

October 24, 2017

Kenneth Wood, P.E.
 Planners and Engineers Collaborative, Inc.
 350 Research Court
 Norcross, Georgia 30092
 Phone: 770-380-5969

RECEIVED

NOV 07 2017

**City of Johns Creek
 Community Development**

**RE: Trip Generation Study
 Bell Road at McGinnis Ferry Road Mixed-Use
 Johns Creek, Georgia**

Dear Ken:

The 9.23 acre site is located on the southwest corner of intersection of Bell Road and McGinnis Ferry Road in Johns Creek, Georgia. The site will include a mixed-used development with 47 townhomes, 6,000 sq. ft of specialty retail and 6,000 sq. ft. of general office space. Access to the site will be via Bell Road.

Trip Generation

The estimated trip generation was calculated using the data and methodology provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Ed., 2012.

Land Use (ITE LUC)	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Townhomes (230)	47 units	333	28	5	23	32	22	10
General Office (710)	6,000 sf	155	20	18	2	85	14	71
Specialty Retail	6,000 sf	294	41	20	21	36	16	20
Total Gross Trips		783	89	43	46	153	52	101
Less Pass-by Trips		-59	0	0	0	-7	-4	-3
Total Net New Trips		724	89	43	46	146	48	98

Please do not hesitate to contact me if you have any questions regarding our analysis.

Sincerely,



John Karnowski, P.E., PTOE, AICP

Bell Rd at McGinnis Ferry Mixed-Use ()

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

Project Land Use	Project Density	Project Trips		
		Total	Inbound	Outbound
Bell Rd at McGinnis Ferry Mixed-Use	Daily	783	392	391
	AM Peak Hour	89	43	46
	PM Road Peak	153	52	101
Reductions for Pass-By Trips	Daily	59	30	29
	AM Peak Hour	0	0	0
	PM Peak Hour	7	4	3
TOTAL PROJECT TRIPS	Daily	724	362	362
	AM Peak Hour	89	43	46
	PM Peak Hour	146	48	98

Residential Condominium/Townhouse (230)

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

Project Land Use	Project Density	Project Trips			
		Total	Inbound	Outbound	
Residential Condominium/Townhouse	47 DU	Daily	333	167	166
		AM Peak Hour	28	5	23
		PM Peak Hour	32	22	10
Reductions for Pass-By Trips		Daily	0	0	0
		AM Peak Hour	0	0	0
		PM Peak Hour	0	0	0
TOTAL PROJECT TRIPS		Daily	333	167	166
		AM Peak Hour	28	5	23
		PM Peak Hour	32	22	10