

01/07/2019 Hopper Communities - Armour Street Towns TES Trip Generation Table

Land Use [ITE Code]			Weekday Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Currently Allowed Development									
Multifamily Low Rise (Envelopes B,C) [220]	22	DU	126	3	9	12	10	5	15
Multifamily Mid Rise [221]	6	DU	31	1	2	3	2	2	4
Senior Adult Housing- Attached (Envelope B) [252]	80	DU	297	6	11	17	12	10	22
General Office Building (Envelope A)[710]	19,000	SF	212	34	5	39	16	71	87
Shopping Center/Retail (Envelope A) [820]	19,000	SF	1,943	100	62	162	77	83	160
Currently Allowed Development Total			2,609	144	89	233	117	171	288
Proposed Development									
Multifamily Low Rise [220]	56	DU	383	7	22	29	23	13	36
General Office Building [710]	5,200	SF	31	11	2	13	13	59	72
Shopping Center/Retail [820]	5,200	SF	806	96	59	155	30	32	62
Proposed Development Total			1,220	114	83	197	66	104	170
Difference between Proposed Development and Currently Allowed Development			-1,389	-30	-6	-36	-51	-67	-118

References:

Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, DC. 2017.

Hopper Communities requests to reduce the proposed unit count in Building Envelopes B+C and commercial density in Building Envelope A.

Per the development notes, Building Envelope B was approved as Senior Housing with 48-60 units (2007) and 60-80 units (2010). Building Envelope C was approved 13 townhomes or live/work (2007) and 18-24 apartments/townhouses with parking on lower level (2010).

Per the development notes, Building Envelope A was approved (2007) as a commercial mixed-use node but not limited to retail and office. A building height of three stories was permitted totaling +/-51,000 sf in two or more buildings. Upper floor residential was permitted and six units were planned. In 2010, a reduction in density to +/-38,000sf was approved for Building Envelope A, though the six residential units remained unchanged.

Hopper Communities' proposal 56 townhomes and +/-10,400sf or retail/office (See exhibit). This reduction of residential units and retail/commercial square footage falls outside the administrative approval thresholds based upon original approval numbers: 280 residential units; +/-51,200 sf mixed use.

If approved, total unit count for Davidson Bay Phases I and II would be reduced from 280 proposed units to 237 units. Envelope B+C's unit count would be reduced from 78-102 units, to 56; Envelope A's would be reduced from six to zero. Commercial square footage in Envelope A would be reduced from the originally approved +/-51,200sf (and amended in 2010 to +/-44,000 sf) to +/-10,000 sf.