

## MEMORANDUM

To: Ms. Jill Bryan, BDG Architects

From: Ms. Elizabeth Johnson, P.E., PTOE

Date: February 5, 2020

RE: ***Regions 5950 State Bridge – City of Johns Creek – Trip Generation Memo***

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Kimley-Horn is pleased to provide this opinion memorandum regarding the project traffic evaluation for the *Regions 5950 State Bridge* site in the City of Johns Creek, Georgia. This trip generation memo was completed for an application with the City of Johns Creek regarding the above project.

### PROJECT OVERVIEW

The *Regions 5950 State Bridge* site is an approximate 1.17 acre out-parcel site that is proposed to include a 1,500 SF bank branch with three drive-thru lanes. The site is located as an out-parcel to the existing Home Depot and Target shopping center south of State Bridge Road and east of Medlock Bridge Road (SR 141) in the City of Johns Creek, Georgia. The southeastern border of the project site abuts the shopping center drive aisle.

The site is currently zoned C-1 (Community Business District) and is proposed to remain zoned C-1.

### 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 *Regions 5950 State Bridge* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition, 2017. This analysis determined the projected trip generation volumes associated with the proposed bank (Drive-in Bank, ITE Code 912).

The density and the anticipated gross project trip generation summary are summarized in **Table 1**. ITE Code 912 includes trip generation calculations based on building square footage as well as the number of drive-thru lanes. This development includes a relatively small building footprint with three drive-thru lanes. **Table 1** reflects projected trip generation values based on both building square footage and the number of drive-thru lanes.

Table 1: Trip Generation Regions 5950 State Bridge Site														
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour			SAT Peak Hour		
			Total	Enter	Exit	Enter	Exit	Exit	Total	Enter	Exit	Total	Enter	Exit
Method 1														
Drive-in Bank	912	1,500 SF	241	121	120	14	8	6	31	16	15	40	20	20
Method 2														
Drive-in Bank	912	3 Lanes	374	187	187	26	16	10	81	40	41	83	41	42

As shown in **Table 1**, based on a calculation using a 1,500 SF building size (Method 1), the proposed site is projected to generate 241 daily project trips (121 in, 120 out), 14 AM peak hour trips, 31 PM peak hour trips, and 40 Saturday peak hour trips. Based on a calculation using 3 drive-thru lanes (Method 2), the proposed site is projected to generate 374 daily project trips (187 in, 187 out), 26 AM peak hour trips, 81 PM peak hour trips, and 83 Saturday peak hour trips. For daily trips as well as all peak hours, the trip generation calculation with the number of drive thru lanes yields the most conservative analysis with higher trip generation.

## SUMMARY

Based on the findings above and assuming the most conservative analysis (Method 2), the proposed bank site is projected to generate 374 daily project trips (187 in, 187 out), 26 AM peak hour project trips, 81 PM peak hour project trips, and 83 Saturday peak hour trips. Per the City of Johns Creek's Traffic Impact Study Guidelines, a traffic impact study may only be required when the development generates at least 100 trips during the peak hour. Therefore, no traffic impact study is required for this project.

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.



Elizabeth Johnson, P.E., PTOE  
Project Engineer

### Attachments:

- Figure 1: Site Aerial – Zoomed Out
- Figure 2: Site Aerial – Zoomed In
- Trip Generation Analysis
- Site Plan

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