



MEMORANDUM

To: Mr. Seth Morris, *Republic Property Company, Inc.*

From: Mr. John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*
Mr. Harrison Forder, P.E., *Kimley-Horn and Associates, Inc.*

Date: September 5, 2023

RE: ***Cityview Drive Industrial – Cobb County, Georgia – Submittal 1 Trip Generation and Traffic Technical Memorandum***

Kimley-Horn is pleased to provide this memorandum/submittal 1 regarding the proposed *Cityview Drive Industrial* development in Cobb County, Georgia. The purpose of this memorandum is to get approval from Cobb County regarding analysis assumptions for the traffic impact study. This memo has been submitted to Cobb County with the filing of the rezoning application and includes information and proposed assumptions for the Traffic Impact Study. The site was previously studied in 2021 for the *Cityview Multifamily* development. Since that time, the proposed land use has changed.

PROJECT OVERVIEW

The *Cityview Drive Industrial* development is a proposed light industrial/warehouse development on an approximately 34.32-acre site located between Cityview Drive and I-20 in Cobb County, Georgia. The site is proposed to be rezoned from several different zoning districts (including CRC, RM-12, NS, TS, and R-20) to LI.

As currently envisioned, the *Cityview Drive Industrial* development will consist of 300,000 SF of light industrial/warehouse space in two (2) buildings.

Figure 1 provides a location map. Figure 2 and Figure 3 provide aerial images of the site.

TRIP GENERATION AND TRIP DISTRIBUTION

Trip Generation

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 *Cityview Drive Industrial* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition, 2021*.



The density and the anticipated project trip generation are summarized in **Table 1**.

| Land Use | ITE Code | Density | Daily Traffic | | | AM Peak | | | PM Peak Hour | | |
|--------------------------------|----------|------------|---------------|------------|------------|-----------|-----------|-----------|--------------|-----------|-----------|
| | | | Total | Enter | Exit | Total | Enter | Exit | Total | Enter | Exit |
| Warehouse | 150 | 300,000 SF | 512 | 256 | 256 | 60 | 46 | 14 | 62 | 17 | 45 |
| Total | | | 512 | 256 | 256 | 60 | 46 | 14 | 62 | 17 | 45 |
| Passenger Car (Employee) Trips | | | 342 | 171 | 171 | 54 | 43 | 11 | 53 | 12 | 41 |
| Heavy Vehicle (Truck) Trips | | | 170 | 85 | 85 | 6 | 3 | 3 | 9 | 5 | 4 |

Based on **Table 1**, the proposed development is projected to generate approximately 512 total daily trips (256 in; 256 out), 60 AM peak hour trips, and 62 PM peak hour trips. This is over 1,000 less trips than the previously proposed *Cityview Multifamily* development, which was projected to generate approximately 1,660 daily trips.

Trip Distribution

The proposed directional distribution of new project trips is based on the project land use, engineering judgement, and a review of land use densities in the area. Detailed trip distribution for the heavy vehicle (truck) trips of the project site are shown on **Figure 4** and **Figure 5**. Detailed trip distribution for the employee (car) trips of the project site are shown on **Figure 6** and **Figure 7**.

ANALYSIS METHODOLOGY

Study Network

Given the existing roadway network and the projected trip generation, the following seven (7) intersections are expected to be included in the detailed intersection analyses, plus all site driveways:

1. Riverside Parkway at Cityview Drive/I-20 Westbound Ramp (signalized)
2. Riverside Parkway at I-20 Eastbound Ramps (signalized)
3. Cityview Drive at Gold Mine Road (two-way stop)
4. Cityview Drive at Golden Pine Road (two-way stop)
5. Six Flags Parkway at Cityview Drive/Lee Industrial Boulevard (signalized)
6. Six Flags Parkway at I-20 WB Ramp (two-way stop)
7. Six Flags Parkway at I-20 EB Ramp (two-way stop)

These seven (7) intersections were included in the traffic impact study for the *Cityview Multifamily* development in 2021.



Site Access

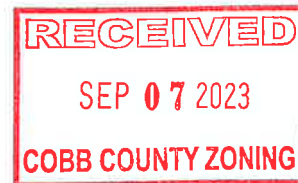
Two (2) full-movement driveways are being proposed along Cityview Drive to serve the development. The western driveway will service cars and all truck traffic. The eastern driveway will only service car traffic.

