
Daily Volumes Analysis

Proposed Treasure Hill Development

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Avenue Consultants

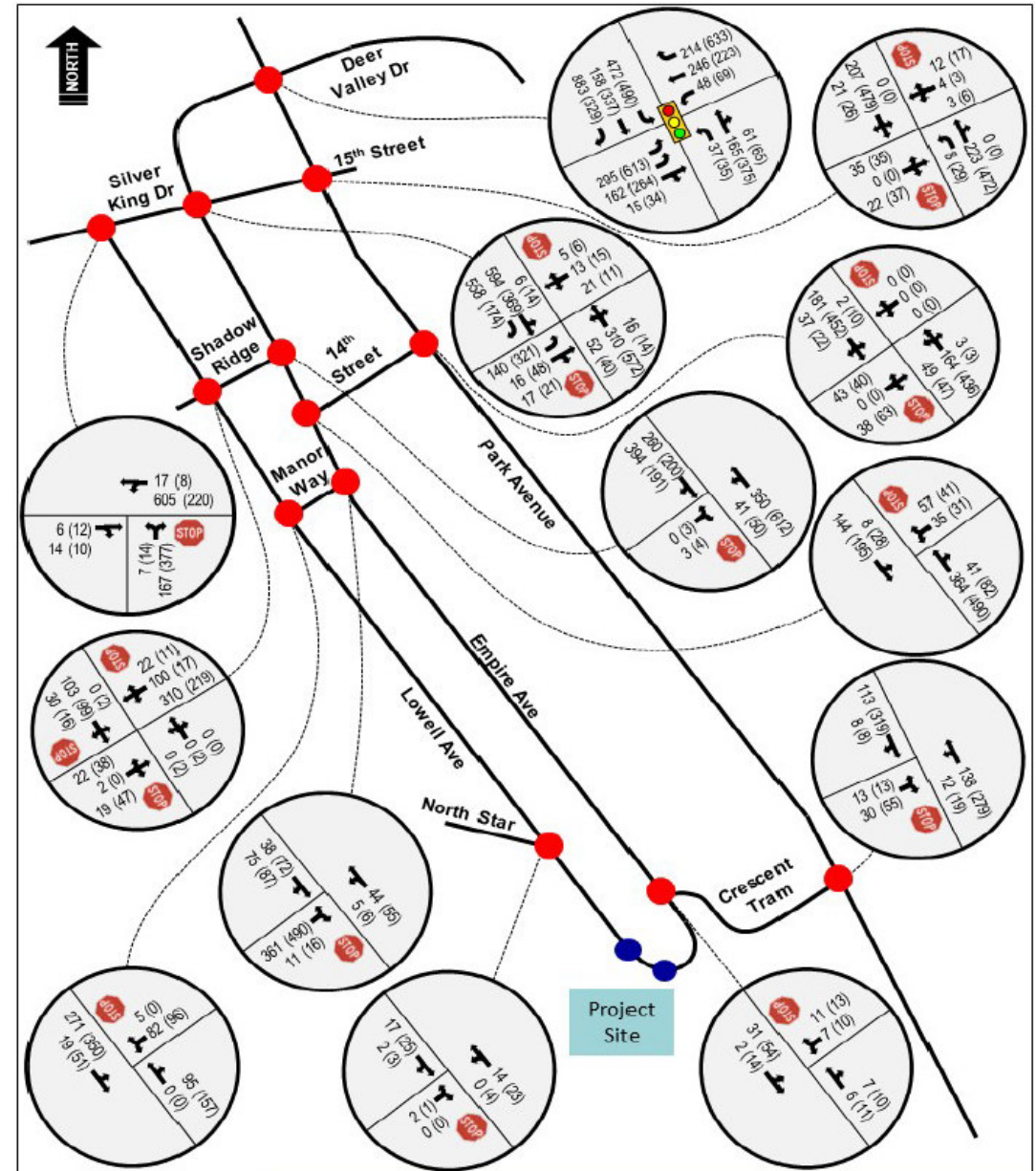
October 11, 2017

Outline

- Existing Daily Volumes
- Treasure Hill Daily Vehicle Trip Generation
- Background Volume Growth
- Daily Volumes with Treasure Hill

