

MEMORANDUM

To: Dan Marinko, Partners Development Group, LLC

From: Olivia Zuvanich, P.E., Kimley-Horn and Associates, Inc.
Alden Gordon, E.I.T., Kimley-Horn and Associates, Inc.

Date: March 25, 2024

RE: ***Hammocks at Johns Creek, Johns Creek, Fulton County, Georgia – Trip Generation Comparison***

Kimley-Horn is pleased to provide this memorandum regarding the trip generation comparison for the proposed *Hammocks at Johns Creek* development in the City of Johns Creek, Fulton County, Georgia.

PROJECT OVERVIEW

The *Hammocks at Johns Creek* development is a proposed senior adult residential development on an approximate 6.39-acre property located north of Old Alabama Road and east of Ivey Ridge Lane in the City of Johns Creek, Fulton County, Georgia.

The site is currently zoned for Office Institutional (O-I) and the proposed zoning is for Apartment Limited (A-L). The trip generation comparison will be based on the following scenarios:

1. Option 1: Existing Zoning (85 units of Continuing Care Retirement Community)
2. Option 2: Proposed Zoning (82 Senior Adult Housing - Attached)

The purpose of this memorandum is to compare the trip generation potential of Option 1 with the trip generation potential of Option 2.

Figure 1 provides a location map. **Figure 2** provides an aerial imagery of the project site. Additionally, the preliminary site plans for the proposed development are provided.

TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network.

Anticipated trip generation for the proposed *Hammocks at Johns Creek* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, 2021.

The densities and the project trip generation for the proposed development are summarized by land use in **Table 1**.

Table 1: Gross Trip Generation											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Option 1: Existing Zoning (O-I0)											
<i>Continuing Care Retirement Community</i>	255	85 d.u.	386	193	193	33	21	12	66	26	40
Option 2: Proposed Zoning (A-L)											
<i>Senior Adult Housing - Attached</i>	252	82 d.u.	262	131	131	16	5	11	21	12	9
<i>Difference in Gross Project Trips</i>			-124	-62	-62	-17	-16	-1	-45	-14	-31
<i>% Difference in Gross Project Trips</i>			-32%	-32%	-32%	-52%	-76%	-8%	-68%	-54%	-78%

Based on the trip generation shown in **Table 1**, Option 2 of the proposed *Hammocks at Johns Creek* development is projected to generate approximately 124 fewer total daily trips (62 in; 62 out), 17 fewer AM peak hour trips, and 45 fewer PM peak hour trips than Option 1. Option 2 (Apartment-Limited) of the proposed *Hammocks at Johns Creek* development will generate approximately 32% less gross daily trips, 52% less AM peak hour trips, and approximately 68% less PM peak hour trips compared to Option 1 (Office Institutional zoning).

The Continuing Care Retirement Community land use is a residential land use for seniors that range from those who can live independently to those who require medical care. The Continuing Care Retirement Community land use includes medical care employees for seniors who require daily medical care. Option 1 accounts for resident and employee trips in the trip generation. The Senior Adult Housing - Attached land use is a residential land use for seniors who can live independently. The Senior Adult Housing - Attached land use does not include medical care employees because the seniors in the development do not require daily medical care. Therefore, Option 2 accounts for resident trips only in the trip generation. The reduction in trip generation from Option 1 to Option 2 is a result of no employee trips (staff, medical care, etc.) being included in the Option 2 trip generation.

Received
 April 2, 2024
 RZ-24-0004 &
 VC-24-0003
 Planning & Zoning

SUMMARY

The proposed *Hammocks at Johns Creek* development is located on an approximate 6.39-acre property located north of Old Alabama Road and east of Ivey Ridge Lane in the City of Johns Creek, Fulton County, Georgia.

This memo compared the proposed Option 1: Existing Zoning (85 units of Continuing Care Retirement Community) to the proposed Option 2: Proposed Zoning (82 units of Senior Adult Housing - Attached). Based on the trip generation comparison, Option 2 (Apartment-Limited zoning) of the proposed *Hammocks at Johns Creek* development is projected to generate approximately 32% less gross daily trips, 52% less AM peak hour, and 68% less PM peak hour traffic versus Option 1 (Office Institutional zoning).

