

MEMORANDUM

To: Mr. Josh Mackenzie, *Buckhaven Construction Services, LLC*

From: Ms. Ana Eisenman, P.E., *Kimley-Horn*
Mr. Askar O'Malley, *Kimley-Horn*

Date: September 19, 2023

RE: ***Ashford Green – City of Brookhaven – Trip Generation Memorandum***

Kimley-Horn is pleased to provide this opinion memorandum regarding the project trip generation evaluation for the *Ashford Green* development in the City of Brookhaven, Georgia.

PROJECT OVERVIEW

The *Ashford Green* development in Brookhaven, Georgia is located on an approximately 14.24-acre site west of Ashford Dunwoody Road and north of Perimeter Summit Parkway. A previous master planning effort conducted in 2017 for the site included 300 proposed multifamily residential units and a total of 773,632 SF of office space in its program. The current master plan in 2023 includes 300 multifamily residential units, 408 senior housing units, and a future office with 253,574 SF.

The 2017 master plan conducted a traffic impact study that identified new development traffic associated with the build-out of the site to determine if traffic would be accommodated by adjacent roadway and intersection capacity. No roadway improvements were recommended based on the full build-out of the 2017 master plan program. This memorandum summarizes the trip generation conditions associated with the current master plan compared with the build out of the 2017 master plan.

TRIP GENERATION

Gross trips associated with the *Ashford Green* development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021* for both the 2017 master plan and the 2023 master plan. Under both scenarios, mixed-use trip reductions were taken according to the *ITE Trip Generation Handbook, Third Edition, 2017*. No reductions for alternative mode or pass-by trips were taken for the purposes of this trip generation memorandum.

The 2017 master plan included an existing 273,632 SF office building that was operational at the time of the traffic data collection, and projections for future traffic generated by proposed additional density including 500,000 SF of new office and 300 multifamily residential units. Trip generation for the proposed 2017 master planning effort was calculated in **Table 1** below for the full 2017 program (operational and proposed) based upon the following land uses:

- Land Use 221: Multifamily Housing (Mid-Rise)
- Land Use 710: General Office Building

Table 1: Trip Generation Summary – 2017 Master Plan											
ITE Code	Land Use	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
221	Multifamily Housing (Mid-Rise)	300 Dwelling Units	1,384	692	692	120	28	92	117	71	46
710	General Office Building	773,632 SF	6,880	3,440	3,440	973	856	117	907	154	753
Gross Project Trips			8,264	4,132	4,132	1,093	884	209	1,024	225	799
<i>Mixed-Use Reduction</i>			<i>-40</i>	<i>-20</i>	<i>-20</i>	<i>-4</i>	<i>-2</i>	<i>-2</i>	<i>-10</i>	<i>-5</i>	<i>-5</i>
Net New Project Trips			8,224	4,112	4,112	1,089	882	207	1,014	220	794

Based on ITE trip generation rates and equations, the 2017 master plan is expected to generate 8,224 net new trips on a typical weekday, including 1,089 net new trips in the AM peak hour (882 entering and 207 exiting) and 1,014 net new trips in the PM peak hour (220 entering, 794 exiting).

The proposed 2023 master plan includes the 300 multifamily residential units proposed from the former plan. Additionally, the new program proposes to include a new building with 201 senior adult independent living units, a conversion of the original existing 273,632 SF office building into 207 mixed senior housing units, and a future office building proposed to be 253,574 SF. Trip Generation for the current 2023 master plan was calculated based upon the following land uses:

- Land Use 221: Multifamily Housing (Mid-Rise)
- Land Use 252: Senior Adult Housing – Multifamily (Independent Living)
- Land Use 255: Continuing Care Retirement Community (Mixed Independent, Assisted, and Nursing Home Care)
- Land Use 710: General Office Building

Table 2 summarizes the anticipated trip generation for the proposed development's updated 2023 master plan.