Existing Daily Volumes

- No Readily Available Daily Volumes
- Estimated from Adjusted Intersection Volumes
- Peak-to-Daily Factor Calculated from UDOT Permanent Counter on SR-224

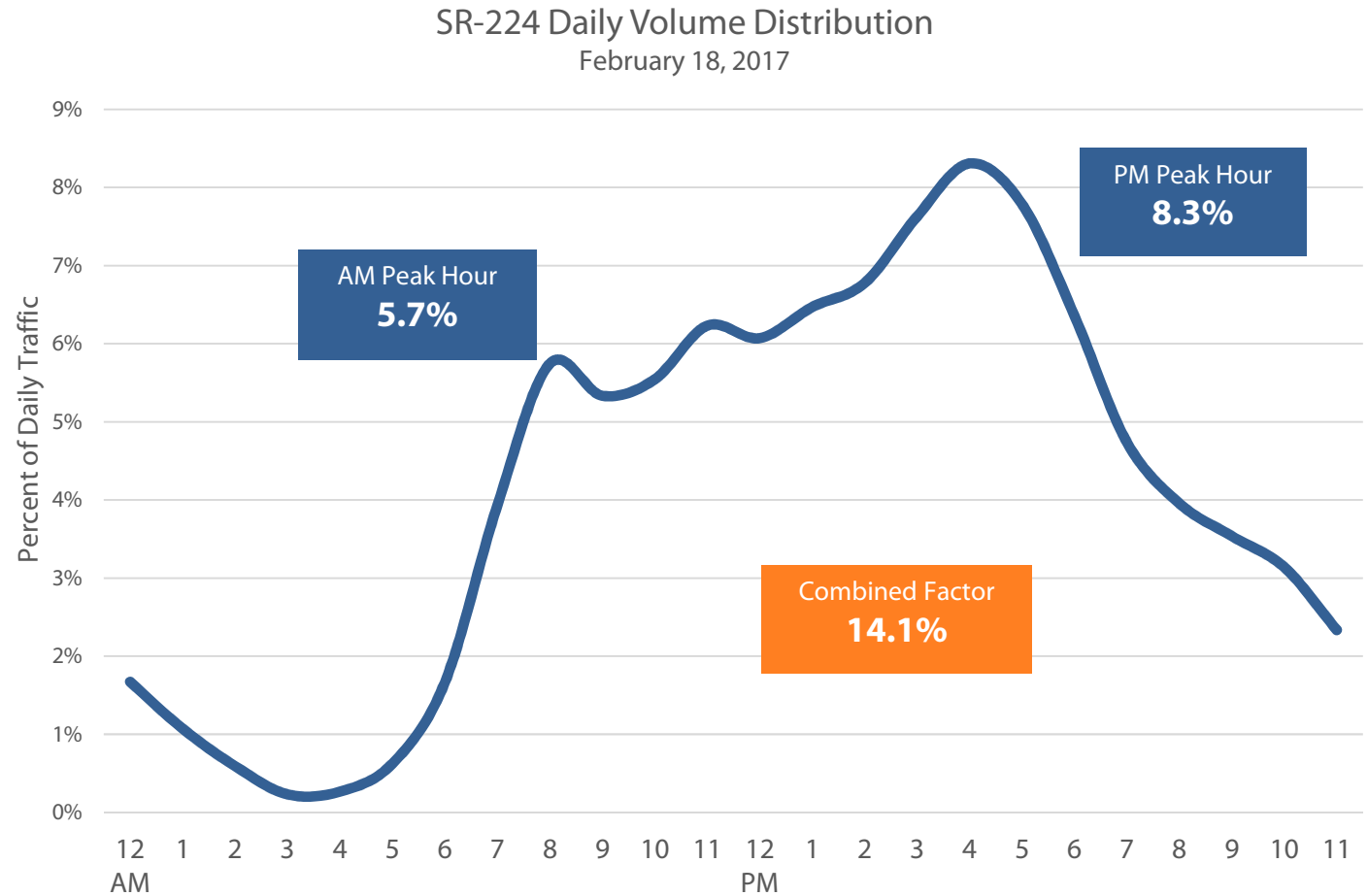


Legend
 15 AM Peak Hour