We hope this information is helpful.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Olivia Zuvanich, P.E.
Project Engineer

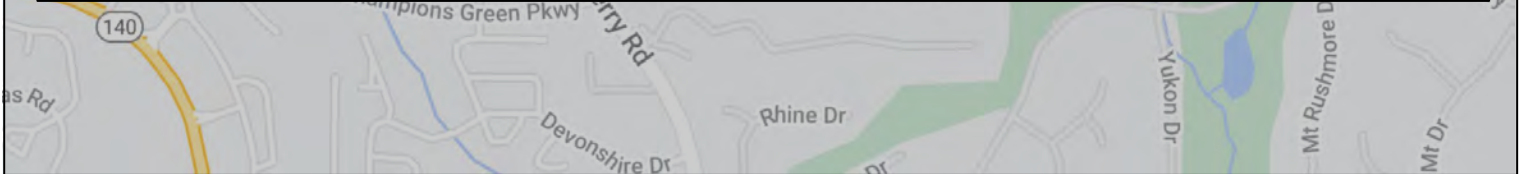
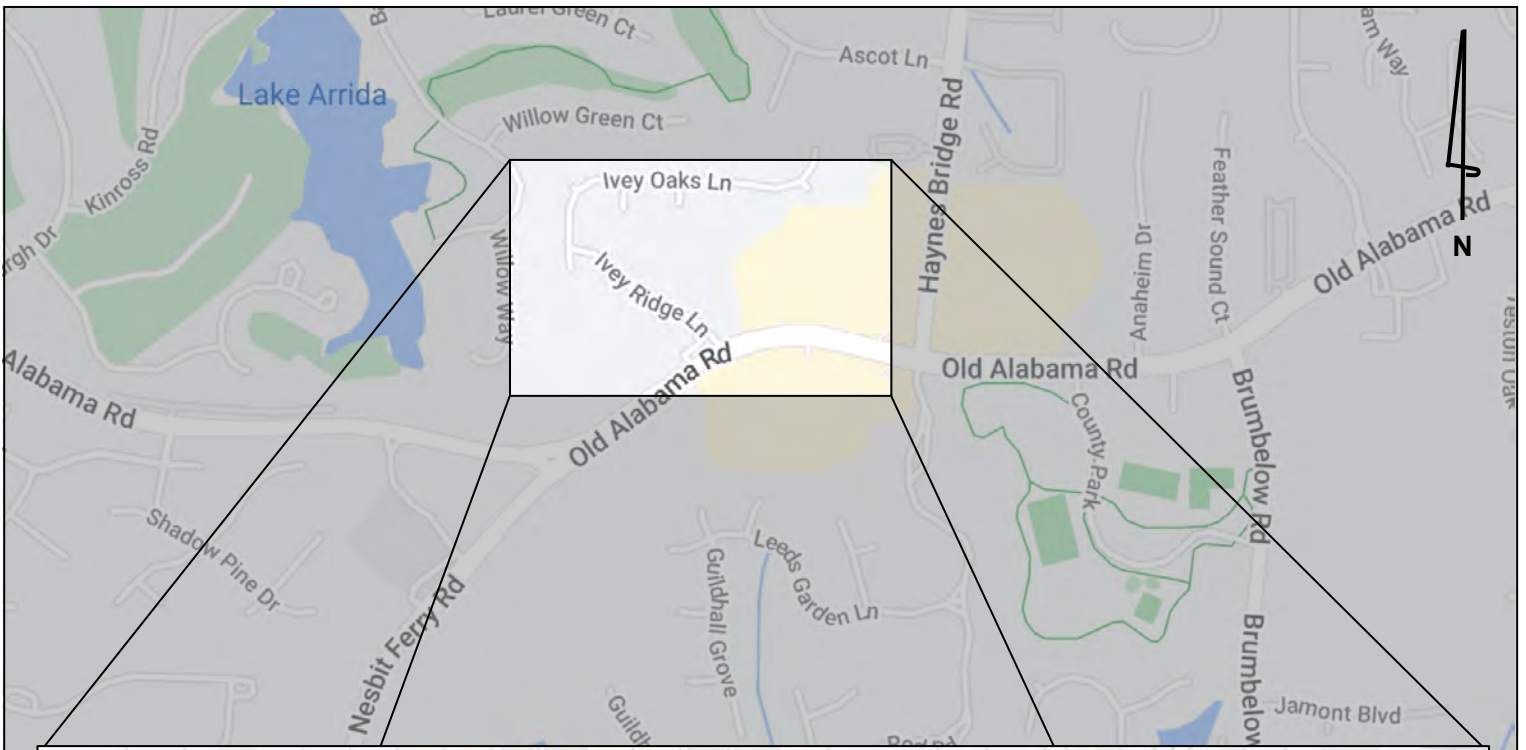