Traffic Data Methodology

Vehicle peak hour turning movement counts will be collected at the seven (7) study intersections on a typical weekday while school is in session. A 24-hour tube count will be collected along Lee Industrial Boulevard between Six Flags Parkway and Delta Circle, to line up with GDOT count station 067-0789. Per GDOT Policy issued on July 15, 2022, traffic forecasts based on new traffic count data collected after the start of the Fall 2022 school year will no longer be required to follow COVID-19 policy procedures. Therefore, no COVID adjustment factor will be applied.

Growth Rate

Based on the recent trends in traffic along the area roadways according to Georgia’s Traffic Analysis and Data Application (TADA), population forecasts and knowledge of proposed developments in the area, we recommend a background growth rate of 2.5% per year for one (1) year to the build-out year of 2024. We recommend a background growth rate of 1.5% per year for ten (10) years to the Cobb County mandated 10-year horizon year, 2034. This is consistent with the methodology of the 2021 *Cityview Multifamily* Traffic Impact Study. The formerly proposed *Six Flags C-Store* development which was included in the background growth of the 2021 traffic impact study is no longer expected to be built out, and the land for the development has been included in the proposed *Cityview Drive Industrial* development.



SUMMARY

As currently envisioned, the *Cityview Drive Industrial* development will consist of 300,000 SF of warehouse space and will be rezoned to a LI zoning. The site is located between I-20 and Cityview Drive in unincorporated Cobb County, Georgia. The site is expected to generate 512 daily trips, 60 AM peak hour trips, and 62 PM peak hour trips. The following seven (7) intersections are proposed to be studied:

1. Riverside Parkway at Cityview Drive/I-20 Westbound Ramp (signalized)
2. Riverside Parkway at I-20 Eastbound Ramps (signalized)
3. Cityview Drive at Gold Mine Road (two-way stop)
4. Cityview Drive at Golden Pine Road (two-way stop)
5. Six Flags Parkway at Cityview Drive/Lee Industrial Boulevard (signalized)
6. Six Flags Parkway at I-20 WB Ramp (two-way stop)
7. Six Flags Parkway at I-20 EB Ramp (two-way stop)

The Existing 2023 traffic volumes will be grown at 2.5% per year through the 2024 build-out of the project, then 1.5% per year for 10 years to the 2034 10-year horizon year mandated by Cobb County. A proposed trip distribution is attached to this memorandum.

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.

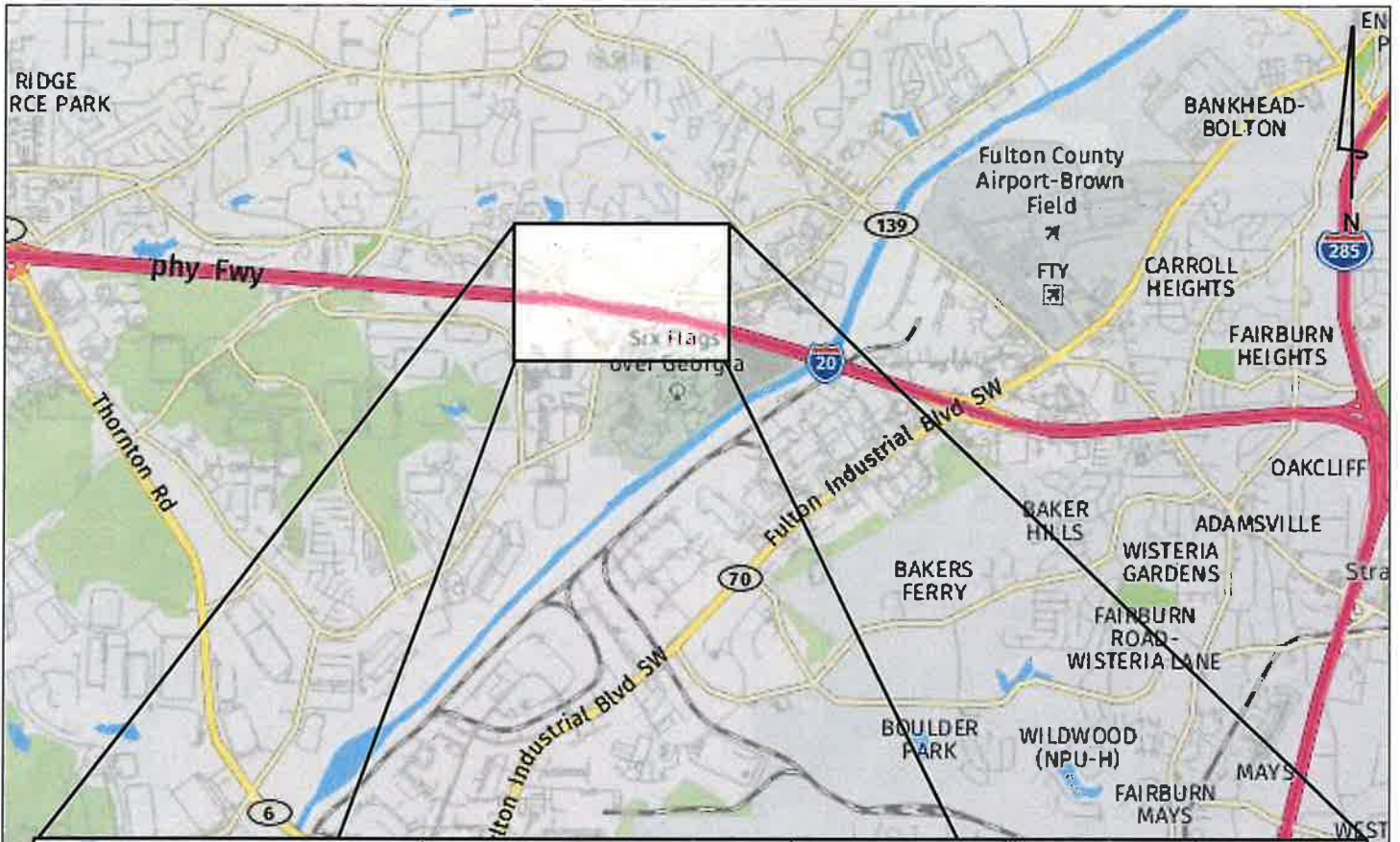
Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

