

SDR 74815

Sevag Mardirossian

102, 104, 106, 108 & 110 E Charleston Boulevard

Proposed mixed use development with 8.8 thousand square feet of restaurant and 6 multi-family residential units.

Proposed Increase

Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	8.8	127.15	1,119
AM Peak Hour			10.81	95
PM Peak Hour			9.85	87

Previously Approved Use

Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DWELL]	6	7.32	44
AM Peak Hour			0.46	3
PM Peak Hour			0.56	3

Total Use

Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	17.116	127.15	1,163
AM Peak Hour			10.81	98
PM Peak Hour			9.85	90

Existing traffic on nearby streets:

Charleston Boulevard

Average Daily Traffic (ADT)	44,205
PM Peak Hour (heaviest 60 minutes)	3,536

Main Street

Average Daily Traffic (ADT)	14,488
PM Peak Hour (heaviest 60 minutes)	1,159

Casino Center Boulevard

Average Daily Traffic (ADT)	2,463
PM Peak Hour (heaviest 60 minutes)	197

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Charleston Boulevard	50,900
Main Street	30,540
Casino Center Boulevard	12,480

This project will add approximately 1,163 trips per day on Charleston Blvd., Main St. and Casino Center Blvd. Currently, Charleston is at about 87 percent of capacity, Main is at about 47 percent of capacity and Casino Center is at about 20 percent of capacity. With this project, Charleston is expected to be at about 89 percent of capacity, Main to be at about 51 percent of capacity and Casino Center to be at about 29 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 98 additional cars, or about three every two minutes.

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