

Project Trip Generation Comparison

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Riverview on the Chattahoochee DRI #2152* and *Riverview Landing* development were calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition, 2012. The proposed density and the anticipated project trip generation are summarized in Table 1.

Table 1: Trip Generation Comparison						
Land Use	ITE Code	Daily Traffic			AM Peak Hour	PM Peak Hour
		Total	Enter	Exit	Total	Total
Riverview on the Chattahoochee DRI #2152 (November 2010) – Cobb County – 81.95 acres						
Warehousing (65,000 SF)	150	340	170	170	65	45
Single-Family Detached (155 units)	210	1,572	786	786	118	156
Apartment (850 units)	220	5,274	2,637	2,637	420	485
Residential Condo/Townhouse (497 units)	230	2,596	1,298	1,298	186	224
Senior Adult Housing – Attached (200 units)	252	617	309	309	40	50
General Office Building (55,000 SF)	710	526	263	263	73	112
Shopping Center (95,000 SF)	820	6,568	3,284	3,284	151	579
Total		17,556	8,778	8,778	1,037	1,619
Riverview Landing (September 2010) – City of Smyrna – 83.0 acres						
Single-Family Detached (155 units)	210	706	353	353	55	71
Apartment (850 units)	220	2,002	1,001	1,001	156	188
Residential Condo/Townhouse (497 units)	230	1,348	674	674	102	121
Total		4,056	2,028	2,028	313	380
Percentage Difference In Total Project Trips		-76.9%	-	-	-69.8%	-76.5%

Note: No reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.) and mixed-use were taken.

Attachments:

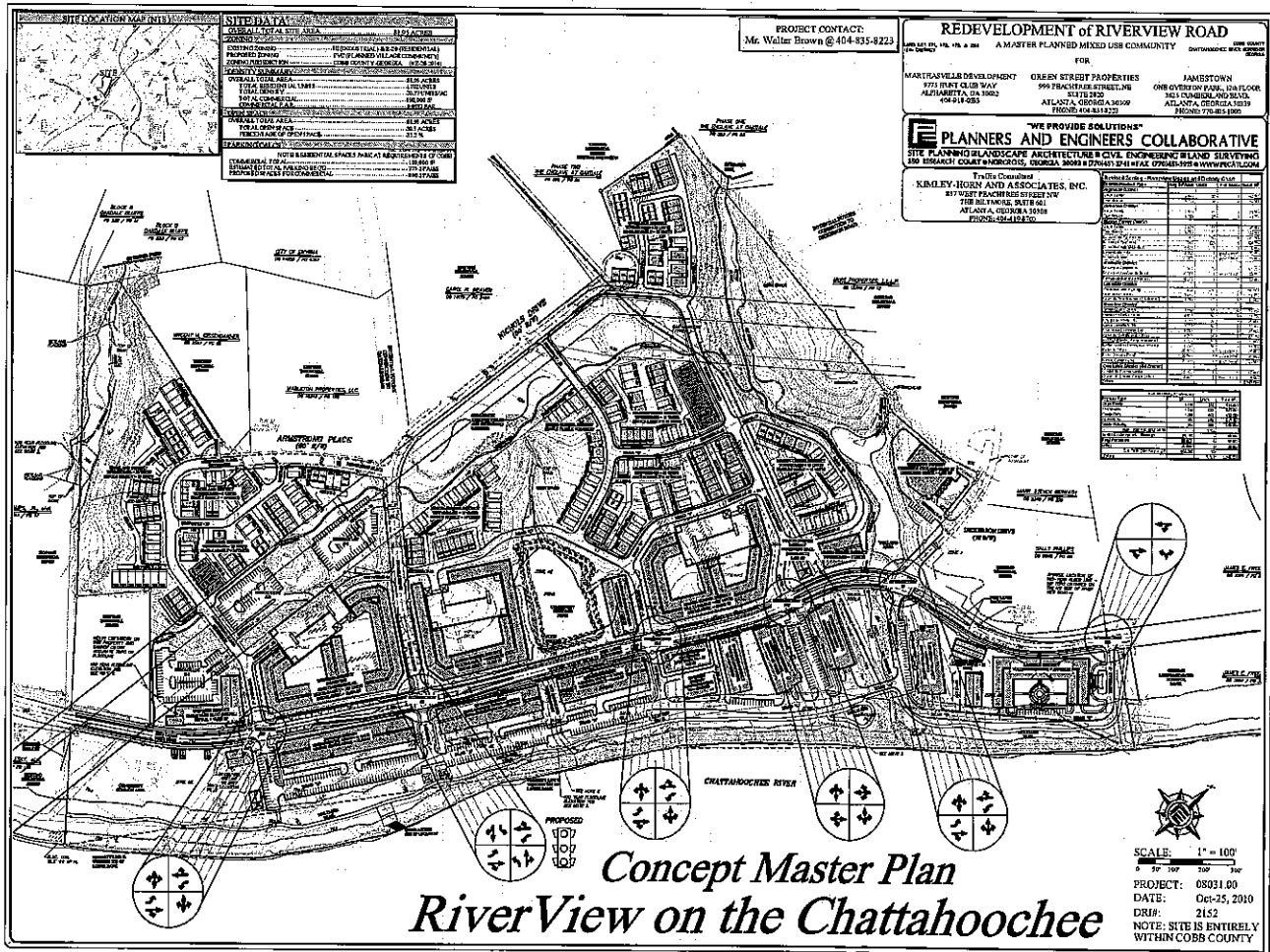
- Trip Generation Analyses
- DRI #2152 Site Plan
- Proposed Site Plan