 (22) PM Peak Hour

Figure 3
 Existing Adjusted Traffic Volumes, Lane Config. & Traffic Control

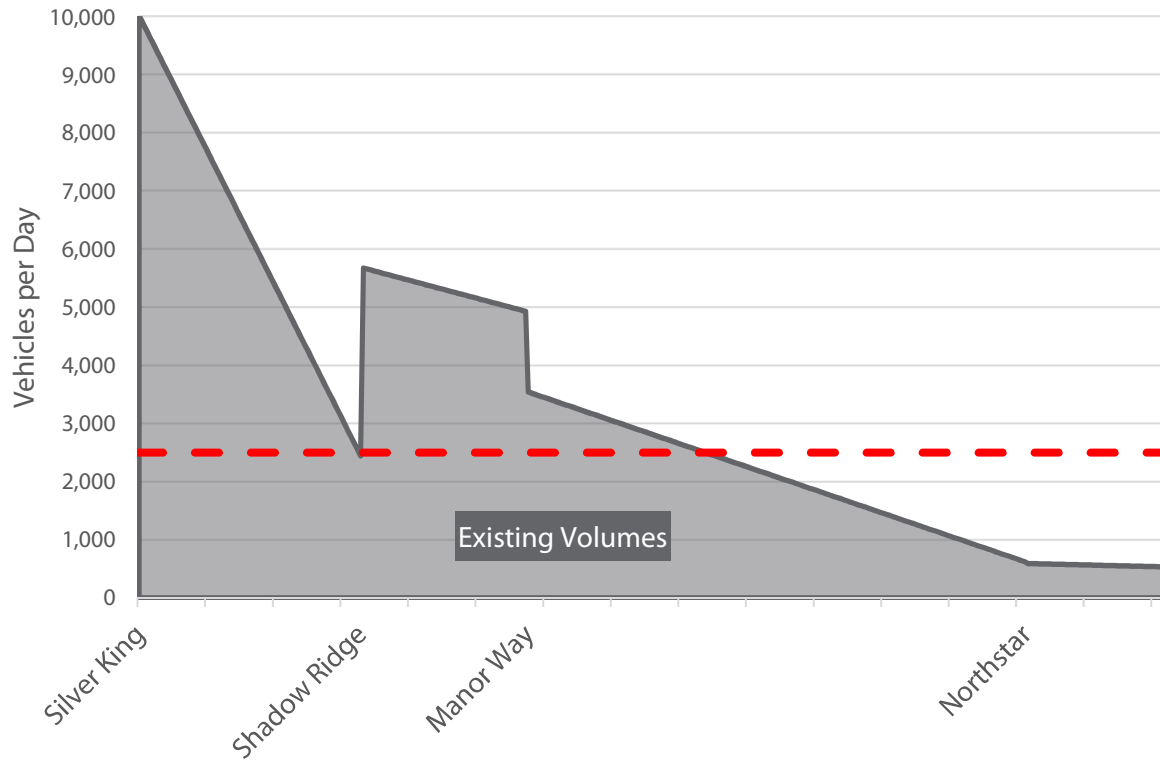
Existing Daily Volumes (cont'd)

- Assumed 14.1% Peak-to-Daily Factor
- Divided Combined Peak Hour Volumes by Factor

