

NEC Jefferson Avenue & D Street

Proposed mixed use development with 104 multi-family units, 6.438 thousand square feet of retail and a 5.776 thousand square foot food hall.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	104	4.54	472
AM Peak Hour			0.37	39
PM Peak Hour			0.39	41

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	STRIP RETAIL PLAZA [<40 KSF] [1000SF]	6.438	54.45	351
AM Peak Hour			2.36	15
PM Peak Hour			6.59	42

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST CASUAL RESTAURANT [1000 SF]	5.776	97.14	561
AM Peak Hour			1.43	8
PM Peak Hour			12.55	72

(heaviest 60 minutes)

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	104.569	0	1,384
AM Peak Hour			0.00	62
PM Peak Hour			0.00	155

(heaviest 60 minutes)

Existing traffic on all nearby streets:

D Street				
Average Daily Traffic (ADT)	4,555			
PM Peak Hour	364			
(heaviest 60 minutes)				
Washington Avenue				
Average Daily Traffic (ADT)	9,125			
PM Peak Hour	730			

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
D Street	13,104
Washington Avenue	27,716

This project is expected to add an additional 1,384 trips per day on D St., Jefferson Ave. and Washington Ave. Currently, D is at about 35 percent of capacity and Washington is at about 33 percent of capacity. With this project, D is expected to be at about 45 percent of capacity and Washington to be at about 38 percent of capacity. Counts are not available for Jefferson in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 155 additional peak hour trips, or about five every two minutes.

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