John D. Walker, P.E., PTOE
Senior Vice President

Harrison Forder, P.E. (GA, AL)
Project Engineer

Attachments:

- Figure 1: Site Location Map
- Figure 2: Site Aerial (Zoomed Out)
- Figure 3: Site Aerial (Zoomed In)
- Figure 4: Heavy Vehicle (Truck) Project Trip Distribution
- Figure 5: Heavy Vehicle (Truck) Trip Distribution & Assignment
- Figure 6: Employee (Car) Project Trip Distribution
- Figure 7: Employee (Car) Trip Distribution & Assignment
- Growth Rate and Trip Generation Table
- Proposed Site Plan





Approximate Site Area

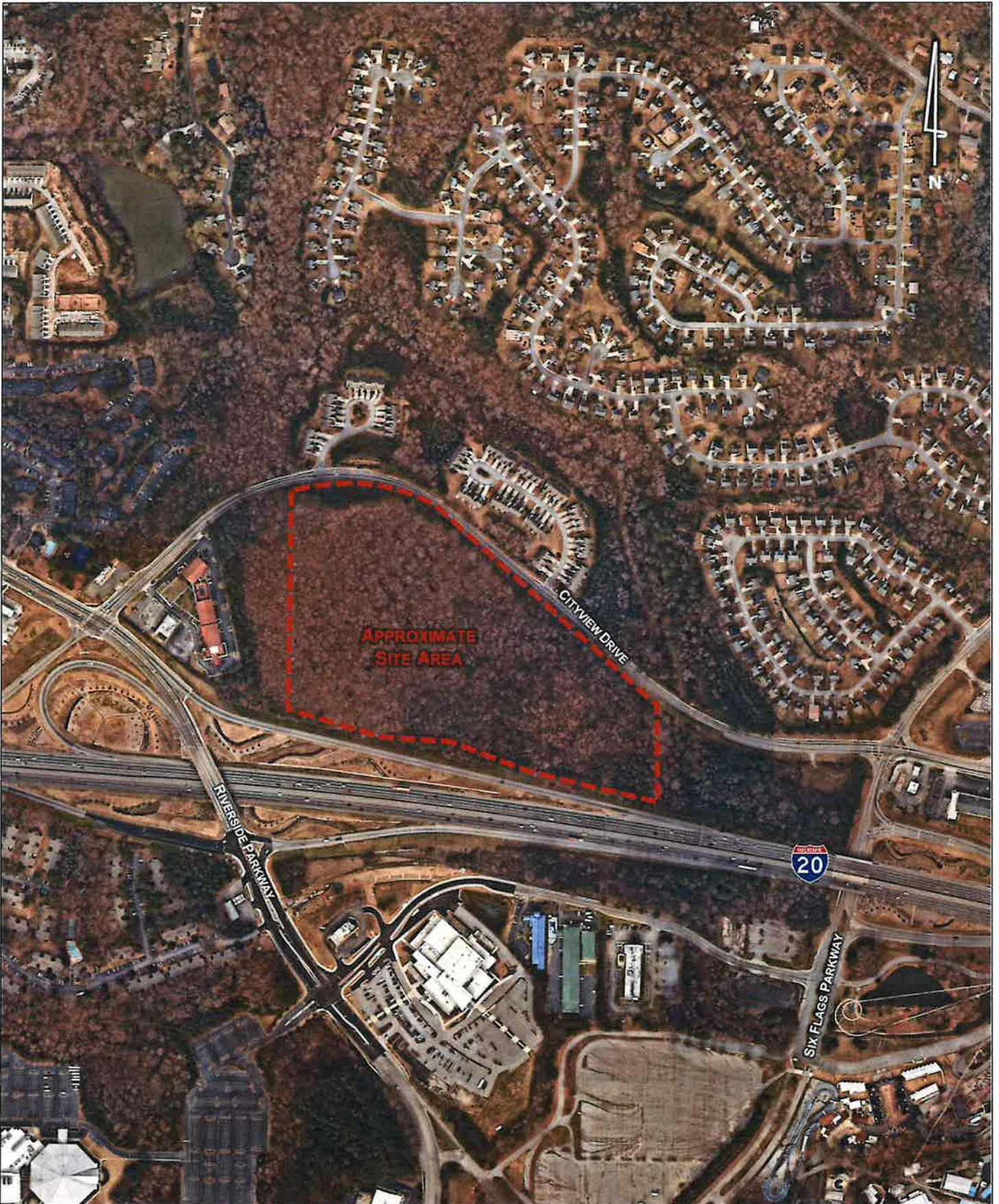
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Cityview Drive Industrial
Traffic Technical Memorandum

