,510
PM Peak Hour	681
<i>(heaviest 60 minutes)</i>	

Charleston Boulevard

Average Daily Traffic (ADT)	40,920
PM Peak Hour	3,274
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Shadow Lane	15,990
Charleston Boulevard	52,173

This project is expected to add an additional 6,228 trips per day on Wellness Wy., Shadow Ln. and Charleston Blvd. Currently, Shadow is at about 53 percent of capacity and Charleston is at about 78 percent of capacity. With this project, Shadow is expected to be at about 92 percent of capacity and Charleston to be at about 90 percent of capacity. Counts are not available for Wellness in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 657 additional peak hour trips, or about eleven every minute.

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