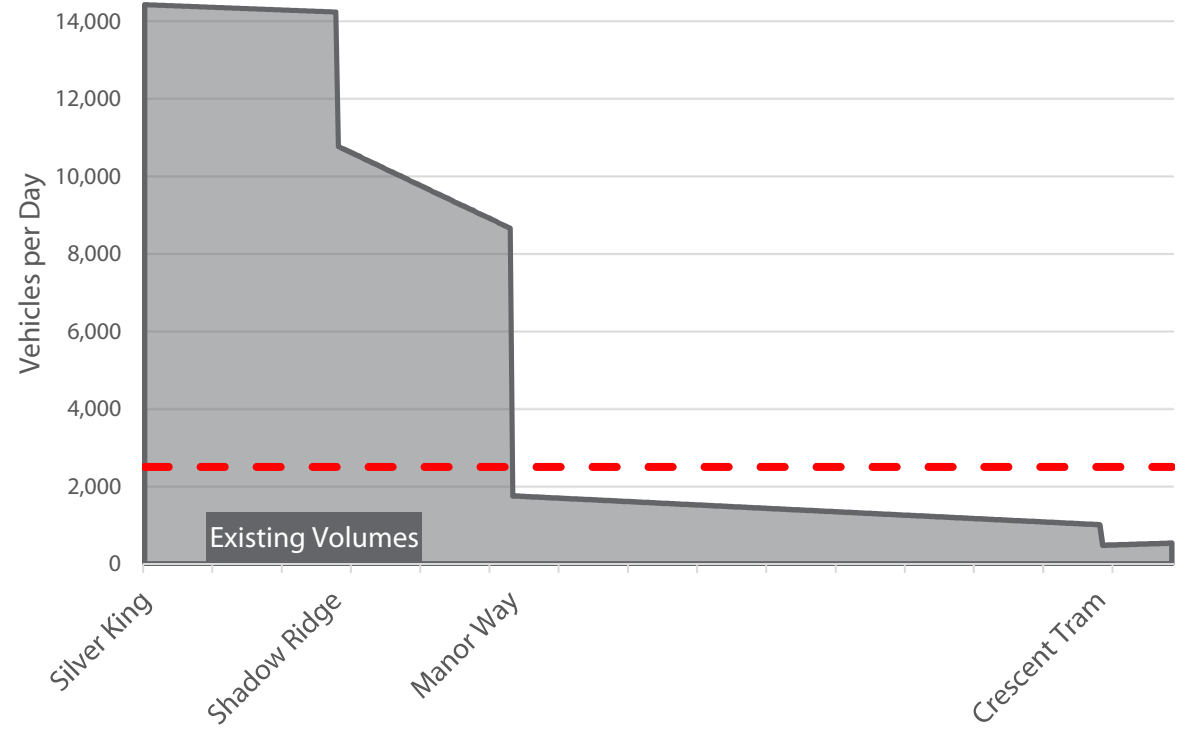


Existing Daily Volumes (cont'd)