Site Aerial
(Zoomed Out)

Figure
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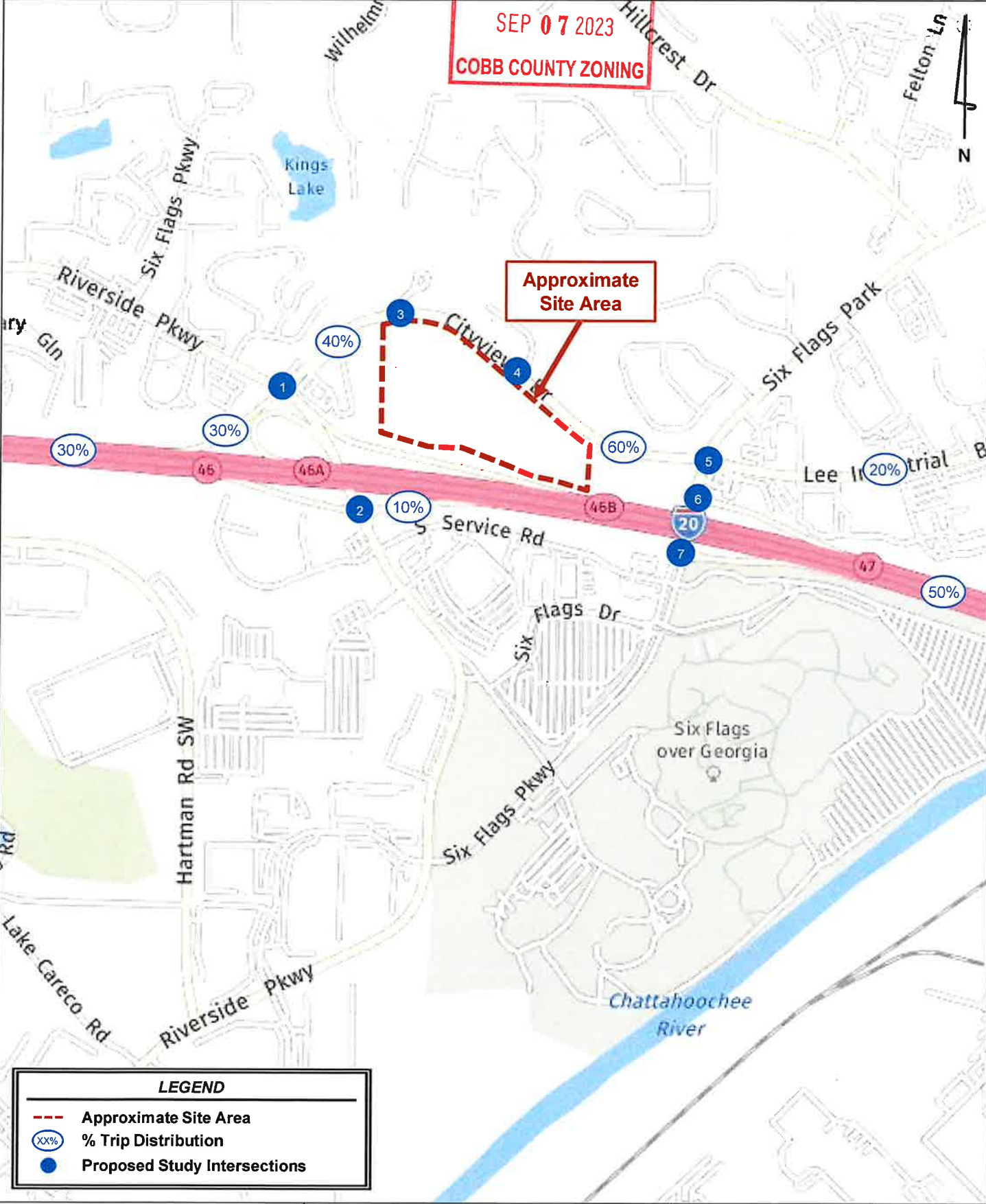
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Site Aerial
(Zoomed In)