Table 2: Trip Generation Summary – 2023 Current Master Plan											
ITE Code	Land Use	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
252	Senior Adult Housing – Multifamily	201 Dwelling Units	606	303	303	39	13	26	50	28	22
255	Continuing Care Retirement Community	207 Dwelling Units	664	332	332	49	32	17	82	32	50
710	General Office Building	253,574 SF	2,608	1,304	1,304	373	328	45	359	61	298
Gross Project Trips			5,262	2,631	2,631	581	401	180	608	192	416
<i>Mixed-Use Reduction</i>			<i>-52</i>	<i>-26</i>	<i>-26</i>	<i>-6</i>	<i>-3</i>	<i>-3</i>	<i>-20</i>	<i>-10</i>	<i>-10</i>
2023 Net New Project Trips			5,210	2,605	2,605	575	398	177	588	182	406

Based on ITE methodology, the updated 2023 master planning program is expected to generate 5,210 net new trips on a typical weekday, including 575 net new trips in the AM peak hour (398 entering and 177 exiting) and 588 net new trips in the PM peak hour (182 entering, 406 exiting).

Table 3 provides a trip generation comparison of the 2017 master plan with the current proposed 2023 master plan, including percent change.

Table 3: Trip Generation Comparison – 2017 and 2023 Master Plan									
Program	Daily Traffic			AM Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
2017 Master Plan Project Trips	8,224	4,112	4,112	1,089	882	207	1,014	220	794
2023 Master Plan Project Trips	5,210	2,605	2,605	575	398	177	588	182	406
Change in Trips	-3,014	-1,507	-1,507	-514	-484	-30	-426	-38	-388
Percent Change	-36.7%	-36.7%	-36.7%	-47.2%	-54.9%	-14.5%	-42.0%	-17.3%	-48.9%

Based on the proposed new program, the site is projected to have 3,014 fewer trips in daily (36.7% reduction), 514 fewer trips in the AM peak hour (47.2% reduction), and 426 fewer trips in the PM peak hour (42.0% reduction) as compared with the 2017 program.

SUMMARY

Based on the trip generation comparison, the *Ashford Green* development is projected to generate 5,210 net new trips, including 575 and 588 trips during the AM and PM peak hours under the current 2023 master plan. The updated 2023 master planning program is expected to generate 36.7% fewer daily trips, 47.2% fewer AM peak hour trips, and 42.0% fewer PM peak hour trips when compared to the 2017 program.

With the expected lower daily, AM, and PM peak hour traffic anticipated for the full build-out of the 2023 program as compared with the 2017 master plan, it is expected that traffic impacts from the new development program will be lesser than those identified in the former traffic impact study. No roadway improvements were recommended in the 2017 traffic impact study; therefore the new proposed development program is unlikely to identify improvements.

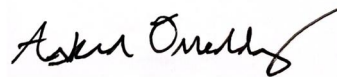
If you have any questions concerning this letter or need additional information, please do not hesitate to contact me at 404-201-6155, or at ana.eisenman@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Ana Eisenman, P.E.



