

Traffic Mitigation Fee Calculation

Permit: BLD17-0280

Address: 2000 Hwy 116 N, Suites 104

APN: 130-263-004

Date: February 16, 2017

Prepared By: ODH

Project Description:

BLD17-0280:

RENEW PLAN CHECK ON BLD15-6496 - ORIGINALLY A STORAGE T.I. -
01/24/17 REVISED SCOPE TO A 2 STORY TENANT IMPROVEMENT -
WELLNESS CENTER - 6395 SQ FT WITH 2ND FLOOR UNLEASABLE AREA OF
1,736 SQ FT

Proposed:

From Architectural Tenant Improvement a Wellness Center:

- Unit C (#104) - 1,600 sf (downstairs)
- Upstairs Studios – 3,248sf studio and office space (see image on sheet 2 for spaces accounted for)

Average Daily Trips (ADT) Calculation Estimate:

Proposed:

Unit C (#104) (826):

(1,600 sf retail) (44.32 ADT/1,000 sf) = 70.91 ADT

Upstairs Studios (826):

(3,248 sf retail) (44.32 ADT/1,000 sf) = 143.95 ADT

Total Proposed – 70.91 + 143.95 = 218.86 ADT

Existing:

Unit C (#104) (826):

(1,600 sf retail) (44.32 ADT/1,000 sf) = 70.91 ADT

NET TOTAL: (218.86 ADT – 70.91 ADT) = 143.95 ADT

SECOND FLOOR LAYOUT

