

820 N Eastern Avenue

Proposed 60 unit expansion of an existing 60 unit senior apartment complex.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING- ATTACHED [DU]	60	3.24	194
AM Peak Hour			0.20	12
PM Peak Hour			0.25	15

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING- ATTACHED [DU]	60	3.24	194
AM Peak Hour			0.20	12
PM Peak Hour			0.25	15

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING- ATTACHED [DU]	120	3.24	388
AM Peak Hour			0.20	24
PM Peak Hour			0.25	30

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Eastern Avenue

Average Daily Traffic (ADT)	34,202
PM Peak Hour	2,736

(heaviest 60 minutes)

Washington Avenue

Average Daily Traffic (ADT)	19,169
PM Peak Hour	1,534

(heaviest 60 minutes)

Traffic Capacity of adjacent  
streets:

Adjacent street ADT  
Capacity

Eastern Avenue	59,900
Washington Avenue	35,490

This project is expected to add an additional 194 trips per day on Eastern Ave. and Washington Ave. Currently, Eastern is at about 57 percent of capacity and Washington is at about 54 percent of capacity. With this project, Eastern is expected to be at about 58 percent of capacity and Washington to be at about 55 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 15 additional peak hour trips, or about one every four minutes.

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