Figure
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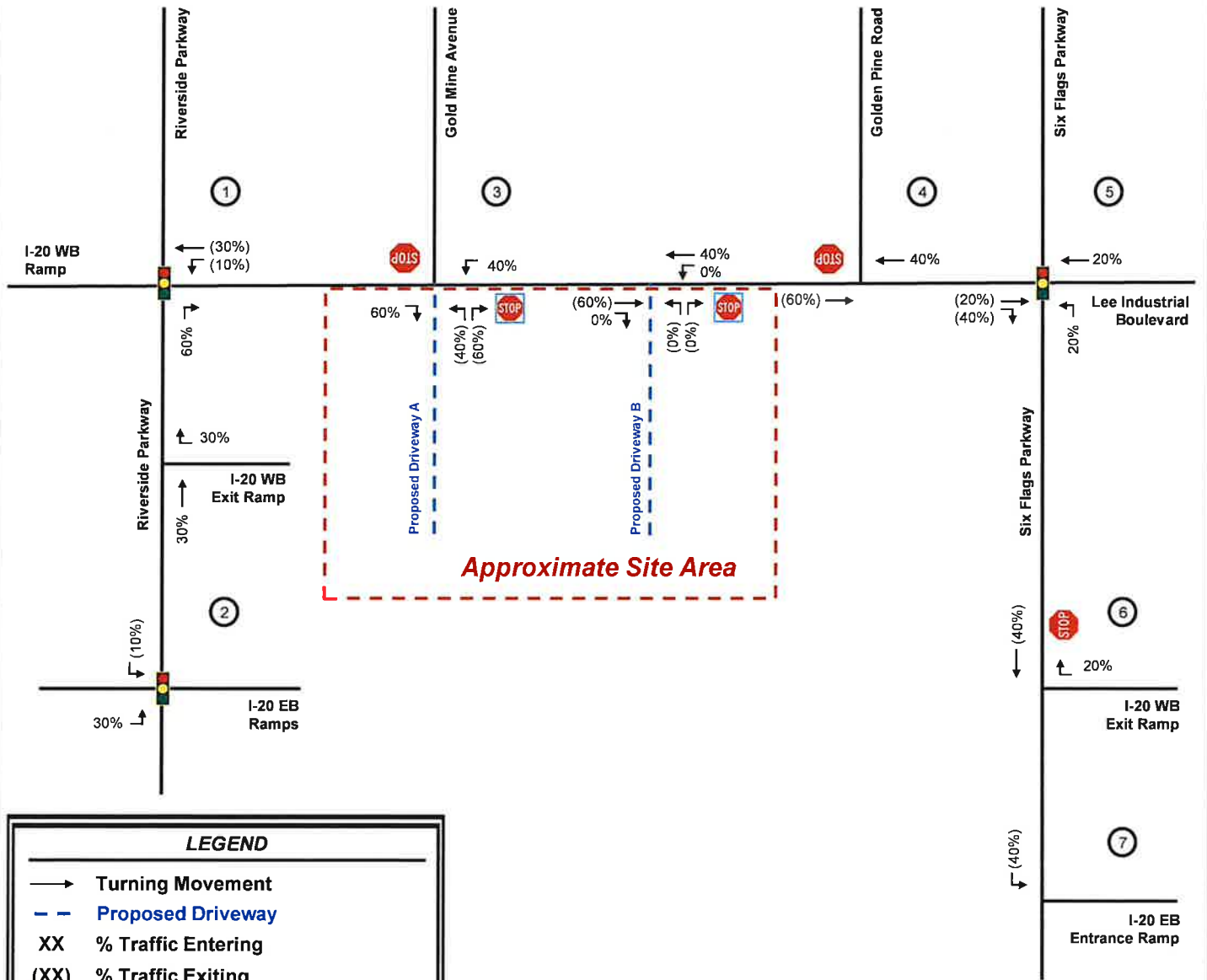


