



MEMORANDUM

To: Chetan Patel, Buckhead America

From: Matt Flynn, P.E., Kimley-Horn and Associates, Inc.
Allison Laber, EIT, Kimley-Horn and Associates, Inc.

Date: February 8, 2022

RE: **2685 Spring Hill Parkway Hotel – Smyrna, GA**
Traffic Memorandum

Kimley-Horn is pleased to provide this traffic memorandum regarding the proposed *2685 Spring Hill Parkway Hotel* development in Smyrna, Georgia.

PROJECT OVERVIEW

The *2685 Spring Hill Parkway Hotel* site contains an existing 135 room hotel. The site is bordered by Spring Hill Parkway to the south, Cumberland Boulevard to the west, and Spring Road to the North. The site is located approximately 0.4 miles west of I-285 access in Smyrna, Georgia. A proposed expansion of the hotel will add 107 rooms. The proposed site area is 3.12 acres.

SITE ACCESS AND CIRCULATION

As shown on the attached site plan, site access to the proposed development will be provided along Spring Road at one (1) right-in/right-out driveway and along Spring Hill Parkway at one (1) full movement driveway. Surface parking will be provided on site.

TRIP GENERATION

Project traffic is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *2685 Spring Hill Parkway Hotel* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. This analysis generated the project trips using the following land use: Hotel (ITE Code 310).

The anticipated project trip generation is summarized in **Table 1**.

Table 1: Trip Generation											
ITE Code	Land Use	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Existing Trips (To Remain)											
150	Hotel	135 rooms	1,040	520	520	60	34	26	72	37	35
Proposed New Trips											
150	Hotel	107 rooms	736	368	368	46	26	20	51	26	25
Total Future Project Trips											
150	Hotel	242 rooms	1,776	888	888	106	60	46	123	63	60

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

As shown in **Table 1**, the proposed development is projected to generate an additional 736 total daily trips (368 in; 368 out), 46 total AM peak hour trips (26 in; 20 out), and 51 total PM peak hour trips (26 in; 25 out). With this projected increase in traffic associated with the development, the project site is anticipated to generate a grand total of 1,776 total daily trips (888 in; 888 out), 106 total AM peak hour trips (60 in; 46 out), and 123 total PM peak hour trips (63 in; 60 out) from the number of trips that the site currently generates.

TRIP DISTRIBUTION AND ASSIGNMENT

Expected trip distribution was determined based recent trends in traffic along the area roadways according to Traffic Analysis and Data Application (TADA), population forecasts, and knowledge of proposed developments in the area. Anticipated trip distribution is described in **Table 2** and shown in **Figure 1** (attached).

Table 2: Trip Distribution		
To/From	Direction	Trip Distribution
I-285	West	15%
	East	15%
I-75	North	5%
	South	25%
Spring Road	East	5%
Cobb Parkway	North	15%

We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Matt Flynn, P.E.
Project Manager