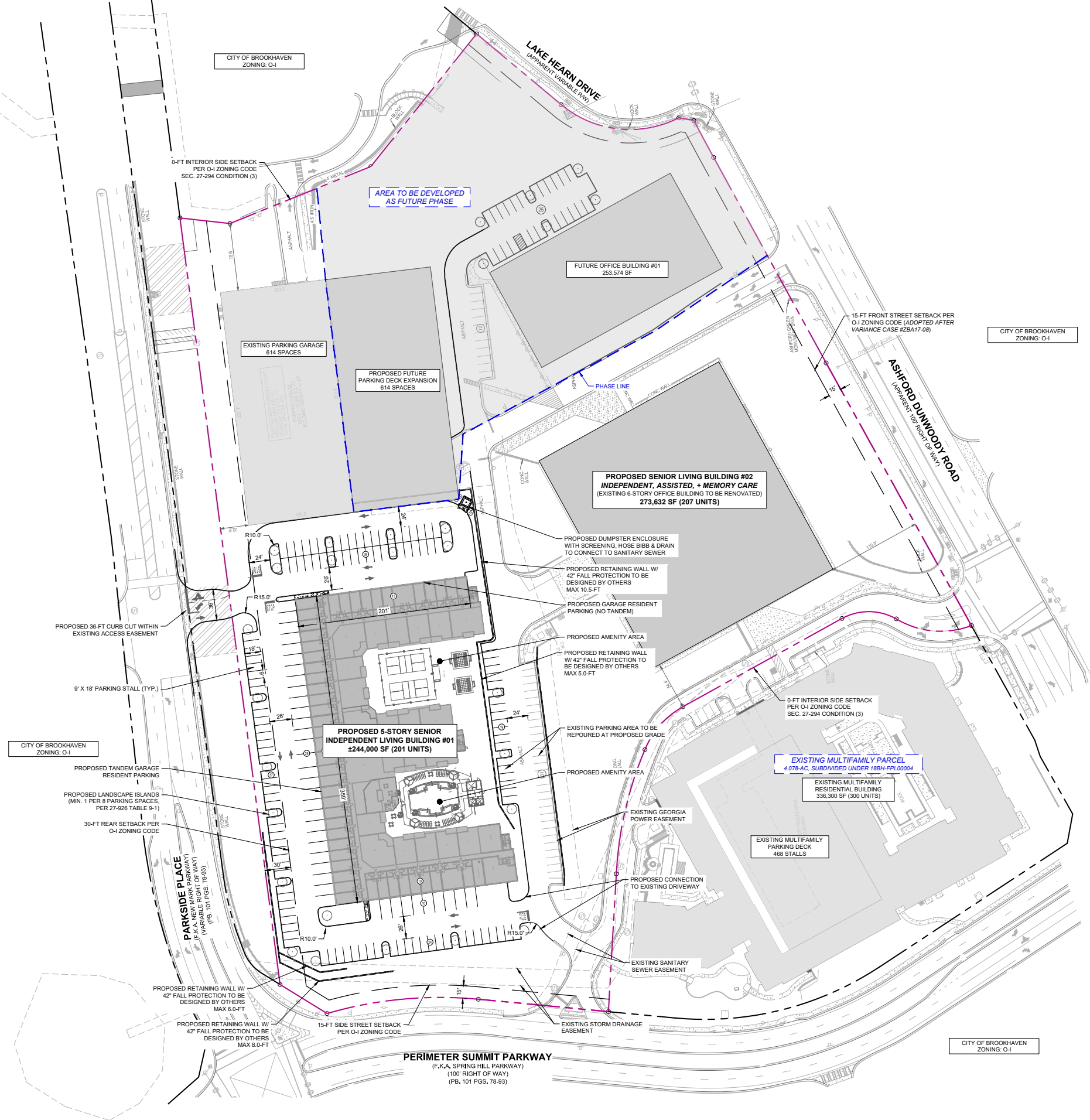
Askar O'Malley

Attachments:

- Proposed Site Plan
- Trip Generation
- Site Location Map
- Site Aerial

Reference Document:

- 2017 Hanover Ashford Green Traffic Impact Study (March 2017)



DEVELOPMENT SUMMARY:

SITE AREA:	14.24 ACRES
DISTURBED AREA:	4.74 ACRES
CURRENT ZONING:	OI - OFFICE INDUSTRIAL
REZONING REFERENCE #	R213-11
PROPOSED USES:	
RESIDENTIAL:	
EX MULTIFAMILY APARTMENT (300 UNITS):	336,000 SF
PROPOSED SENIOR LIVING #01 (201 UNITS):	244,000 SF
RE-USE SENIOR LIVING #02 (207 UNITS):	273,632 SF
- 138 INDEPENDENT LIVING UNITS	
- 41 ASSISTED LIVING UNITS	
- 28 MEMORY CARE UNITS	
PROPOSED RESIDENTIAL TOTAL:	853,632 SF (708 UNITS)
OFFICE:	
FUTURE OFFICE #01:	253,574 SF
PARKING:	
REQUIRED:	
(RATIOS CONSISTENT WITH APPROVED ZBA17-08, AV17-07, & SEC. 27-744):	
**OFFICE (2.5 PER 1,000 SF) =	634 SPACES
**EXISTING RESIDENTIAL (1.15 PER 1 UNIT) =	450 SPACES
**SENIOR INDEPENDENT LIVING (1 PER UNIT) = 339 SPACES	
**GROUP LIVING (0.33 PER BED) =	27 SPACES (81 BEDS)
TOTAL REQUIRED PARKING =	1,460 SPACES
*OFFICE PER OFFICE RATIO, SEC. 27-744 TABLE B-1	
*EXISTING MULTIFAMILY RESIDENTIAL PER ZBA17-08	
**NEW SENIOR INDEPENDENT LIVING PER HOUSING OLD LIVING RATIO, SEC. 27-744 TABLE B-1	
**ASSISTED AND MEMORY CARE LIVING PER GROUP LIVING RATIO, SEC. 27-744 TABLE B-1	
PROPOSED:	
OFFICE SURFACE PARKING:	37 SPACES
EX OFFICE DECK PARKING:	614 SPACES
FUTURE OFFICE DECK EXPANSION:	614 SPACES
EX MULTIFAMILY SURFACE PARKING:	8 SPACES
EX MULTIFAMILY DECK PARKING:	468 SPACES
SENIOR RES. SURFACE PARKING:	187 SPACES
SENIOR RES. INTERIOR GARAGE:	61 SPACES
TOTAL PROPOSED PARKING:	1,979 SPACES
LOT COVERAGE:	
MAXIMUM IMPERVIOUS:	80% (11.4 AC)
PROPOSED IMPERVIOUS:	60% (8.5 AC)
BUILDING HEIGHT:	
MAXIMUM ALLOWED:	5-STORIES / 70-FT
PROPOSED (SENIOR LIVING #01):	5-STORIES / 70-FT
SETBACKS PER O-I ZONING:	
FRONT STREET SETBACK*:	15 FT
SIDE STREET SETBACK*:	15 FT
INTERIOR SIDE SETBACK:	0 FT (PER SEC. 27-294 (3))
REAR SETBACK:	30 FT
*O-I ZONING ORDINANCE ADOPTED AFTER ZBA17-08, O-I CODE APPLIES.	
LANDSCAPING:	
NEW INTERIOR PARKING LOT LANDSCAPE TO COMPLY WITH SEC. 27-926. EXISTING PARKING TO REMAIN AS SHOWN IN CURRENT CONDITION.	
POSTED SPEED LIMITS:	
ASHFORD DUNWOODY ROAD NE:	35 MPH
PERIMETER SUMMIT PKWY:	35 MPH
PARKSIDE PLACE:	35 MPH
LAKE HEARN DR NE:	35 MPH
MAJOR ELECTRICAL / PETROLEUM TRANSMISSION LINES:	NONE
STORMWATER MANAGEMENT FACILITIES:	
STORMWATER FOR ONSITE RUNOFF WILL BE DETAINED ON SITE PER CITY OF BROOKHAVEN STANDARDS.	
WETLANDS:	NONE
FEMA FLOOD ZONE:	
NO FLOOD ZONES ARE PRESENT PER MAP 13089C0012J DATED MAY 16, 2013	
STREAM BUFFERS:	NONE
CEMETERIES:	NONE
ARCHITECTURAL LANDMARKS:	NONE
ARCHAEOLOGICAL LANDMARKS:	NONE
DOMESTIC WATER PROVIDER:	DEKALB COUNTY
SANITARY SEWER PROVIDER:	DEKALB COUNTY
*BOTH WATER AND SEWER ARE AVAILABLE.	

SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING SETBACK LINE
	FUTURE PHASE LINE
	PARKING COUNT

REQUESTED ZONING AMENDMENT

- INCREASE TOTAL RESIDENTIAL UNITS FOR MASTER DEVELOPMENT FROM 300 TO 708 UNITS*.

REQUESTED VARIANCE

- UPDATE TOTAL REQUIRED PARKING BASED ON THE NEW MASTER DEVELOPMENT SITE PLAN, USING PARKING RATIOS CONSISTENT WITH SEC 27-744.

- THE PROPOSED DEVELOPMENT PROGRAM REMOVES 250,000-SF OF NEW OFFICE AND REPLACES WITH 244,000-SF OF SENIOR LIVING, AND CONVERTS 273,632-SF OF EXISTING OFFICE TO SENIOR LIVING.

*NOTE:
PROPOSED UNIT COUNTS ARE EXCLUSIVE OF WORKFORCE HOUSING. AN ADDITIONAL 10% OF THE TOTAL UNITS MAY BE ADDED AS WORKFORCE HOUSING UNITS.