Lowell Avenue - Estimated Daily Traffic Volumes



Empire Avenue - Estimated Daily Traffic Volumes

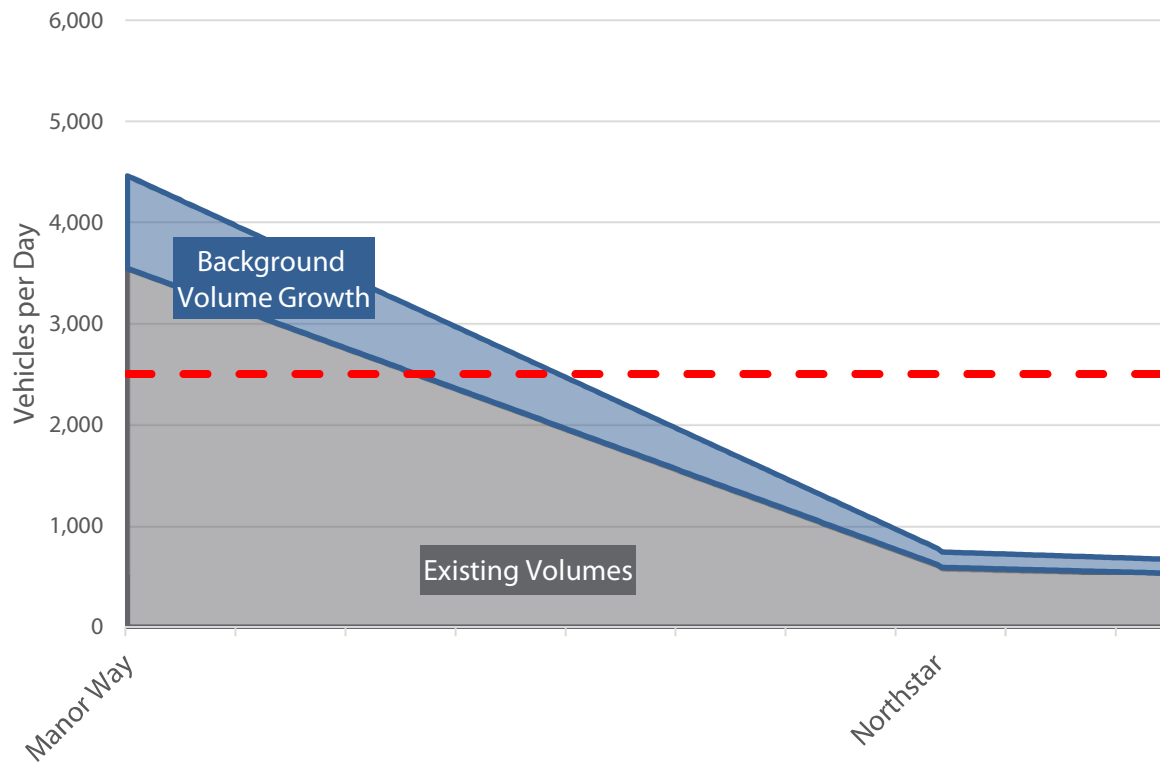


TH Daily Vehicle Trip Generation

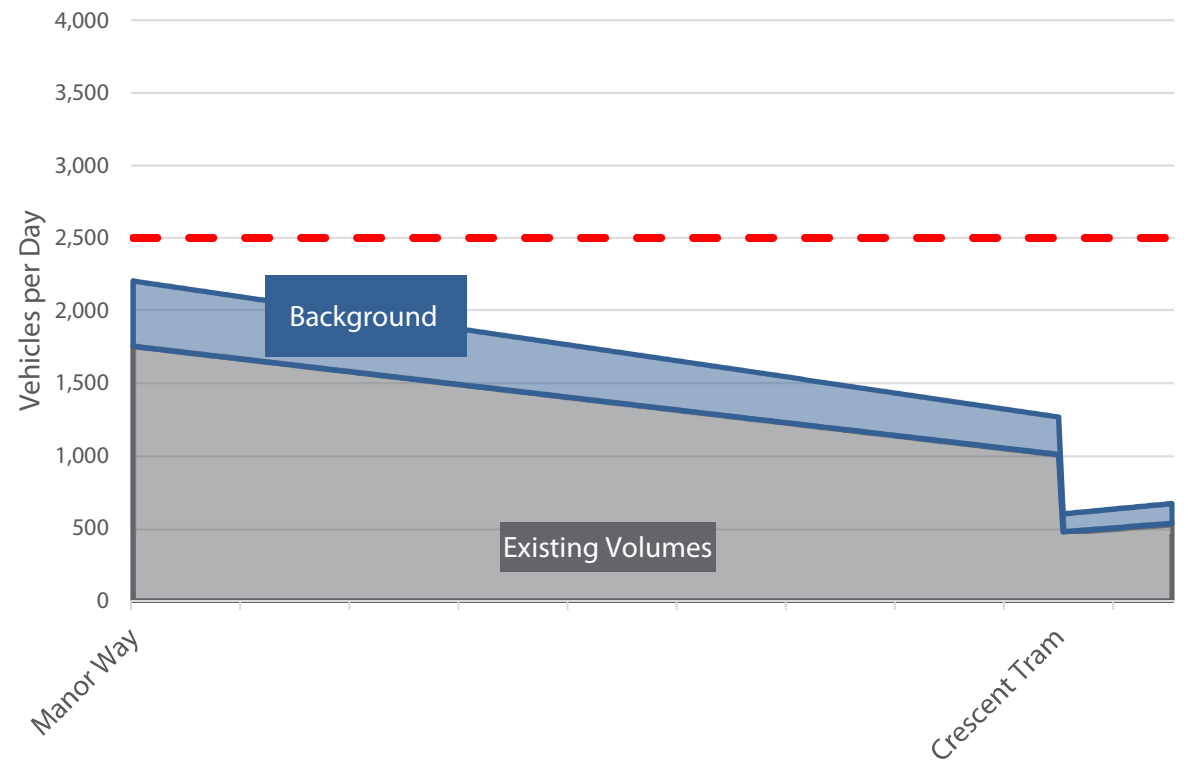
Land Use	Avg. Rate Method	Equation Method
Resort Hotel	1,650	1,435
Employee Housing	200	305
Condo/Townhouse	598	660
Speciality Retail	387	411
Quality Restaurant	786	786
Subtotal	3,621	3,597
<i>Internal Trips Reduction (16%)</i>	<i>(579)</i>	<i>(576)</i>
<i>Cabriolet Reduction (10%)</i>	<i>(362)</i>	<i>(360)</i>
Total	2,680	2,662

