

## **Traffic Impact Analysis for Potomac Yard/Potomac Greens**

This study was conducted for Charles E. Smith Companies. CAP proposed to develop Potomac Yard and Potomac Greens, located in Arlington County and Alexandria, as a mixed-use development consisting of 4.7 million square feet of office, 1,250 hotel rooms, 180,000 square feet of retail and 2,600 dwelling units. MCV was retained to review and comment on the traffic study prepared for the developer. Subsequently, MCV was retained to conduct an independent traffic study. MCV collected new traffic data at ten intersections in Arlington and Alexandria. 15 intersections in Arlington and 16 intersections in Alexandria were analyzed in the study. MCV developed a methodology for estimating trips for office use. The ITE Trip Generation Report was used for the other uses. Factors were developed for non-motorized uses, transit use and for internal trips due to mixed-use development. Capacity and levels of service were conducted for the existing conditions and future conditions at build-out (2010).