Kimley Horn
 PROFESSIONAL ENGINEERS, INC. #00000001
 1200 PEPPERWOOD DRIVE, SUITE 800
 ATLANTA, GEORGIA 30309
 PHONE: (404) 419-9700
 WWW.KIMLEY-HORN.COM

BUCKHAVEN CONSTRUCTION SERVICES, LLC
 4893 NEW PEACHTREE RD
 CHAMBLEE, GA 30341
 PHONE: 770.263.0616

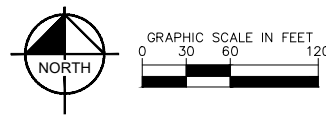
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

ASHFORD GREEN
 4170 ASHFORD DUNWOODY RD., ATLANTA, GA 30319
 LAND LOT 329, 18TH DISTRICT
 PARCEL ID: 18-330-01-015



GSWCC NO. (LEVEL II) 0000068765
 DRAWN BY ATB
 DESIGNED BY ATB
 REVIEWED BY BWS
 DATE 08/30/2023
 PROJECT NO. 013383002

REZONING SITE PLAN
 SHEET NUMBER
C1.70



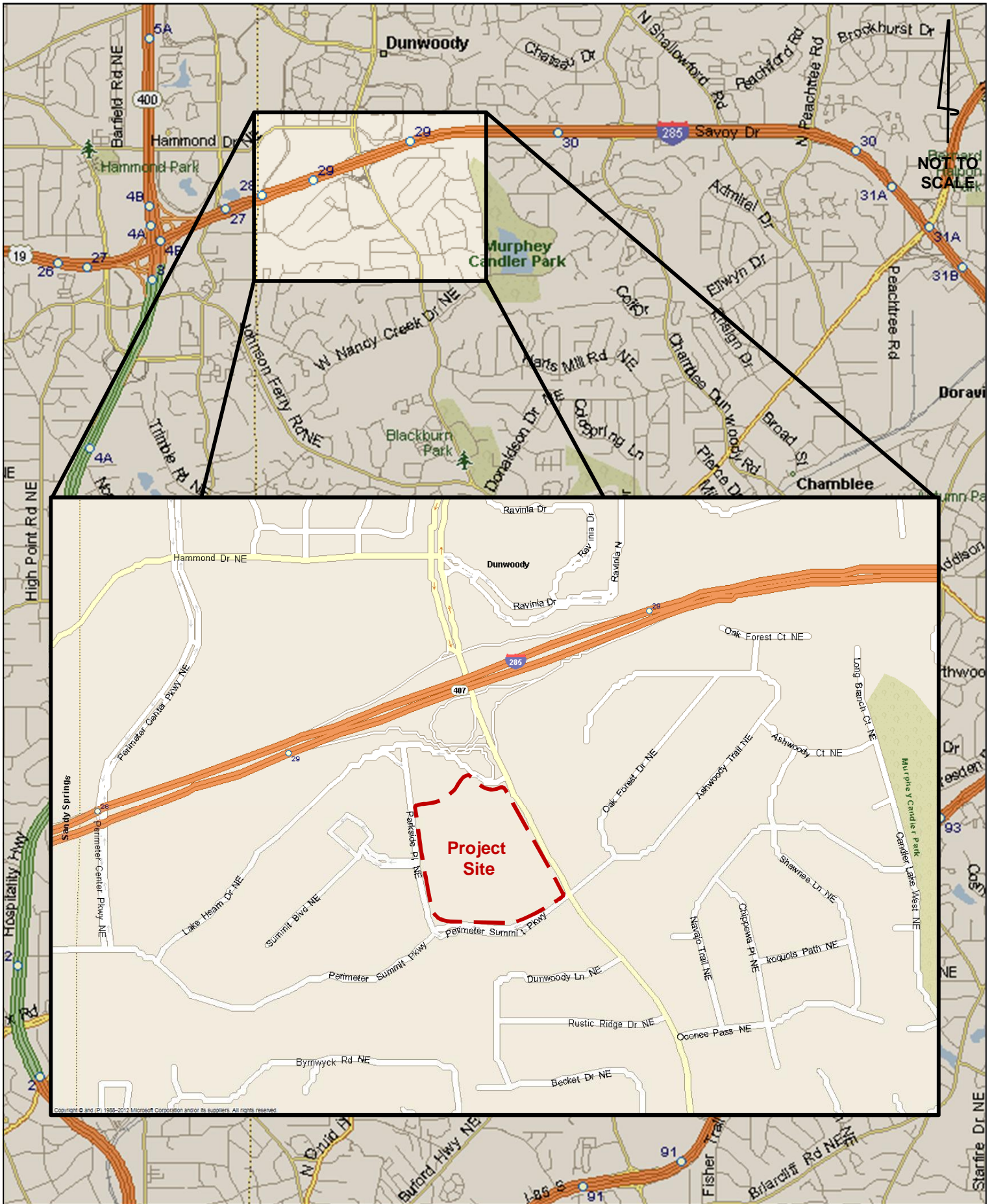
Trip Generation Analysis (11th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
 Ashford Green - 2017 Program
 Brookhaven, GA

