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City of Johns Creek
Community Development

RZ-19-003
VC-19-003-01

Memorandum

To: RaceTrac Petroleum, Inc.
Date: October 4, 2018
Subject: Trip Generation Comparison for 5805 State Bridge Road – Johns Creek, GA

The purpose of this memorandum is to compare the trip generation that will result from a proposed 20-pump RaceTrac gas station with 5,411 square foot convenience store versus 20,000 square feet of restaurant space. The site is located at 5805 State Bridge Road in Johns Creek, Georgia. The RaceTrac development will make use of the two existing full-access driveways on Camden Way. The location of the development is shown below in Figure 1.



Figure 1: Site Location

Trip generation estimates for this project were based on the rates and equations published in the 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. The trip generation comparison for the site was based on the following ITE Land Use: 932 – (current development) and 960 – (proposed development). The results of the trip generation for the existing retail center are shown in Table 1 below.

TABLE 1 – TRIP GENERATION (CURRENT ZONING)								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
High-Turnover Sit-Down Restaurant	20,000 sf	109	90	199	121	74	195	2,244
<i>Pass-by Trips (0%) 43%</i>		0	0	0	-52	-32	-84	-840
Total without Reductions		109	90	199	121	74	195	2,244
Total Trips Added to Road Network		109	90	199	69	42	111	1,404

The trip generation for the proposed development is shown below in Table 2.

TABLE 2 – TRIP GENERATION (PROPOSED DEVELOPMENT)								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
Super Convenience Market/Gas Station	5,411 sf	239	240	479	187	188	375	4,532
<i>Pass-by Trips (62%) 56%</i>		-148	-149	-297	-105	-105	-210	-2,100
Total without Reductions		239	240	479	187	188	375	4,532
Total Trips Added to Road Network		91	91	182	82	83	165	2,432

The trip generation comparison for the site is shown below in Table 3.

TABLE 3 – TRIP GENERATION COMPARISON								
Scenario	AM Peak Hour			PM Peak Hour			24-Hour	
	Enter	Exit	Total	Enter	Exit	Total	Two-way	
Current Restaurant Space	109	90	199	69	42	111	1,404	
Proposed Development	91	91	182	82	83	165	4,532	
Difference in Trips	-18	+1	-17	+13	+41	+54	+1,028	

Based on the results shown in Table 3, the proposed RaceTrac development will generate 17 less trips in the morning peak period and 54 more trips in the evening peak period than the amount of trips generated by the current restaurant spaces.