Alden Gordon, E.I.T.
Project Analyst

Attachments:

- Figures 1-2
- Trip Generation Analyses
- Proposed Site Plan

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Trip Generation Analysis (11th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)
Hammocks at Johns Creek
City of Johns Creek, GA

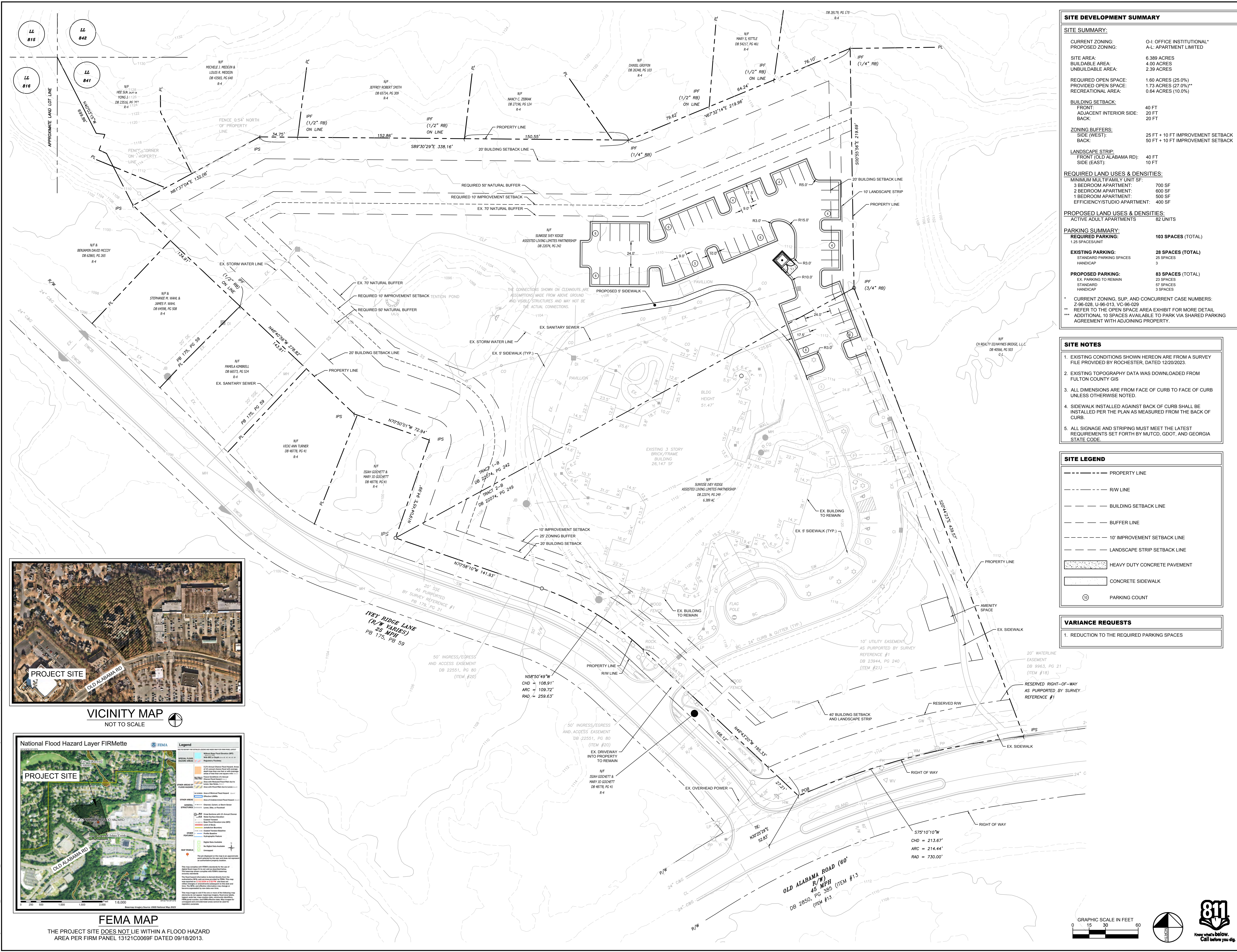
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
255 Continuing Care Retirement Community	85 d.u.	386	33	21	12	66	26	40
Gross Trips		386	33	21	12	66	26	40
Residential Trips		386	33	21	12	66	26	40
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
Adjusted Residential Trips		386	33	21	12	66	26	40
<i>Mixed-Use Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Pass-By Reductions - TOTAL</i>		0	0	0	0	0	0	0
New Trips		386	33	21	12	66	26	40
Driveway Volumes		386	33	21	12	66	26	40