LEGEND

- Approximate Site Area
- ⊙(XX%) % Trip Distribution
- Proposed Study Intersections

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NOT TO SCALE

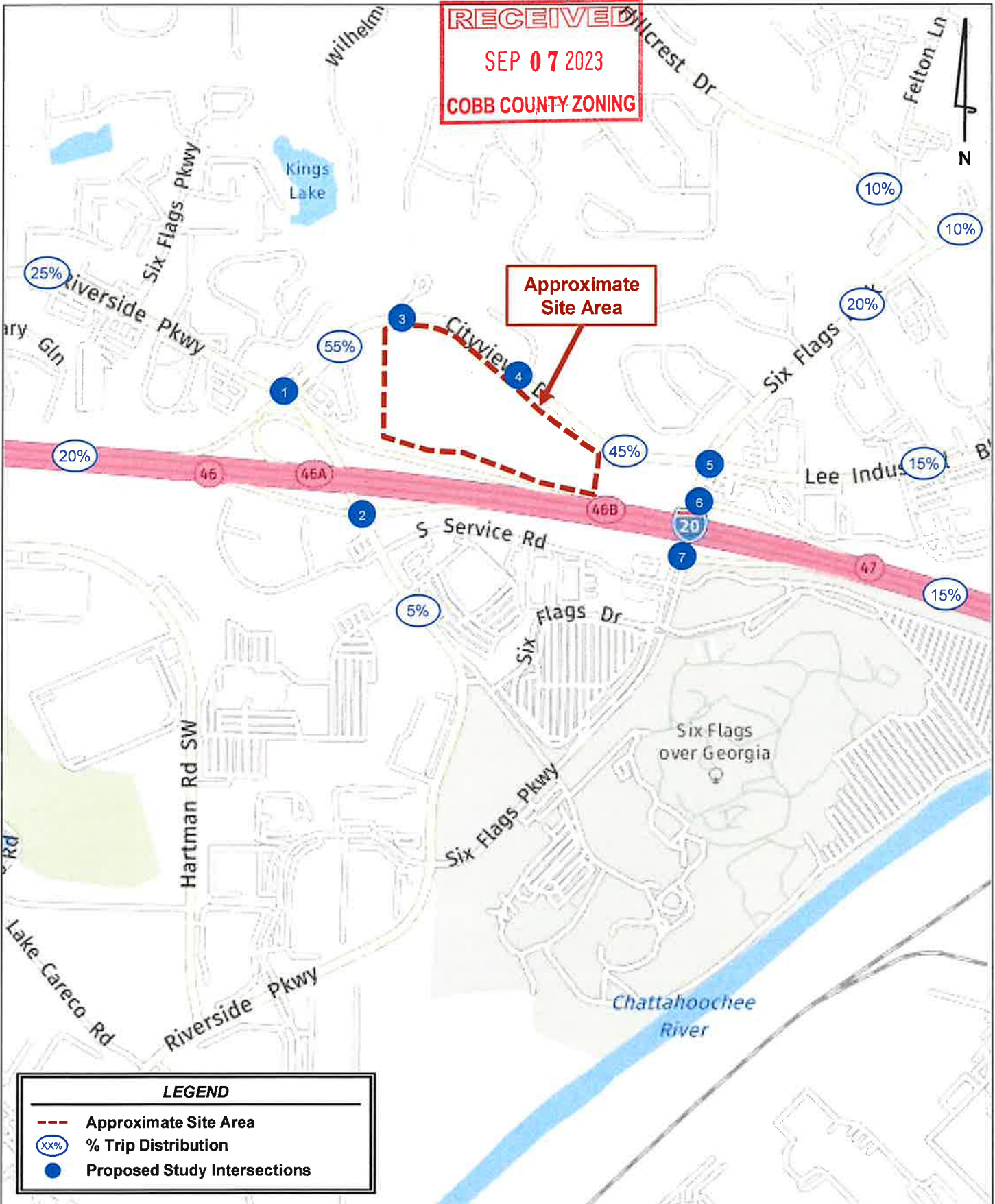


LEGEND

- Turning Movement
- - - Proposed Driveway
- XX % Traffic Entering
