

NWC Vegas Drive and Simmons Street

Proposed mixed-use development with a convenience store with 8 fueling positions, 4 thousand square feet of retail and 112 multi-family dwelling units.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE STORE/GAS STATION [2-4 KSF] [VFP]	8	265.12	2,121
AM Peak Hour			16.06	127
PM Peak Hour			18.42	148

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	STRIP RETAIL PLAZA [<40 KSF] [1000SF]	4.000	54.45	218
AM Peak Hour			2.36	9
PM Peak Hour			6.59	26

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [SU]	112	6.74	755
AM Peak Hour			0.40	45
PM Peak Hour			0.51	57

(heaviest 60 minutes)

Total Use	DESCRIPTION			TOTAL
Average Daily Traffic (ADT)	TOTAL			3,094
AM Peak Hour				181
PM Peak Hour				231

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Vegas Drive

Average Daily Traffic (ADT)	15,141
PM Peak Hour	1,211
<i>(heaviest 60 minutes)</i>	

Simmons Street

Average Daily Traffic (ADT)	3,789
PM Peak Hour	303
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Vegas Drive	33,800
Simmons Street	16,380

This project is expected to add an additional 3,094 trips per day on Vegas Dr. and Simmons St. Currently, Vegas is at about 45 percent of capacity and Simmons is at about 23 percent of capacity. With this project, Vegas is expected to be at about 54 percent of capacity and Simmons to be at about 42 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 231 additional peak hour trips, or about four every minute.

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