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Trip Generation Analysis (11th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)
Hammocks at Johns Creek
City of Johns Creek, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
252 Senior Adult Housing - Attached	82 d.u.	262	16	5	11	21	12	9
Gross Trips		262	16	5	11	21	12	9
Residential Trips		262	16	5	11	21	12	9
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
Adjusted Residential Trips		262	16	5	11	21	12	9
<i>Mixed-Use Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Pass-By Reductions - TOTAL</i>		0	0	0	0	0	0	0
New Trips		262	16	5	11	21	12	9
Driveway Volumes		262	16	5	11	21	12	9

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SITE DEVELOPMENT SUMMARY

SITE SUMMARY:

CURRENT ZONING:	O-I: OFFICE INSTITUTIONAL*
PROPOSED ZONING:	A-L: APARTMENT LIMITED
SITE AREA:	6.389 ACRES
BUILDABLE AREA:	4.00 ACRES
UNBUILDABLE AREA:	2.39 ACRES
REQUIRED OPEN SPACE:	1.60 ACRES (25.0%)
PROVIDED OPEN SPACE:	1.73 ACRES (27.0%)**
RECREATIONAL AREA:	0.64 ACRES (10.0%)

BUILDING SETBACK:

FRONT:	40 FT
ADJACENT INTERIOR SIDE:	20 FT
BACK:	20 FT

ZONING BUFFERS:

SIDE (WEST):	25 FT + 10 FT IMPROVEMENT SETBACK
BACK:	50 FT + 10 FT IMPROVEMENT SETBACK

LANDSCAPE STRIP:

FRONT (OLD ALABAMA RD):	40 FT
SIDE (EAST):	10 FT

REQUIRED LAND USES & DENSITIES:

MINIMUM MULTIFAMILY UNIT SF:	700 SF
3 BEDROOM APARTMENT:	600 SF
2 BEDROOM APARTMENT:	500 SF
1 BEDROOM APARTMENT:	400 SF
EFFICIENCY/STUDIO APARTMENT:	400 SF

PROPOSED LAND USES & DENSITIES:

ACTIVE ADULT APARTMENTS:	82 UNITS
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PARKING SUMMARY:

REQUIRED PARKING:	103 SPACES (TOTAL)
1.25 SPACES/UNIT	

EXISTING PARKING:

STANDARD PARKING SPACES:	28 SPACES (TOTAL)
HANDICAP:	3

PROPOSED PARKING:

EX. PARKING TO REMAIN:	83 SPACES (TOTAL)
STANDARD:	23 SPACES
HANDICAP:	3 SPACES

* CURRENT ZONING, SUP. AND CONCURRENT CASE NUMBERS:
 2-98-028, 1-98-013, VG-98-029
 ** REFER TO THE OPEN SPACE AREA EXHIBIT FOR MORE DETAIL
 *** ADDITIONAL 10 SPACES AVAILABLE TO PARK VIA SHARED PARKING AGREEMENT WITH ADJOINING PROPERTY.

