

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						
<i>Warehousing (65,000 SF)</i>	150	340	170	170	65	45
<i>Single-Family Detached (155 units)</i>	210	1,572	786	786	118	156
<i>Apartment (850 units)</i>	220	5,274	2,637	2,637	420	485
<i>Residential Condo/Townhouse (497 units)</i>	230	2,596	1,298	1,298	186	224
<i>Senior Adult Housing – Attached (200 units)</i>	252	617	309	309	40	50
<i>General Office Building (55,000 SF)</i>	710	526	263	263	73	112
<i>Shopping Center (95,000 SF)</i>	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						
<i>Single-Family Detached (155 units)</i>	210	706	353	353	55	71
<i>Apartment (850 units)</i>	220	2,002	1,001	1,001	156	188
<i>Residential Condo/Townhouse (497 units)</i>	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%

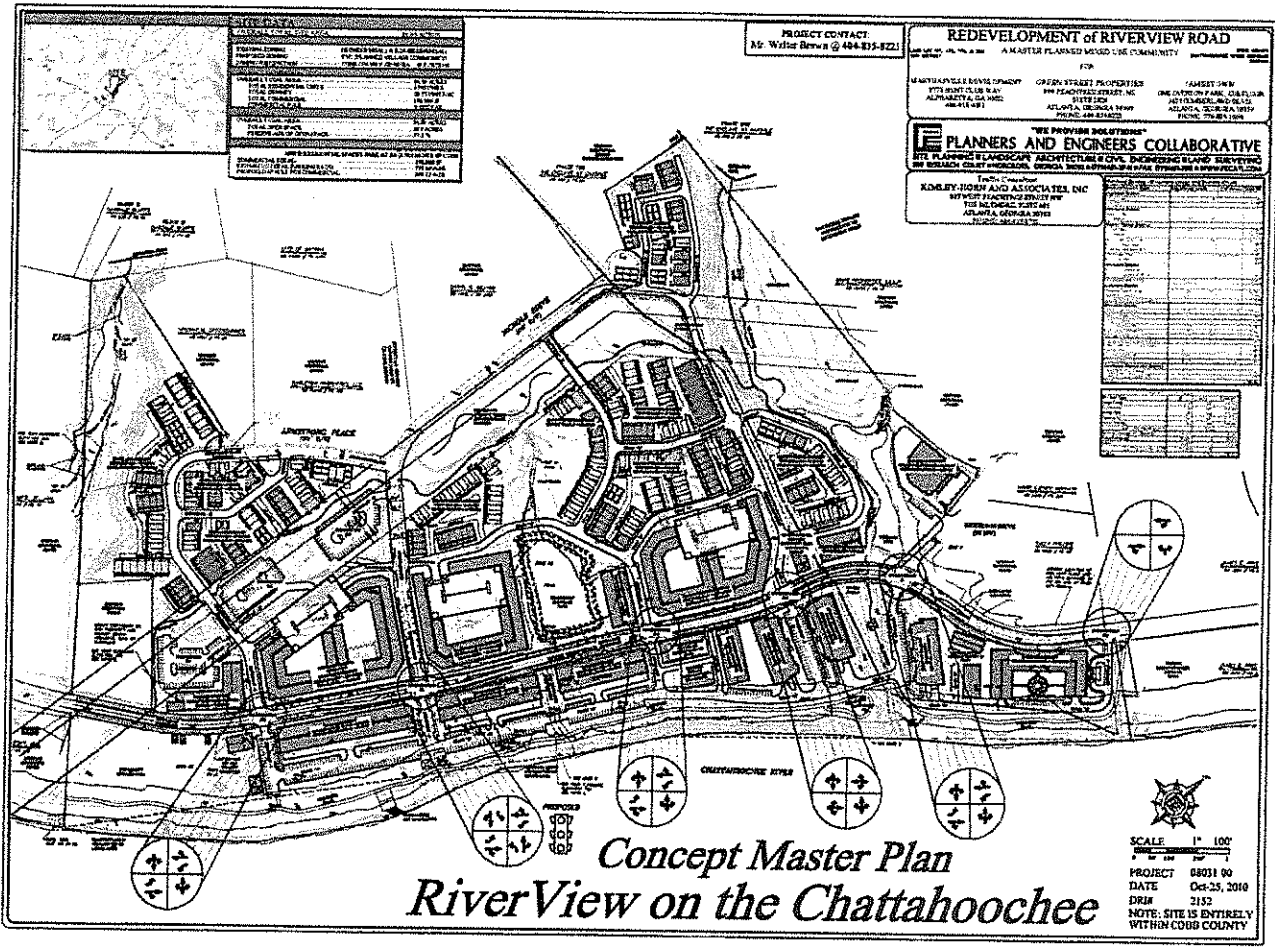
Note: No reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.) and mixed-use were taken.

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



*Concept Master Plan
RiverView on the Chattahoochee*

PROJECT DATA	
Project Name:	REDEVELOPMENT OF RIVERVIEW ROAD
Project Address:	1000 RIVERVIEW ROAD, ATLANTA, GA 30309
Client:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Number:	08031 00
Project Date:	08/25/2010
Project Status:	CONCEPT MASTER PLAN
Project Location:	ATLANTA, GEORGIA
Project Area:	100 ACRES
Project Zoning:	RM-10
Project Owner:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Architect:	KIMLEY-HORN AND ASSOCIATES, INC.
Project Engineer:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Surveyor:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Planner:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Designer:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Contractor:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Subcontractor:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Consultant:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Advisor:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Reviewer:	THE CHATTAHOOCHEE RIVER AUTHORITY
Project Approver:	THE CHATTAHOOCHEE RIVER AUTHORITY

PROJECT CONTACT:
Mr. Walter Brown @ 404.833.8221

REDEVELOPMENT OF RIVERVIEW ROAD
A MASTER PLANNED MIXED USE COMMUNITY

FOR
 MARY PATRICK DEVELOPMENT GREEN STREET PROPERTIES 'AMST-08-01
 170 RIVERVIEW ROAD 100 RIVERVIEW ROAD, ATLANTA, GA 30309
 ALPHARETTA, GA 30621 SUITE 1000 ATLANTA, GEORGIA 30309
 404.833.8221 PHONE 404.833.8221

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 AND SURVEYING CONSULTING, DESIGN, AND APPROVAL SERVICES FOR COMMERCIAL, RESIDENTIAL,
 AND INDUSTRIAL DEVELOPMENT.

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IN THE CITY OF ATLANTA
 100 RIVERVIEW ROAD, SUITE 1000
 ATLANTA, GEORGIA 30309
 PHONE 404.833.8221



SCALE 1" = 100'

PROJECT 08031 00
 DATE Oct-25, 2010
 DRAW 2152

NOTE: SITE IS ENTIRELY WITHIN COBB COUNTY

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.	687	0	0	0	0	0	0
210 Single-Family Detached Housing	63 d.u.	706	35	14	37	47	45	26
220 Apartment	310 d.u.	2,002	156	31	125	188	122	66
230 Residential Condominium/Townhouse	305 d.u.	1,548	132	27	105	157	102	50
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 2016 Plan		4,056	313	62	251	380	248	132

Gross Trips 2018 Plan =

4,443 | 341 | 66 | 274 | 413 | 270 | 193