

MEMORANDUM

To: Mr. Ben Bridges
KIMCO Realty Corporation

From: Jin Seo, P.E.
Kimley-Horn and Associates

Date: July 22, 2020

RE: **3000 Old Alabama Road – KIMCO Dunkin’ Donuts/Baskin Robins – Trip Generation Comparison Memo**

Kimley-Horn is pleased to provide this opinion memorandum regarding the project traffic evaluation for the 3000 Old Alabama Road site in the City of Johns Creek, Georgia.

PROJECT OVERVIEW

The 3000 Old Alabama Road site is an existing commercial retail space behind an existing Kroger in the City of Johns Creek, Georgia. The approximate 2,550 SF of retail space (Newtown Recreational) will be replaced by a Dunkin’ Donuts/Baskin-Robbins. The new tenant will add a drive-through on the south side of the existing building, which is not allowed under the currently existing zoning. As currently envisioned, the site will be rezoned to C-1 with conditions to include fast food restaurants to allow drive-through. It should be noted that the existing Tide dry cleaner will remain.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the 3000 Old Alabama Road development was calculated using rates and equations contained in the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual*, 10th Edition, 2017. This analysis compared the projected trips associated with the existing retail use (Shopping Center, ITE Code 820) versus the proposed Dunkin’ Donuts/Baskin Robbins (Coffee/Donut Shop with Drive-Through Window, ITE Code 710). Per conversations with the City, pass-by reductions were accounted for. Pass-by reductions are taken for a site when traffic normally traveling along a roadway may choose to visit a retail establishment that is along the vehicle’s path. These trips are already on the road and are not new trips added to the roadway.

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

Table 1: Trip Generation Comparison KIMCO Dunkin' Doughnuts / Baskin Robins											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Existing											
Shopping Center	820	2,550 SF	96	48	48	2	1	1	10	5	5
<i>Pass-by Reduction</i>			-24	-12	-12	-0	-0	-0	-2	-1	-1
Total Trips			72	36	36	2	1	1	8	4	4
Proposed											
Coffee/Donut Shop with Drive-Thru Window	710	2,550 SF	2,092	1,046	1,046	227	116	111	111	56	55
<i>Pass-by Reduction</i>			-1,886	-943	-943	-202	-101	-101	-100	-50	-50
Total Trips			206	103	103	25	15	10	11	6	5
<i>Difference in Project Trips</i>			+134	+67	+67	+23	+14	+9	+3	+2	+1

SUMMARY

Based on the findings above, the proposed tenant is projected to generate 134 more daily project trips (67 in, 67 out), 23 more AM peak hour project trips, and 3 more PM peak hour project trips than the existing retail use. Per the City of Johns Creek’s Traffic Impact Study Guidelines (January 2011), a traffic impact study may be required when the development generates at least 100 trips during the peak hour. The proposed Dunkin’ Donuts/Basking Robins is projected to generate less than 100 trips during the peak hours compared to the existing retail (Newtown Recreational).

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.



Jin Seo, P.E.
Project Engineer

Attachments:

- Figure 1: Site Aerial
- Trip Generation Comparison
- Site Plan

RECEIVED
RZ-20-006
AUG 11 2020

City of Johns Creek
Community Development