



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

2160 Satellite Boulevard, Suite 130 • Duluth, GA 30097 • Phone 678-990-6200 • Fax 678-990-6222

MEMORANDUM

October 13, 2020

Hezli Holdings, LLC
c/o Mr. Kedrin Edgeron
11455 Lakefield Dr Suite 100
Johns Creek, GA 30097

RECEIVED
RZ-21-001
NOV 10 2020
VC-21-001-01, 02, 03
City of Johns Creek
Community Development

RE: 11455 Lakefield Drive – Trip Generation Memo
City of Johns Creek, Georgia

KCI Technologies, Inc. has prepared a trip generation memorandum summarizing the expected trip generation for the existing building located at 11455 Lakefield Drive. The site is proposed to be rezoned from M-IA (Industrial Park) to C-2 (Commercial) to allow for new land uses. This information can be submitted with the rezoning application.

The site is located along the south side Lakefield Drive, east of the Johns Creek Parkway. There is one 59,191 SF building on the property with two access driveways onto Lakefield Drive. It is our understanding no modifications to the building or driveways are proposed. Based on the information provided by the client, the existing suite uses are shown in Table 1.

Table 1: Building Use Information
Table with 3 columns: Suite #, Existing Use, SF. Rows include 100A (Office), 100B (Warehouse), 200 (Corporate Shop), 300 (Six Bridges Brewery), 400 (GATA), 500 (Office), and Total Building SF (59,191).

Note: Six Bridges Brewery includes 2,000 SF outdoor patio

Expected Site Traffic:

Traffic anticipated to be generated by the property land uses was based on the Trip Generation manual, by the Institute of Transportation Engineers (ITE) and based on information from the client. Site traffic was estimated for the typical weekday daily, AM peak hour, and PM peak hour volumes for two cases: 1) Existing suite uses and 2) existing suite uses plus event center suite. Table 2 summarizes the results.

Table 2: Estimated Trip Generation										
Land Use		Units	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
				Two-way	Total	In	Out	Total	In	Out
Case 1: Existing Suite Uses										
710	General Office Building (#100A & #500)	SF	9,449	108	35	30	5	12	2	10
150	Warehousing (#100B)	SF	13,260	66	27	21	6	29	8	21
150	Warehousing (#200)	SF	11,583	64	27	21	6	29	8	21
140	Manufacturing (#300)	SF	9,305	37	4	3	1	6	2	4
925	Drinking Place (#300)	SF	4,700	530	N/A	N/A	N/A	53	35	18
492	Health/Fitness Club (#400)	SF	12,844	154	6	3	3	16	9	7
Total Trips =				959	99	78	21	145	64	81
Case 2: Existing Suite Uses with Event Center Suite 100B										
710	General Office Building (#100A & #500)	SF	9,449	108	35	30	5	12	2	10
150	Warehousing (#200)	SF	11,583	64	27	21	6	29	8	21
140	Manufacturing (#300)	SF	9,305	37	4	3	1	6	2	4
925	Drinking Place (#300)	SF	4,700	530	N/A	N/A	N/A	53	35	18
492	Health/Fitness Club (#400)	SF	12,844	154	6	3	3	16	9	7
n/a	Event Suite (#100B)	SF	13,260	210	1	1	0	73	68	5
Total Trips =				1,103	73	58	15	189	124	65
Net new trips (difference between Case 1 and Case 2)										
				144	-26	-20	-6	44	60	-16

Trip generation for Case 1 was based on ITE land use codes: LU 710 (Office) for Suite 100A and 500, LU 150 (Warehousing) for Suite 100B and 200, LU 140 (Manufacturing) for Suite 300, LU 925 (Drinking Place) for Suite 300, LU 492 (Health/Fitness Club) for Suite 400. The trip generation for Suite 400 was reduced to 35% of the ITE rates. The GATA business provides appointment only, private physical trainer sessions, with lower attendance than a traditional health club. Additionally, the daily trips for LU 925 and 492 was estimated as ten times the PM peak hour trips (the ITE manual does not provide daily trip rates).

Case 2 includes the existing suite uses plus the event center utilizing Suite 100B. The ITE trip generation manual does not provide data for an event center; therefore, the event center suite trip generation was based on a manual calculation. Based on information from the client, the event suite is anticipated to hold

functions with a maximum of 200 to 250 people. Assuming there is one event on a weekday evening, and not all events will have max attendance, the 85th percentile for attendance is 213 attendees (of 250). With an average car occupancy of 2.5 people and estimating 80 percent arrive during the PM peak hour, the estimated entering volume is 68 vehicles. The majority of exiting vehicles would be after the event and after the PM peak hour. The daily volume estimate includes additional staff and delivery trips in preparation for the event.

This memorandum provides an estimate of traffic volumes for the site. The actual traffic volumes may vary. Please contact me if there are any questions.

Prepared by:
Andrew Antweiler, PE, PTOE
Sr. Project Manager

RECEIVED
RZ-21-001
NOV 10 2020
VC-21-001-01, 02, 03
City of Johns Creek
Community Development