- (XX) % Traffic Exiting
- STOP Existing Stop Control
- STOP Proposed Stop Control
- Existing Traffic Signal
- (X) Intersection Reference Number

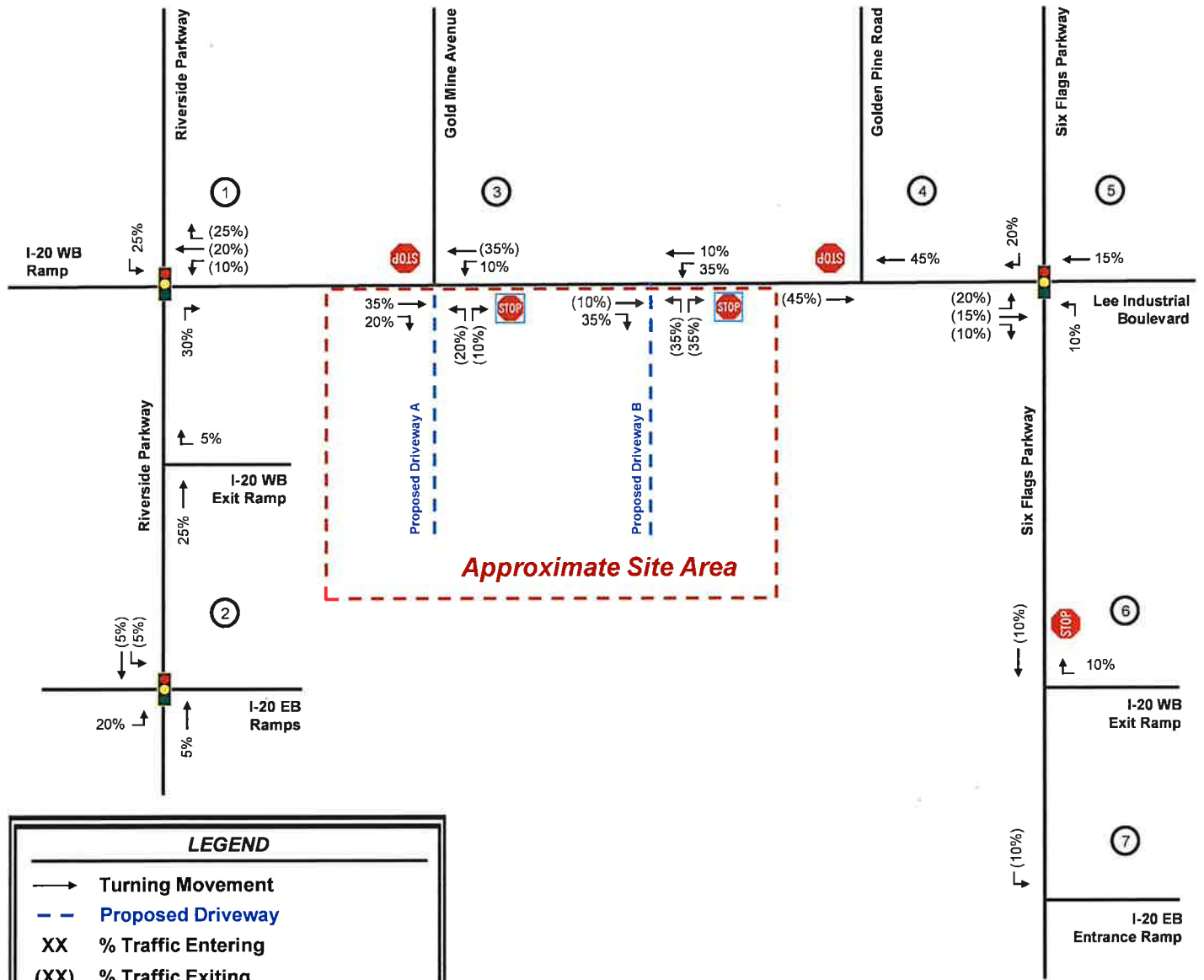
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Approximate Site Area






