

NEC Washington Avenue and Classic Car Lane

Proposed 100 unit multifamily development replacing an existing 5.6 thousand square foot church.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	5.600	7.6	43
AM Peak Hour			0.32	2
PM Peak Hour			0.49	3

(heaviest 60 minutes)

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [SU]	100	6.74	674
AM Peak Hour			0.40	40
PM Peak Hour			0.51	51

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE			631
AM Peak Hour				38
PM Peak Hour				48

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Washington Avenue

Average Daily Traffic (ADT)	18,455
PM Peak Hour	1,476

(heaviest 60 minutes)

Bruce Street

Average Daily Traffic (ADT)	17,604
PM Peak Hour	1,408

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Washington Avenue	33,800
Bruce Street	33,800

This project is expected to add an additional 631 trips per day on Washington Ave., Classic Car Ln., Gragson Ave. and Bruce St. Currently, Washington is at about 55 percent of capacity and Bruce is at about 52 percent of capacity. With this project, Washington is expected to be at about 57 percent of capacity and Bruce to be at about 54 percent of capacity. Counts are not available for Classic Car or Gragson, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 48 additional peak hour trips, or about three every four minutes.

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