Background Volume Growth

Lowell Avenue - Estimated Daily Traffic Volumes

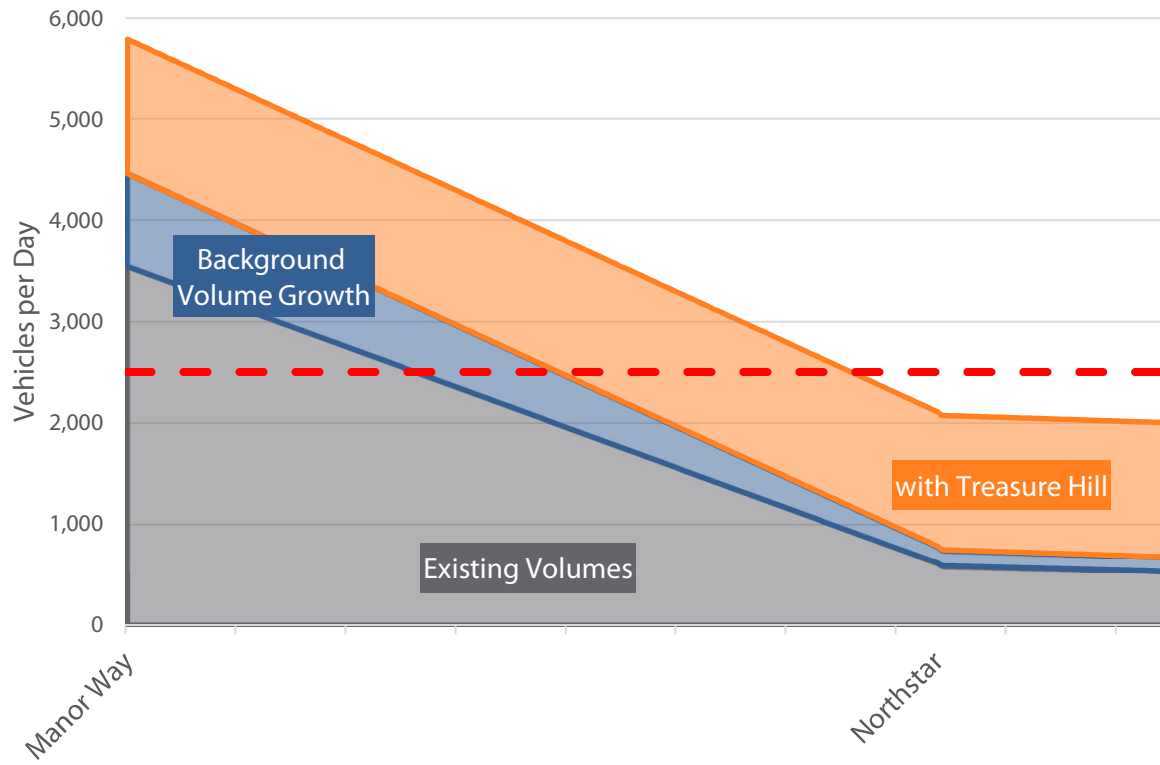


Empire Avenue - Estimated Daily Traffic Volumes

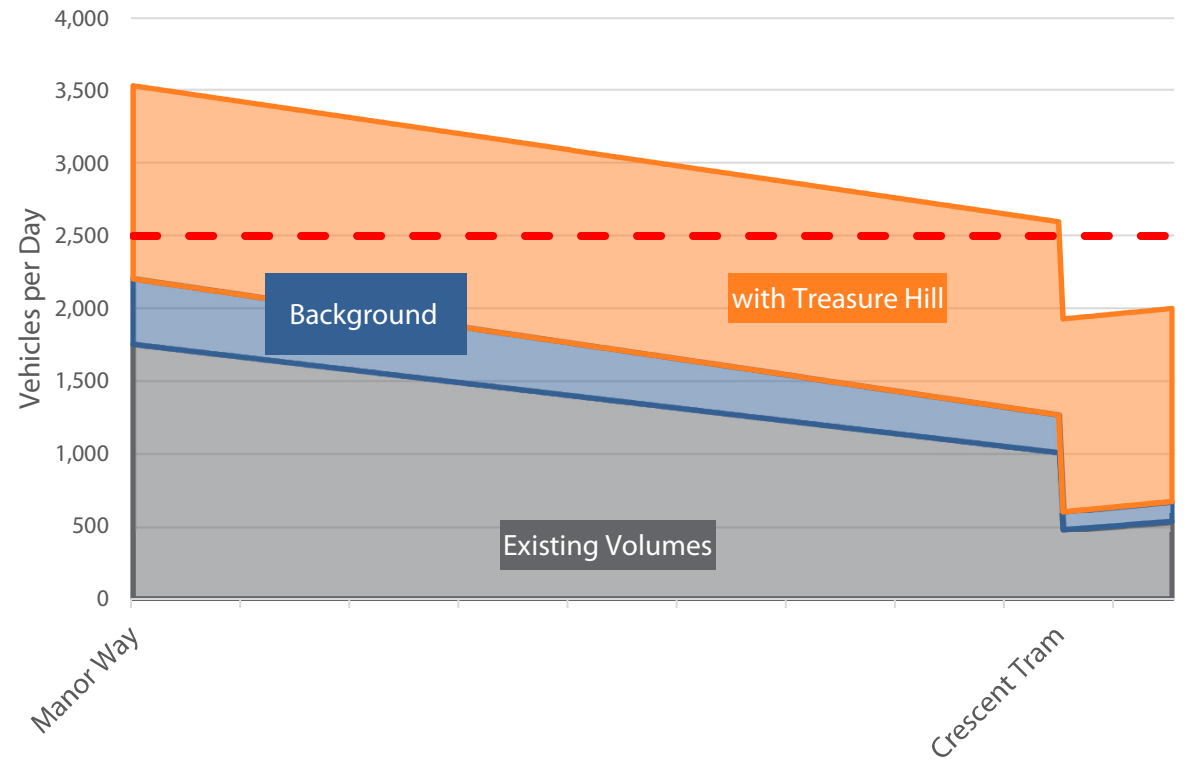


Daily Volumes With Treasure Hill

Lowell Avenue - Estimated Daily Traffic Volumes



Empire Avenue - Estimated Daily Traffic Volumes





Questions?