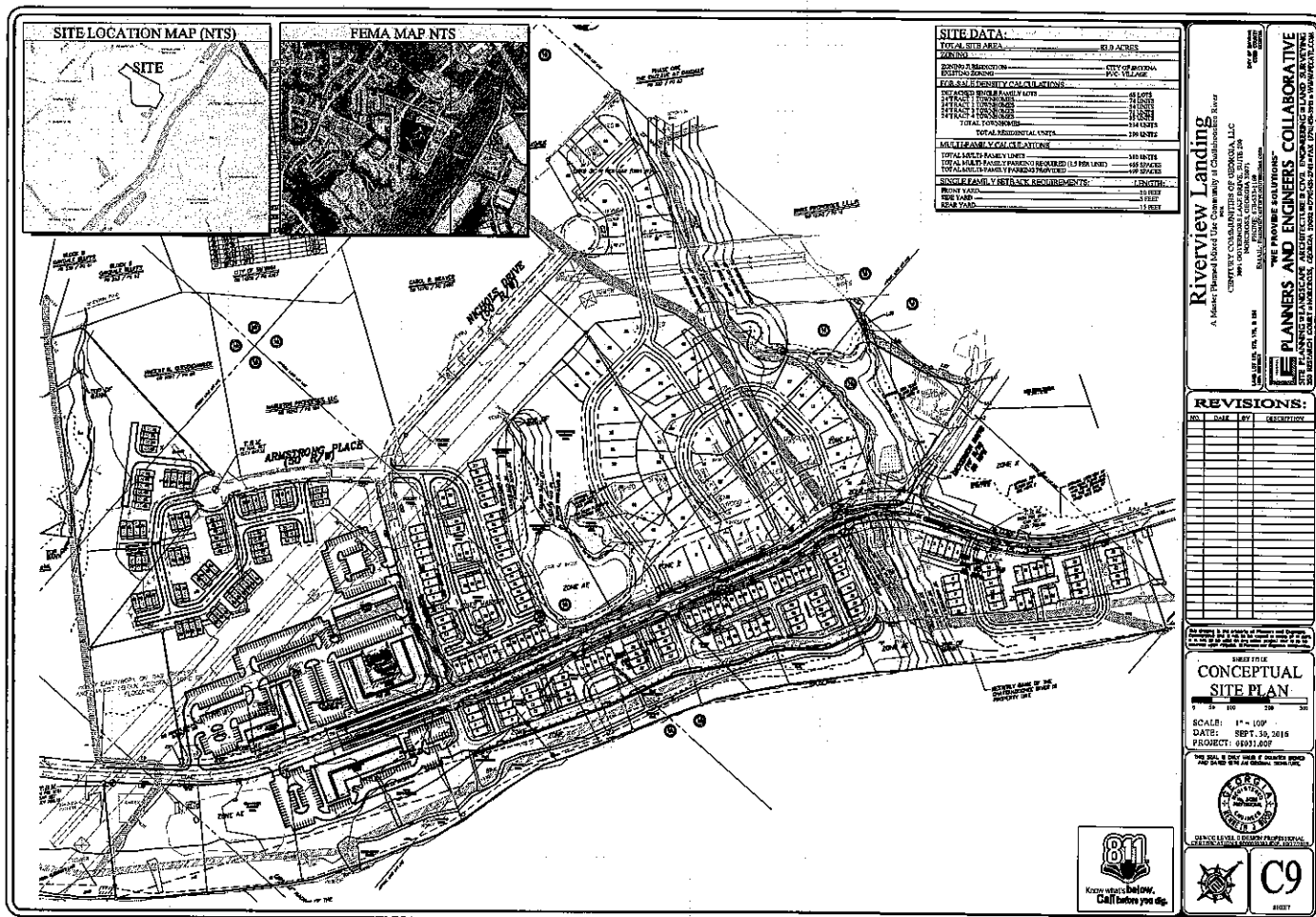
Trip Generation Analysis (9th Ed.)
Riverview on the Chattahoochee DRI #2152
November 2010
Cobb County, GA

