

1768 & 1774 Willow Trail and 3900 Melody Lane

Proposed 12 unit addition to an existing 13 unit multifamily development.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [SU]	13	6.74	88
AM Peak Hour			0.40	5
PM Peak Hour			0.51	7

(heaviest 60 minutes)

Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [SU]	12	6.74	81
AM Peak Hour			0.40	5
PM Peak Hour			0.51	6

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	25		169
AM Peak Hour				10
PM Peak Hour				13

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Rancho Drive

Average Daily Traffic (ADT)	44,442
PM Peak Hour	3,555

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rancho Drive	50,900

This project is expected to add an additional 81 trips per day on Willow Trl., Melody Ln., and Rancho Dr. Currently, Rancho is at about 87 percent of capacity. With this project, the capacity on Rancho is expected to remain unchanged. Counts are not available on Willow or Melody, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 6 additional peak hour trips, or about one every ten minutes.

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