



A&R Engineering Inc.

2160 Kingston Court, Suite O
 Marietta, GA 30067
 Tel: (770) 690-9255 Fax: (770) 690-9210
 www.areng.com

Memorandum

To: John Mulvihill, Pacific Life Insurance Company

From: Abdul K. Amer, PE

Date: August 26, 2009

Subject: Trip Generation Comparison for the Old and Revised Site Plans. Mixed-use Development Located on the Northwest Corner of Roswell Road / Hammond Drive, Sandy Springs



The purpose of this memo is to compare the trip generation estimates between the revised and old site plans for the proposed mixed-use development located at the northwest corner of Roswell Road / Hammond Drive intersection in Sandy Springs, Georgia. A&R Engineering completed a traffic study dated 11/12/05 for the old site plan as proposed at that time. The study has now been revised on 08/21/09 to reflect the changes due to the revised site plan. The new plan reduces the number of apartment units from 309 to 273 as well as retail squarefootage from 13,533 s.f. to 6,409 s.f. Table 1 below shows the comparison for the trip generation estimates of the revised and old site plans.

Land Use		Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			Enter	Exit	Total	Enter	Exit	Total	2-way
Revised Site Plan	223 - Mid-Rise Apartments	273 units	31	68	99	70	50	120	n/a*
	820 - Shopping Center	6,409 s.f.	18	12	30	49	53	102	1,139
	Total		49	80	129	119	103	222	1,139
Old Site Plan	223 - Mid-Rise Apartments	309 units	35	79	114	80	57	137	n/a*
	820 - Shopping Center	13,533 s.f.	29	18	47	80	87	167	1,851
	Total		64	97	161	160	144	304	1,851
Trip Difference			-15	-17	-32	-41	-41	-82	-712
			-23.4%	-17.5%	-19.9%	-25.6%	-28.4%	-27.0%	-38.4%

*n/a – Not Available in ITE Trip Generation Manual

As shown in Table 1, the revised site plan will generate significantly less trips than the old site plan in AM, PM and 24 hour traffic. Total AM peak hour trips will be reduced by 19.9% and PM peak hour trips will be reduced by 27% per the revised site plan. Total 24 hour trips will be reduced by 38%.