Land Use		Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Site Traffic									
150	Warehousing	65,000 s.f.	340	65	51	14	45	11	34
210	Single-Family Detached Housing	155 d.u.	1,556	118	30	88	156	98	58
220	Apartment	850 d.u.	5,274	420	84	336	485	315	170
230	Residential Condominium/Townhouse	497 d.u.	2,596	186	32	154	224	150	74
252	Senior Adult Housing - Attached	200 occ. d.u.	696	24	9	15	18	11	7
710	General Office Building	30,000 s.f.	526	73	64	9	112	19	93
820	Shopping Center	95,000 s.f. gross	6,568	151	94	57	579	278	301
Gross Trips			17,556	1,037	364	673	1,619	882	737

**Trip Generation Analysis (9th Ed.)
Riverview Landing
September 2016
City of Smyrna, GA**

Land Use		Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Site Traffic									
150	Warehousing	0 s.f.	0	0	0	0	0	0	0
210	Single-Family Detached Housing	65 d.u.	706	55	14	41	71	45	26
220	Apartment	310 d.u.	2,002	156	31	125	188	122	66
230	Residential Condominium/Townhouse	234 d.u.	1,348	102	17	85	121	81	40
252	Senior Adult Housing - Attached	0 occ. d.u.	0	0	0	0	0	0	0
710	General Office Building	0 s.f.	0	0	0	0	0	0	0
820	Shopping Center	0 s.f. gross	0	0	0	0	0	0	0
Gross Trips			4,056	313	62	251	380	248	132







**REQUEST FOR REVISION TO ISSUED DECISION
CERTIFICATION OF COMPLETENESS**

January 5, 2017

Neville Allison
Director
The Ardent Companies
2100 Powers Ferry Road, Suite 350
Atlanta, GA 30339

RE: DRI #2152 Riverview Landing (formerly known as Riverview on the Chattahoochee)

Dear Mr. Allison:

This letter is to inform you that GRTA received the request from the City of Smyrna on December 30, 2016 on your behalf to revise the existing Notice of Decision for DRI #1132 issued on December 20, 2010. GRTA received on December 28, 2016 from Kimley-Horn and Associates, the proposed site plan, original DRI review site plan, and a trip generation comparison. GRTA staff has reviewed the materials and determined that, pursuant to Section 2-701 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, your submittal is:

- ☒ **Complete.** GRTA will begin conducting its formal review of your application promptly. GRTA reserves the right to request further information as identified during the review process. The milestones for the revision request will be issued prior to the following dates:

Certification of Completeness:	January 5, 2017
Staff Report & Recommendations:	January 23, 2017*
Director Decision on Request:	February 5, 2017*

I do not anticipate the review to take the *maximum time above. If a meeting is desired in order to discuss the revision request with the affected parties, please let me know immediately. Please feel free to contact me at 404-463-2035 (pmartin@grta.org) if you have questions.

Sincerely,

Parker Martin
Performance Analyst

cc: Jon West, DCA
Andrew Smith, ARC
Paul DeNard, GDOT District 7
John Pederson, Cobb County

Rusty Martin, City of Smyrna
Ken Suddreth, City of Smyrna
Garvis Sams, Sams, Larkin, Huff & Balli
John Walker, Kimley-Horn and Associates
Kenneth Wood, Planners Engineers Collaborative