Land Use	Setting	Density	Daily Trips			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips											
221 Multifamily Housing (Mid-Rise)	General Urban/Suburban	300 dwelling units	1,384	692	692	120	28	92	117	71	46
710 General Office Building	General Urban/Suburban	773,632 Sq. Ft. GFA	6,880	3,440	3,440	973	856	117	907	154	753

Gross Project Trips			8,264	4,132	4,132	1,093	884	209	1,024	225	799
Residential Trips			1,384	692	692	120	28	92	117	71	46
<i>Mixed-Use Reductions</i>			-20	-10	-10	-2	0	-2	-5	-3	-2
<i>Alternative Mode Reductions</i>			0	0	0	0	0	0	0	0	0
Adjusted Residential Trips			1,364	682	682	118	28	90	112	68	44
Office Trips			6,880	3,440	3,440	973	856	117	907	154	753
<i>Mixed-Use Reductions</i>			-20	-10	-10	-2	-2	0	-5	-2	-3
<i>Alternative Mode Reductions</i>			0	0	0	0	0	0	0	0	0
Adjusted Office Trips			6,860	3,430	3,430	971	854	117	902	152	750
<i>Mixed-Use Reductions - TOTAL</i>			-40	-20	-20	-4	-2	-2	-10	-5	-5
<i>Alternative Mode Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0
<i>Pass-By Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0
New Trips			8,224	4,112	4,112	1,089	882	207	1,014	220	794


Trip Generation Analysis (11th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
 Ashford Green - Current 2023 Program
 Brookhaven, GA

Land Use	Setting	Density	Daily Trips			AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	Total	In	Out	
Proposed Project Trips												
221 Multifamily Housing (Mid-Rise)	General Urban/Suburban	300 dwelling units	1,384	692	692	120	28	92	117	71	46	
252 Senior Adult Housing - Multifamily	General Urban/Suburban	201 dwelling units	606	303	303	39	13	26	50	28	22	
255 Continuing Care Retirement Community	General Urban/Suburban	207 dwelling units	664	332	332	49	32	17	82	32	50	
710 General Office Building	General Urban/Suburban	253,574 Sq. Ft. GFA	2,608	1,304	1,304	373	328	45	359	61	298	
Gross Project Trips			5,262	2,631	2,631	581	401	180	608	192	416	
Residential Trips			2,654	1,327	1,327	208	73	135	249	131	118	
<i>Mixed-Use Reductions</i>			-26	-13	-13	-3	0	-3	-10	-5	-5	
<i>Alternative Mode Reductions</i>			0	0	0	0	0	0	0	0	0	
Adjusted Residential Trips			2,628	1,314	1,314	205	73	132	239	126	113	
Office Trips			2,608	1,304	1,304	373	328	45	359	61	298	
<i>Mixed-Use Reductions</i>			-26	-13	-13	-3	-3	0	-10	-5	-5	
<i>Alternative Mode Reductions</i>			0	0	0	0	0	0	0	0	0	
Adjusted Office Trips			2,582	1,291	1,291	370	325	45	349	56	293	
<i>Mixed-Use Reductions - TOTAL</i>			-52	-26	-26	-6	-3	-3	-20	-10	-10	
<i>Alternative Mode Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0	
<i>Pass-By Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0	
New Trips			5,210	2,605	2,605	575	398	177	588	182	406	





Project Site

LEGEND	
	Project Site Boundary