



Memorandum

To: John Long
South City Partners.

From: Abdul Amer, PE

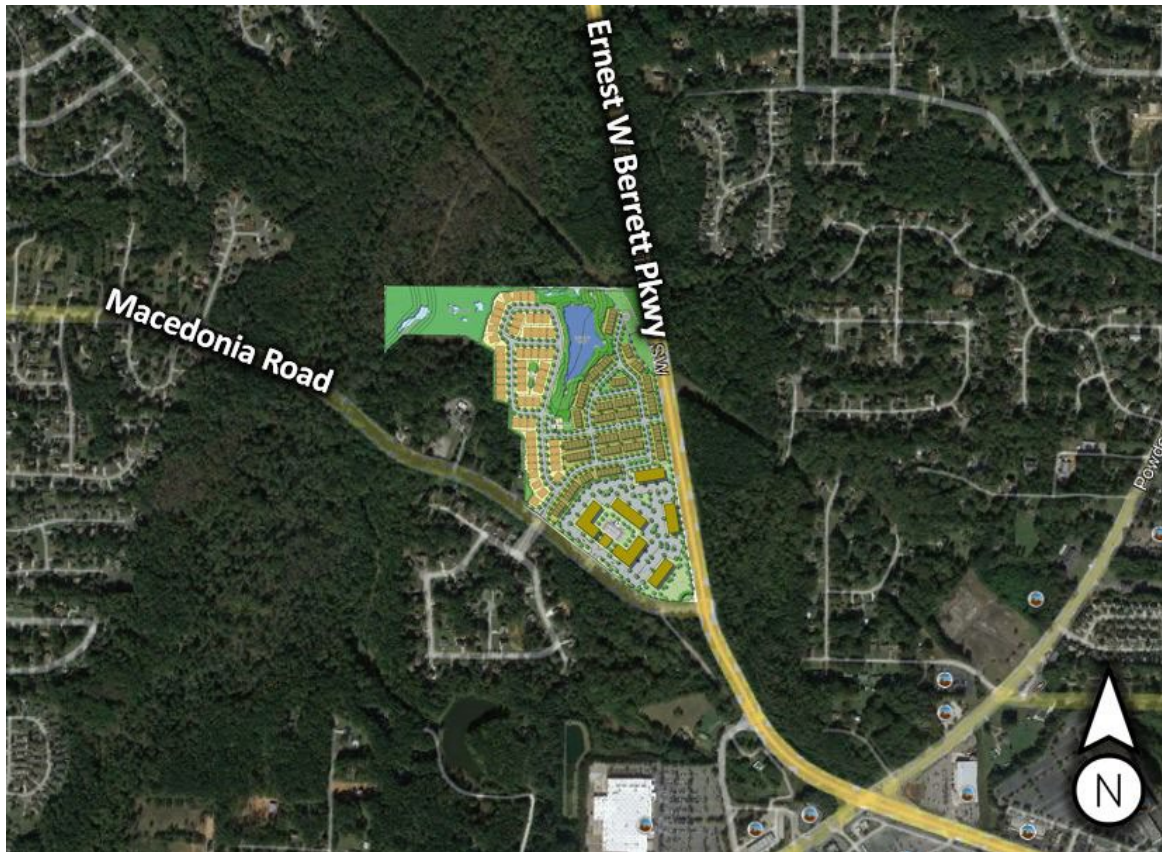
Date: January 12th, 2023

Subject: Trip Generation Memorandum for proposed Mixed-use Development on Ernest West Barrett Parkway & Macedonia Road in City of Power Springs, Georgia | A&R 22-220

The purpose of this memorandum is to estimate the trip generation that will result from the proposed mixed-use development located in the northwest corner of the intersection of Ernest West Barrett Parkway and Macedonia Road in Power Springs, Georgia. The proposed development will consist of:

- Single family detached housing: 58 units
- Single Family attached housing: 100 units
- Multi-family Housing (low-rise): 288 units
- Strip Retail Plaza: 8,000 sf

The development will have one right-in/right-out driveway on Ernest W Berrett Parkway and one full access driveway on Macedonia Road. The location of the development is shown below.



METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Uses: 210 – Single family detached Housing, 215 – Single family attached housing, 220 – Multi-Family Housing (Low rise), and 822 – Strip retail plaza (<40K).

Land Use: 210 – Single family detached housing: A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Land Use: 215 – Single family attached housing: Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Land Use: 220 – Multi-Family Housing (Low rise): Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels).

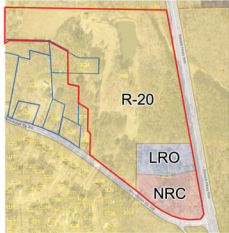
Land Use: 822 – Strip Retail Plaza (<40k): A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA).

TRIP GENERATION

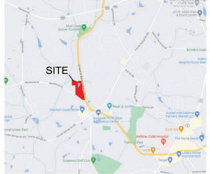
The results of the analysis for the proposed development are shown in Table 1, below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 210 – Single family detached housing	58 units	11	34	45	38	22	60	611
	Mixed-use reduction	0	0	0	-1	-1	-2	-11
ITE 215 – Single family attached Housing	100 units	12	34	46	33	23	56	712
	Mixed-use reduction	0	0	0	-1	-1	-2	-13
ITE 220 – Multi-family housing (Low-Rise)	288 units	27	85	112	91	53	144	1,921
	Mixed-use reduction	-1	-1	-2	-2	-1	-3	-33
ITE 822 – Strip Retail Plaza (<40K)	8,000 sf	15	10	25	33	33	66	567
	Mixed-use reduction	-1	-1	-2	-3	-4	-7	-57
Total Trips without Reductions		65	163	228	195	131	326	3,811
Total Trips with Reductions		63	161	224	188	124	312	3,697

Based on trip generation rates published in the Institute of Transportation Engineer’s Trip Generation Manual, 11th edition, the proposed mixed-use development will generate 224 new external two-way trips in the AM peak hour, 312 new external two-way trips in the PM peak hour, and 3,697 new external two-way trips in a 24-hour duration.



ZONING



SITE LOCATION

SUMMARY

Land lots 717 and 764 of the 19th district
 2884, 2896 and 2820 Macedonia Road, City of Powder Springs
 Cobb County
 Zoned R-20, LRO and NRC
 Proposed zoning MXU

45.3 acres +/- 34 acres net useable site area
 5.7 acres flood plain
 5.9 acres stream buffer
 1.1 acres gas esmt.

446 total units proposed overall density 10 units/acre
 30% open space provided
 Less than 50% impervious surface

- A 288 UNITS MULTIFAMILY +/- 12.4 acres 1.5 spaces/unit 432 spaces
 (8) 36 unit buildings, 3 floors
- B (2) 4,000 s.f. each retail buildings 1 floor, 8,000 s.f. 50 spaces 6/1,000 +/- .9 acre
- C 100 Townhomes 24' X 50' front garage +/-14.4 acres 14 duac
- D 58 Single family homes, 40' X 56', 50' lots 14.1 acres 4 duac

NOTE:
 Plan is provided as an illustrative concept based on available data. Final plan must be verified with an ALTA Survey. Locations of buildings, interior streets, and driveways, parking spaces, building entrances, landscape areas, crosswalks, interior sidewalks, and amenities are approximate and may be revised (provided all legal requirements are met) upon overlay of ALTA Survey.

0 100 200 300 FT.

December 30, 2022

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING

SCP - BARRETT PARKWAY

CITY OF POWDER SPRINGS, GEORGIA

