

BROOKHAVEN NO. 45 ADDITION (PRELIMINARY PLAT)

The proposed 22 single-family residential lots in this addition are expected to generate approximately 207 on an average weekday, 15 trips during the AM peak hour, and 21 trips during the PM peak hour. Being well below the threshold requiring a traffic impact study (>100 trips during the peak hour is the threshold), the developer’s traffic engineer, Traffic Engineering Consultants, Inc., submitted a traffic memo to document the trip generation characteristics of the addition and to discuss proposed access. Traffic capacities on 36th Avenue NW and Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

STREET	NO. OF LANES	EXISTING TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. “E”	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
36 th Avenue NW	5	17,000	104	17,104	36,000	47.22	47.51
Rock Creek Road	4	8,000	103	8,103	34,200	23.39	23.69

All access to this addition would be afforded through the extension of Wyckham Place, along with the development of a cul-de-sac on this street, and the construction of Brenton Court that will intersect Brookhaven Boulevard. There are no issues associated with the access as proposed. The traffic generated by the proposed development will have minimal effects on the surrounding intersections and no traffic related issues are anticipated.