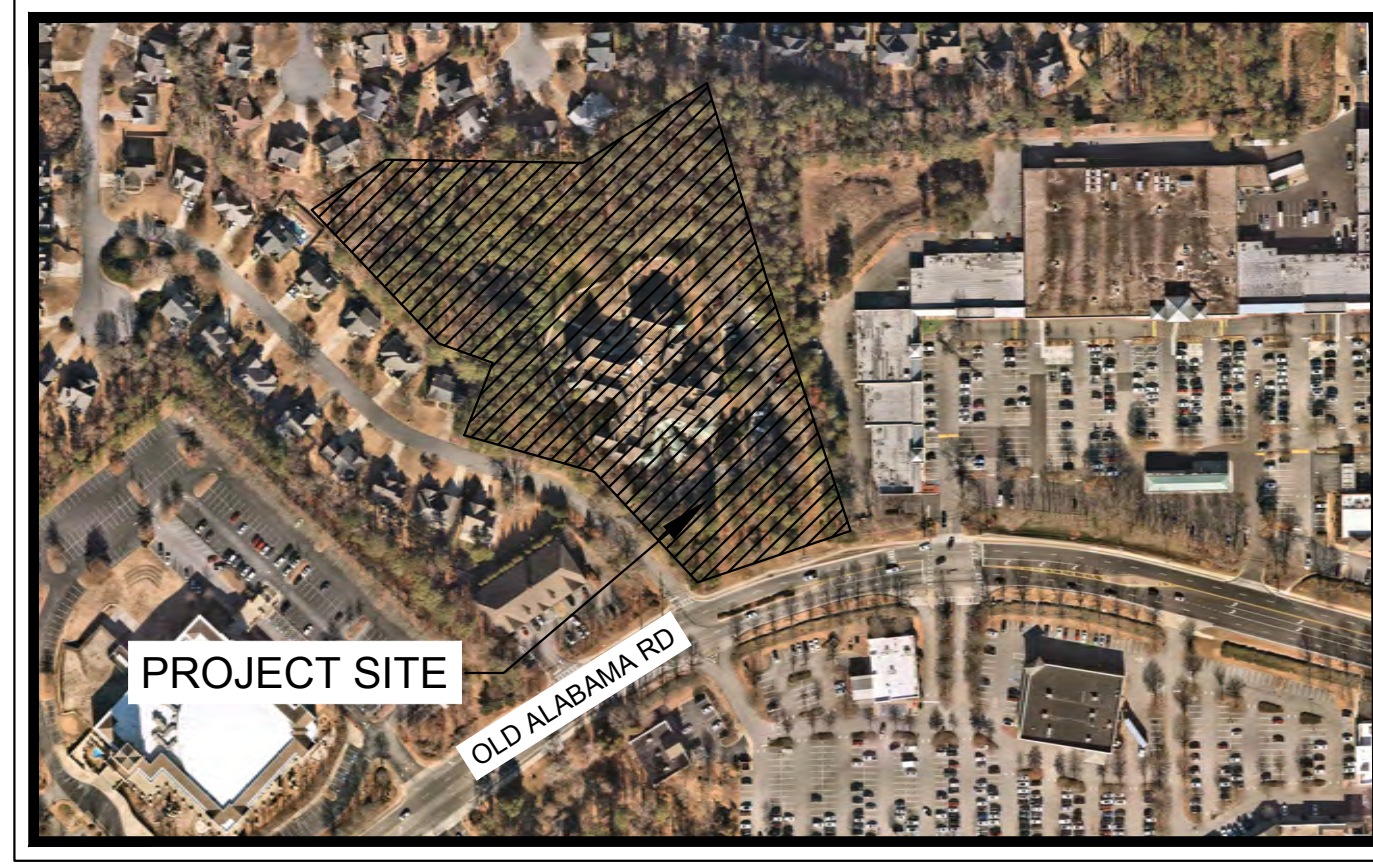
- SITE NOTES**
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY ROCHESTER, DATED 12/20/2023.
 - EXISTING TOPOGRAPHY DATA WAS DOWNLOADED FROM FULTON COUNTY GIS
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