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 NOT TO SCALE



LEGEND

- Turning Movement
- - Proposed Driveway
- XX % Traffic Entering
- (XX) % Traffic Exiting
-  Existing Stop Control
-  Proposed Stop Control
-  Existing Traffic Signal
- (X) Intersection Reference Number

Cityview Drive TIA Growth Rate Table

| | |
|-------------|---|
| Source: | GDOT |
| Location: | Lee Industrial Boulevard e/o Six Flags Parkway |
| Route #: | 0440800 |
| Route Type: | Minor Arterial |
| Station: | 067-0789 |

| Count Year | Volume | Growth Rate |
|------------|--------|-------------|
| 2014 | 6,500 | |
| 2015 | 6,990 | 7.54% |
| 2016 | 7,210 | 3.15% |
| 2017 | 7,630 | 5.83% |
| 2018 | 7,620 | -0.13% |
| 2019 | 8,390 | 10.10% |

Avg. 1 Year Rates 2014-2019 **5.24%**

| | |
|-------------|--|
| Source: | GDOT |
| Location: | Riverside Parkway s/o Six Flags Parkway |
| Route #: | 00262300 |
| Route Type: | Minor Arterial |
| Station: | 067-0787 |

| Count Year | Volume | Growth Rate |
|------------|--------|-------------|
| 2014 | 9,540 | |
| 2015 | 10,300 | 7.97% |
| 2016 | 10,600 | 2.91% |
| 2017 | 11,200 | 5.66% |
| 2018 | 14,500 | 29.46% |
| 2019 | 14,600 | 0.69% |

Avg. 1 Year Rates 2014-2019 **8.88%**

| | |
|-------------|-------------------------------|
| Source: | GDOT |
| Location: | I-20 w/o Six Flags Parkway |
| Route #: | 00040200 |
| Route Type: | Interstate |
| Station: | 067-0763 |

| Count Year | Volume | Growth Rate |
|------------|---------|-------------|
| 2014 | 124,000 | |
| 2015 | 132,000 | 6.45% |
| 2016 | 144,000 | 9.09% |
| 2017 | 153,000 | 6.25% |
| 2018 | 140,000 | -8.50% |
| 2019 | 141,000 | 0.71% |

Avg. 1 Year Rates 2014-2019 **2.60%**

Annual Growth

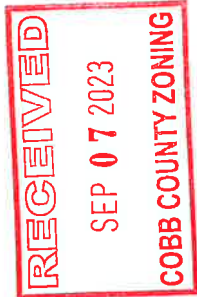
- 1.25%
- 1.08%
- 0.98%
- 2.50%
- 1.50%

Cobb County Population Annual Growth (2000-2010):
 Cobb County Population Annual Growth (2010-2020):
 Cobb County ARC Population Forecast (2015-2050):

Cityview Multifamily Base Growth Rate
 Cityview Multifamily Horizon Growth Rate

CHOSEN GROWTH RATE: 2.5%

HORIZON GROWTH RATE: 1.5%



Trip Generation Analysis (11th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
 Cityview Drive TIA
 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 | 300,000 s.f. | 512 | 60 | 46 | 14 | 62 | 17 | 45 |
| Gross Trips | | 512 | 60 | 46 | 14 | 62 | 17 | 45 |
| Warehouse Truck Trips (per ITE 11th Edition) | | 170 | 6 | 3 | 3 | 9 | 5 | 4 |
| Mixed-Use Reductions | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alternative Mode Reductions | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Adjusted Truck Trips | | 170 | 6 | 3 | 3 | 9 | 5 | 4 |
| Warehouse Car Trips (per ITE 11th Edition) | | 342 | 54 | 43 | 11 | 53 | 12 | 41 |
| Mixed-Use Reductions | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alternative Mode Reductions | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Adjusted Car Trips | | 342 | 54 | 43 | 11 | 53 | 12 | 41 |
| Mixed-Use Reductions - TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alternative Mode Reductions - TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pass-By Reductions - TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Trips | | 512 | 60 | 46 | 14 | 62 | 17 | 45 |
| Passenger Car Trips | | 342 | 54 | 43 | 11 | 53 | 12 | 41 |
| Truck Trips | | 170 | 6 | 3 | 3 | 9 | 5 | 4 |

