



RECEIVED
City of Tucker
MAR 08 2021
Community Development
Department

MEMORANDUM

To: Adam Lorry, *SDM Northlake, LLC*

From: John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*
Harrison Forder, E.I. (AL), *Kimley-Horn and Associates, Inc.*

Date: February 19, 2021

RE: ***Northlake Parkway Development – City of Tucker, Georgia - Trip Generation Comparison***

Kimley-Horn is pleased to provide this memorandum regarding the project trip generation for the proposed *Northlake Parkway* development in the City of Tucker, Georgia.

PROJECT OVERVIEW

The *Northlake Parkway* development is a proposed residential development on an approximately 13.54-acre site located east of Northlake Parkway, which is to the east of Interstate 285 at the Northlake Parkway interchange in the City of Tucker, Georgia. Please see **Figure 1** for an aerial of the site.

The site currently consists of an approximately 148,000 square foot (SF) office building which will be demolished. As currently envisioned, *Northlake Parkway* development will consist of 80 townhomes. The trip generation comparison will be based on the following scenarios:

1. Current Land Use (148,000 SF General Office Building)
2. Proposed Land Use (80 townhomes)

The purpose of this memorandum is to compare the trip generation potential of the current land use versus the proposed land use.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Northlake Parkway* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition, 2017*.

The density and the anticipated project trip generation are summarized in **Table 1**.

Table 1: Trip Generation (Gross Trips)											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Current Land Use											
<i>General office Building</i>	710	148,000 SF	1,552	776	776	166	143	23	165	26	139
Proposed Land Use											
<i>Multi-Family Housing (Low Rise)</i>	220	80 Units	564	282	282	39	9	30	48	30	18
<i>Difference in Gross Project Trips</i>			-988	-494	-494	-127	-134	+7	-117	+4	-121
<i>% Difference in Gross Project Trips</i>			-63.7%	-63.7%	-63.7%	-76.5%	-93.7%	+30.4%	-70.9%	+15.4%	-87.1%

Based on **Table 1**, the proposed *Northlake Parkway* development is projected to generate approximately 988 fewer total daily trips (494 in; 494 out), 127 fewer AM peak hour trips, and 117 fewer PM peak hour trips. The proposed *Northlake Parkway* development will generate approximately 63.7% fewer gross daily trips, approximately 76.5% fewer AM peak hour trips, and approximately 70.9% fewer PM peak hour trips than what is currently constructed on the site.

We hope this information is helpful. 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.

John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate

Harrison Forder, E.I. (AL)
Project Analyst

Attachments:

1. Site Aerial
2. Trip Generation Analysis



Trip Generation Analysis (10th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
Northlake Parkway
Tucker, GA

Land Use	Intensity	Daily Trips	AM Peak Hour		PM Peak Hour	
			Total	In	Total	In
Proposed Site Traffic						
710 General Office Building	148,000 s.f.	1,552	166	143	23	26
220 Multi-Family Housing (Low-Rise)	80 d.u.	564	39	9	30	30
		988	127	134	-7	-4
		63.7%	76.5%	93.7%	-30.4%	-15.4%
	Difference (Trips)		117		70.9%	87.1%
	% Difference					