

SDR 74657
2800 Fremont, LLC

NEC Oakey Boulevard & Atlantic Street

Proposed development with 344 multi-family residential units and 132.664 thousand square feet of commercial use.

First Use

Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DWELL]	344	7.32	2,518
AM Peak Hour			0.46	158
PM Peak Hour			0.56	193

Second Use

Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	13.651	106.76	1,457
AM Peak Hour			3.82	52
PM Peak Hour			9.24	126

Third Use

Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	2	496.12	992
AM Peak Hour			45.42	91
PM Peak Hour			32.65	65

Fourth Use

Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	26.085	36.13	942
AM Peak Hour			2.39	62
PM Peak Hour			3.57	93

Fifth Use

Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF, GROSS]	90.928	2.50	227
AM Peak Hour			0.14	13
PM Peak Hour			0.26	24

Total Use

Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	132.664	37.75	5,196
AM Peak Hour			0.94	376
PM Peak Hour			3.81	501

Existing traffic on nearby streets:**Fremont Street**

Average Daily Traffic (ADT)	14,500
PM Peak Hour (heaviest 60 minutes)	1,160

Oakey Boulevard

Average Daily Traffic (ADT)	5,891
PM Peak Hour (heaviest 60 minutes)	471

Atlantic Street

Average Daily Traffic (ADT)	2,450
PM Peak Hour (heaviest 60 minutes)	196

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Fremont Street	53,445
Oakey Boulevard	13,104
Atlantic Street	13,104

This project will add approximately 5,196 trips per day on Fremont St., Oakey Blvd. and Atlantic St. Currently, Fremont is at about 27 percent of capacity, Oakey is at about 45 percent of capacity and Atlantic is at about 19 percent of capacity. With this project, Fremont is expected to be at about 37 percent of capacity, Oakey to be at about 85 percent of capacity and Atlantic to be at about 41 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 501 additional cars, or about eight every minute.

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