

708 & 714 S 7th Street

Proposed 15.912 thousand square foot office.

Proposed Use

Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	15.912	11.03	176
AM Peak Hour			1.56	25
PM Peak Hour			1.49	24

Existing traffic on nearby streets:

Gass Avenue

Average Daily Traffic (ADT)	3,043
PM Peak Hour (heaviest 60 minutes)	243

Garces Avenue

Average Daily Traffic (ADT)	1,834
PM Peak Hour (heaviest 60 minutes)	147

Charleston Boulevard

Average Daily Traffic (ADT)	32,691
PM Peak Hour (heaviest 60 minutes)	2,615

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity	
Gass Avenue	12,480
Garces Avenue	12,480
Charleston Boulevard	35,490

This project will add approximately 176 trips per day on 7th St., Gass Ave., Garces Ave., and Charleston Blvd. Currently, Gass is at about 24 percent of capacity, Garces is at about 15 percent of capacity and Charleston at about 92 percent of capacity. With this project, Gass is expected to be at about 26 percent of capacity, Garces is expected to be at about 16 percent of capacity and Charleston is expected to be at about 93 percent of capacity. Recent counts are not available for 7th, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 25 additional cars, or about one every two minutes.

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