



A&R Engineering, Inc.

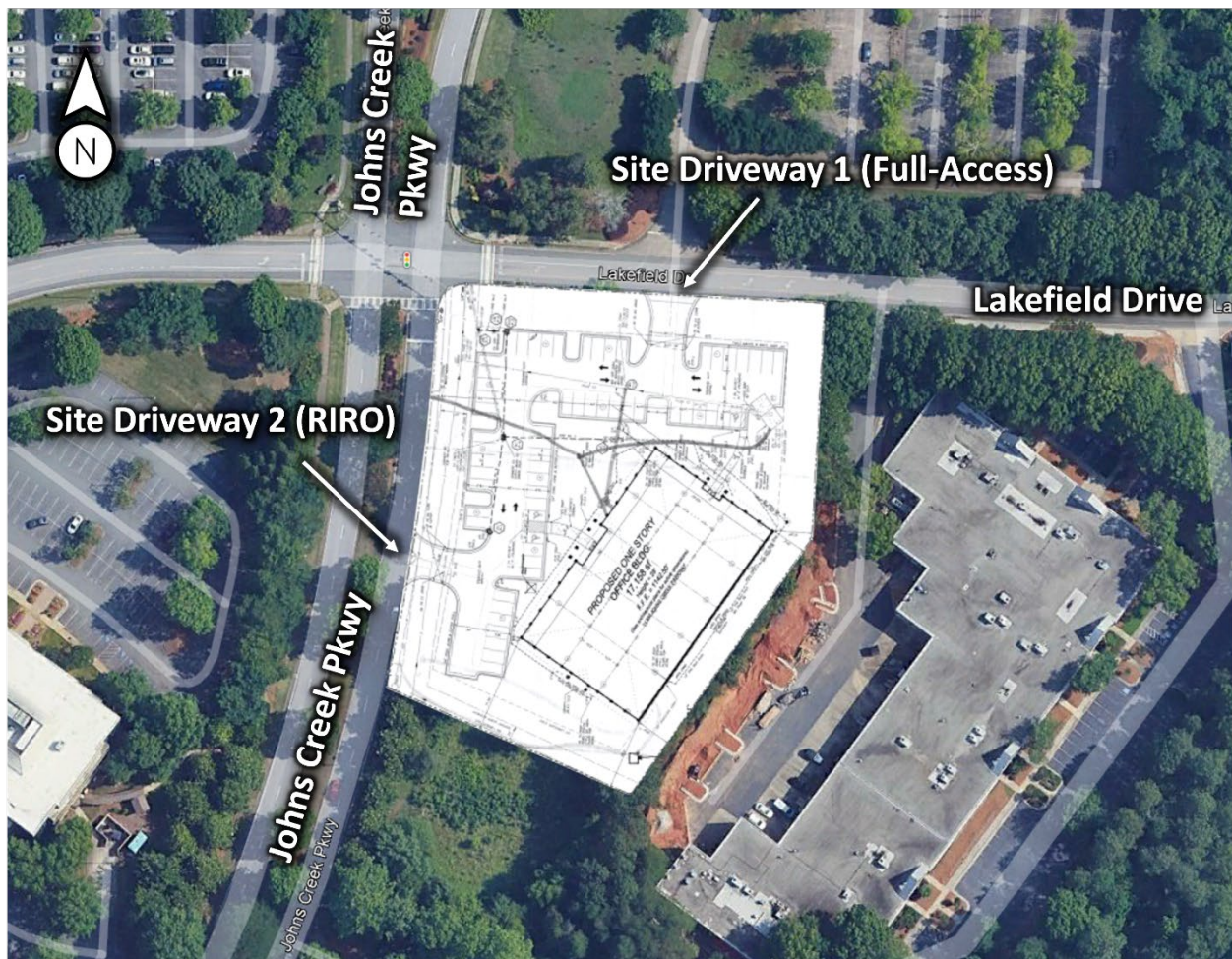


Memorandum

To: Mike Sim, JWG, Inc.
From: Abdul Amer, PE
Date: August 1st, 2025
Subject: Trip Generation Comparison Memorandum for the office building at 11300 Johns Creek Parkway, Duluth, GA 30097 | A&R 25-145

Received
August 5, 2025
RZ-25-0002,
VC-25-0010 & VC-25-0011
City of Johns Creek
Planning & Zoning

The purpose of this memorandum is to estimate the trip generation that will result from the proposed rezoning of the existing office building located at 11300 Johns Creek Parkway, Duluth, Georgia, and to compare it with the traffic volumes generated by the current office building. The office building currently consists of four suites totaling 17,158 sf. Under the proposed rezoning, 11,059 sf across two suites would be designated for college-related use, accommodating a maximum of 40 students attending in-person classes, while the remaining 6,099 sf would be used for office purposes. The current site has one right-in/right-out (RIRO) driveway on Johns Creek Parkway and one full-access driveway on Lakefield Drive. The location of the development is shown below.





METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Uses: 550 – *University/College*, 710 – *General Office Building*.

Land Use: 550 – University/College: This land use includes 4-year universities or colleges that may or may not offer graduate programs.

Land Use: 710 – General Office Building: A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted.

TRIP GENERATION

The estimated ITE site-generated volumes for the existing office building are shown in Table 1 below.

| TABLE 1 – TRIP GENERATION FOR THE EXISTING OFFICE BUILDING | | | | | | | | |
|------------------------------------------------------------|-----------|--------------|------|-------|--------------|------|-------|---------|
| Land Use | Size | AM Peak Hour | | | PM Peak Hour | | | 24 Hour |
| | | Enter | Exit | Total | Enter | Exit | Total | Total |
| ITE 710 – General Office Building | 17,158 sf | 32 | 5 | 37 | 7 | 31 | 38 | 250 |

The projected ITE site-generated volumes for the proposed rezoning are shown in Table 2 below.

| TABLE 2 – TRIP GENERATION FOR PROPOSED REZONING OF THE OFFICE BUILDING | | | | | | | | |
|------------------------------------------------------------------------|-------------|--------------|------|-------|--------------|------|-------|---------|
| Land Use | Size | AM Peak Hour | | | PM Peak Hour | | | 24 Hour |
| | | Enter | Exit | Total | Enter | Exit | Total | Total |
| ITE 550 – University/College | 40 students | 5 | 1 | 6 | 2 | 4 | 6 | 62 |
| ITE 710 – General Office Building | 6,099 sf | 13 | 2 | 15 | 3 | 13 | 16 | 102 |
| Total New Trips | | 18 | 3 | 21 | 5 | 17 | 22 | 164 |

TRIP GENERATION COMPARISON

A comparative analysis indicates that the proposed rezoning of the existing office building would result in a 43% reduction in trips during the AM peak hour, a 42% reduction during the PM peak hour, and a 34% reduction over a 24-hour period. Details of the trip generation comparison are provided in Table 3 below.

| TABLE 3 – TRIP GENERATION COMPARISON | | | | | | | |
|-------------------------------------------------|--------------|------|-------|--------------|------|-------|---------|
| Land Use | AM Peak Hour | | | PM Peak Hour | | | 24 Hour |
| | Enter | Exit | Total | Enter | Exit | Total | Total |
| Trip Generation – Existing Development | 32 | 5 | 37 | 7 | 31 | 38 | 250 |
| Trip Generation – Proposed Rezoning | 18 | 3 | 21 | 5 | 17 | 22 | 164 |
| Differences (Proposed Rezoning – Existing Site) | -14 | -2 | -16 | -2 | -14 | -16 | -86 |
| Differences in % | -44% | -40% | -43% | -29% | -45% | -42% | -34% |