Allison Laber, EIT
Analyst

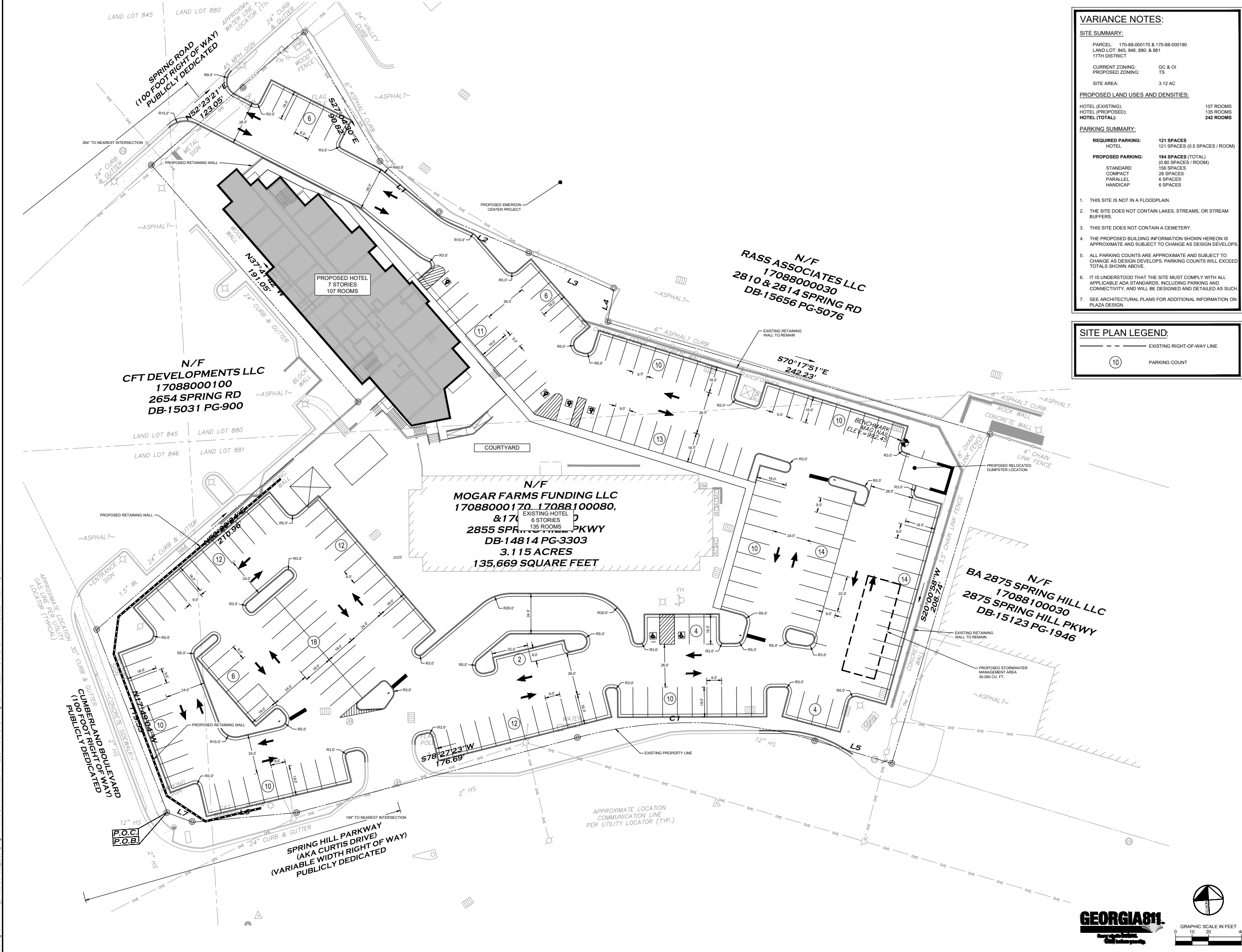
Attachments:

- Trip Generation Analysis
- Trip Distribution Map
- Proposed Site Plan

Trip Generation Analysis (11th Ed.) 2685 Spring Hill Parkway Hotel Smyrna, GA														
Land Use				Density		Daily Trips			AM Peak Hour			PM Peak Hour		
						Total	In	Out	Total	In	Out	Total	In	Out
Existing Trips (To Remain)														
LUC	Land Use			Density	Units									
310	Hotel			135	rooms	1,040	520	520	60	34	26	72	37	35
Proposed New Trips														
LUC	Land Use			Density	Units									
310	Hotel			107	rooms	736	368	368	46	26	20	51	26	25
Total Future Project Trips				242 rooms		1,776	888	888	106	60	46	123	63	60
Total Existing Site Trips						1,040	520	520	60	34	26	72	37	35
Net New Trips						736	368	368	46	26	20	51	26	25



Drawing name: K:\AMT_CIVIL\01307702_2685 Spring Hill Hwy\CAD\Plan\Sheet\CO-10 - REZONING SITE PLAN.dwg CO-10 - REZONING SITE PLAN Feb 08, 2022 11:59am by: Harrison Aiken



VARIANCE NOTES:

SITE SUMMARY:

PARCEL: 170-88-000170 & 170-88-000180
LAND LOT: 845, 846, 880, & 881
17TH DISTRICT
CURRENT ZONING: GC & OI
PROPOSED ZONING: TS
SITE AREA: 3.12 AC

PROPOSED LAND USES AND DENSITIES:

HOTEL (EXISTING): 107 ROOMS
HOTEL (PROPOSED): 135 ROOMS
HOTEL (TOTAL): 242 ROOMS

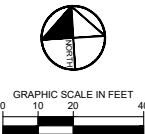
PARKING SUMMARY:

REQUIRED PARKING: 121 SPACES
HOTEL: 121 SPACES (0.5 SPACES / ROOM)
PROPOSED PARKING: 194 SPACES (TOTAL)
(0.80 SPACES / ROOM)
STANDARD: 156 SPACES
COMPACT: 26 SPACES
PARALLEL: 6 SPACES
HANDICAP: 6 SPACES

- THIS SITE IS NOT IN A FLOODPLAIN.
- THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
- THIS SITE DOES NOT CONTAIN A CEMETERY.
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
- ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
- IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON PLAZA DESIGN.

SITE PLAN LEGEND:

--- EXISTING RIGHT-OF-WAY LINE
⑩ PARKING COUNT



Kimley»Horn

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277 CLIFTON
STREET

2685 & 2685 SPRING HILL PKWY, PROJECT CITY
STATE OF GEORGIA
LAND LOT 170, 17TH DISTRICT

REZONING SITE
PLAN

C0-10