SITE LEGEND

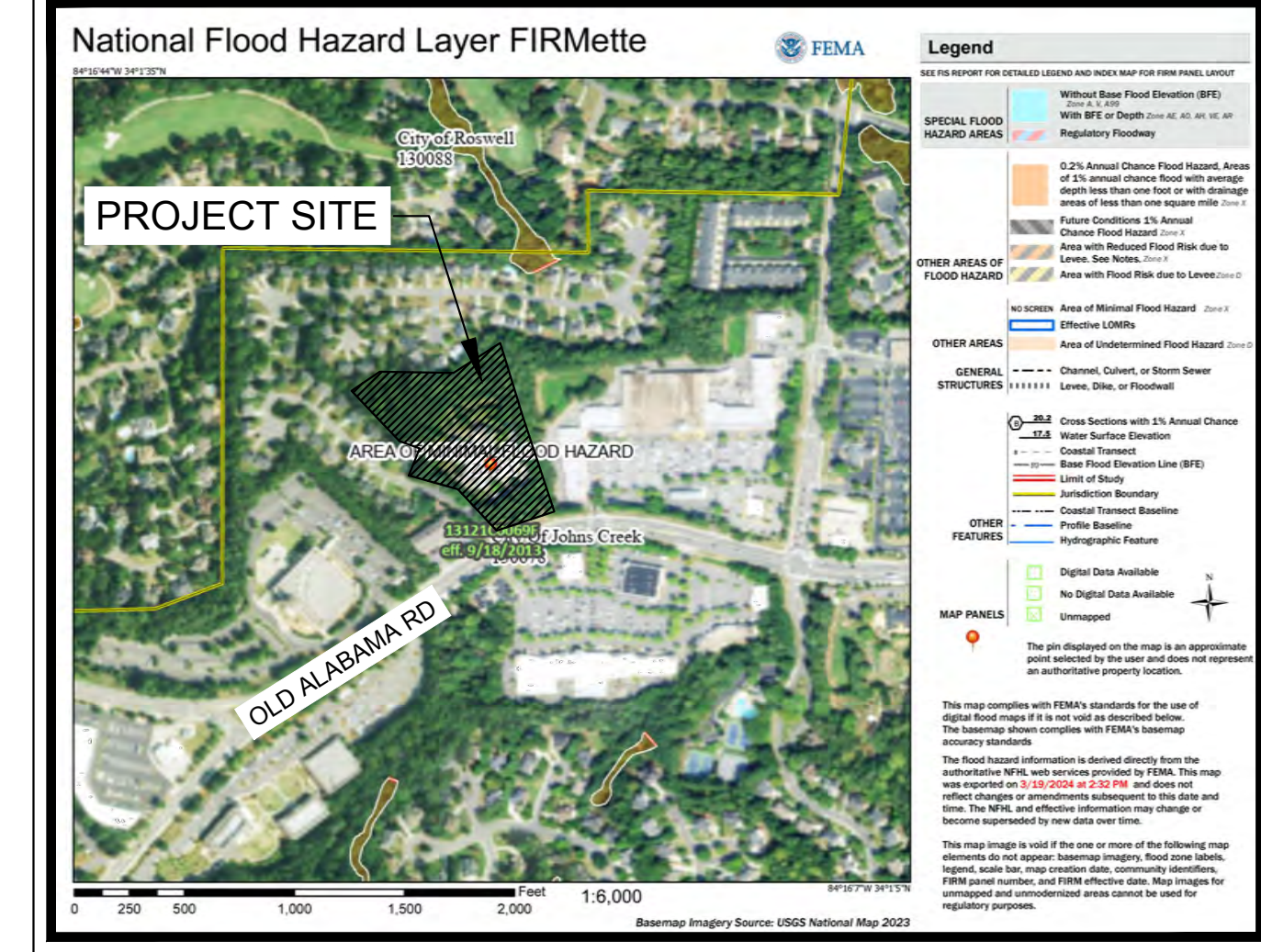
---	PROPERTY LINE
---	R/W LINE
---	BUILDING SETBACK LINE
---	BUFFER LINE
---	10' IMPROVEMENT SETBACK LINE
---	LANDSCAPE STRIP SETBACK LINE
---	HEAVY DUTY CONCRETE PAVEMENT
---	CONCRETE SIDEWALK
⊙	PARKING COUNT

VARIANCE REQUESTS

- REDUCTION TO THE REQUIRED PARKING SPACES



VICINITY MAP
NOT TO SCALE



FEMA MAP

GRAPHIC SCALE IN FEET
0 15 30 60

811
Know what's below. Call before you dig.

Kimley Horn
11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
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PARTNERS DEVELOPMENT GROUP LLC

THE HAMMOCKS AT JOHNS CREEK
2850 OLD ALABAMA RD
ALPHARETTA, GA 30022

PROJECT: LAND LOT 841
1ST DISTRICT, SECTION 2

NO.	REVISION DESCRIPTIONS	DATE	BY
04/02/2024	TDG		

GSWCC CERT. LEVEL III: 0000095764
 DRAWN BY: TDG
 DESIGNED BY: TDG
 REVIEWED BY: KHP
 DATE: 04/02/2024
 PROJECT NO.: 017660000
 TITLE: REZONING SITE PLAN
 SHEET NUMBER: ZP

PRELIMINARY - NOT FOR CONSTRUCTION

Drawing name: K:\ALP-PRJ\017660000_FPD\Johns Creek\CAD\Drawings\ZP-ZONING PLAN.dwg 2P-ZONING PLAN Apr 02, 2024 4:12pm by: kush.patel

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