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Trip Generation Memo:

RE: Bell Road – Johns Creek, GA

Project Description:

A trip generation was performed for a proposed development in Johns Creek, GA. The proposed development will be located at the intersection of Bell Road and Medlock Bridge Road. The development is anticipated to consist of a 170 unit Senior Living Building, a 2,000 square foot bistro, and a 350 square foot yoga studio.

Trip Generation and Distribution:

A trip generation was performed for a 170 unit Senior Living Building (senior adult housing – attached), a 2,000 square foot bistro (quality restaurant), and a 350 square foot yoga studio, using ITE’s Trip Generation Manual, 9th Edition (2012). The results show that there will be an additional 36 vehicles in the AM peak hour and an additional 58 vehicles in the PM peak hour. The tabulated data including equations used are shown in Table 1 below.

Due to the size of the yoga studio and limitations of the ITE Trip Generation Manual, a trip generation was estimated for the proposed yoga studio. After researching the average yoga studio class size and duration, it was assumed that the average class size accounts for 50”x100” per student, with an estimated one hour class duration. It was assumed that there would be approximately seven classes per day, with an even daily distribution.

Table 1: Trip Generation

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution
		Total	Inbound	Outbound				
Senior Adult Housing - Attached	170 DU				220	DU		
	Daily	528	264	264			$T = 2.98(X) + 21.05$	50% / 50%
	AM Peak Hour	34	12	22			$T = 0.20(X) - 0.13$	34% / 66%
	PM Peak Hour	42	23	19			$T = 0.24(X) + 1.64$	54% / 46%
Quality Restaurant	2,000 S.F.				931	1,000 S.F.		
	Daily	180	90	90			$T = 89.95(X)$	50% / 50%
	AM Peak Hour	2	1	1			$T = 0.81(X)$	50% / 50%
	PM Peak Hour	15	9	6			$T = 7.49(X)$	67% / 33%
Yoga Studio	350 S.F.				492	1,000 S.F.		
	Daily	141	71	70			**	50% / 50%
	AM Peak Hour	20	10	10			**	50% / 50%
	PM Peak Hour	20	10	10			**	50% / 50%
TOTAL GROUP TRIPS					220	Senior Adult Housing - Attached		
	Daily	849	425	424	931	Quality Restaurant		
	AM Peak Hour	56	23	33	492	Yoga Studio		
	PM Peak Hour	77	42	35				

Note: ¹ Where: T = Trips; X = Density by Variable

** Yoga Studio trips are based on an estimated class size of 50”x100” per student, and 7 classes per day, assuming 1 hour long classes and an even distribution throughout the day

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Trip Generation - Bell Road - Johns Creek, GA



Calculation of Anticipated Project Trips

Based upon methodology from ITE's *Trip Generation Manual*, 9th Edition (2012)

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