



May 12, 2015

Mr. Randy Fullmer
Boondocks Properties, LLC
P.O. Box 1030
Meridian, ID 83680

RE: Evaluation of Proposed Boondocks Fun Center Trip Generation and Conformance with the Crown Point (Block 6) Traffic Impact Study, August 2003
FHU Reference No. 115172-01

Dear Mr. Fullmer:

Per your request, I have evaluated the trip generation associated with the proposed Boondocks Fun Center which will be located in the Town of Parker within the existing Crown Point Development, northeast of E-470 and Parker Road. The purpose of this evaluation was to determine if the trips generated by the project site are in conformance with the trip generation that was previously analyzed for the surrounding development, as documented in the Crown Point Development (Block 6) Traffic Study, Felsburg Holt & Ullevig, August 2003.

The total amount of traffic generated by the surrounding Crown Point Development (Block 6) was originally estimated from vehicle-trip rates and equations documented in the Trip Generation manual by the Institute of Transportation Engineers (ITE). However, this document does not include trip generation data for “unique”, entertainment type generators such as the Boondocks Fun Center. So, in order to estimate the trips that are expected to be generated by the proposed project site, existing traffic count and operational data for comparable facilities had to be utilized. Specifically, available traffic counts were utilized for the main access to the existing Boondocks in Northglenn, Colorado and for another facility in Draper, Utah. Operational data was also utilized for a proposed facility in Johnstown, Colorado. The following vehicle-trip data was obtained for these facilities:

	<u>Northglenn</u>	<u>Draper</u>	<u>Johnstown</u>
Daily Vehicle Trips	1,110	-	1,010
AM Peak Hour Trips	12	-	8
PM Peak Hour Trips	109	102	94

(Note: Traffic count data for the main access to the Northglenn Boondocks site, which are attached with this letter, were increased by approximately 25% to account for additional traffic that is assumed to utilize a secondary right-in/right-out access to the site)

Overall, the vehicle-trips generated by each facility do not vary significantly, but as a conservative measure the higher trip generation associated with the Northglenn site was used for comparison purposes in this evaluation.

The proposed Boondocks Fun Center will include a building with a gross floor area of 60,000 square feet on a 9.04 acre parcel. So at a minimum, this would reduce the total amount of commercial retail space that could be constructed within Block 6 of the Crown Point development by at least 60,000 square feet. The proportional trip generation associated with a retail space of this size is provided in the following table, and these trips have been compared with the trips that are expected to be generated by the proposed Boondocks facility:

	Crown Point Block 6 Retail	Project Site with Retail	Project Site with Boondocks	Trip Difference
Total Building Area	365,000 SF	60,000 SF	60,000 SF	
Daily Vehicle Trips	15,670	2,576	1,110	- 1,466
AM Peak Hour Trips	346	57	12	- 45
PM Peak Hour Trips	1,475	243	109	- 134

As shown above, the proposed Boondocks site is expected to generate significantly less traffic than what would have been generated by a comparable sized retail development on the same parcel. Consequently, the recommendations identified in the original 2003 traffic impact study should still be valid, and no other improvements would be necessary to accommodate the proposed Boondocks development.

If you have any questions regarding our findings, please call.

Sincerely,

FELSBURG HOLT & ULLEVIG



Lawrence C. Lang, PE, PTOE
Senior Transportation Engineer

Attachments

CROWN POINT DEVELOPMENT (BLOCK 6) TRIP GENERATION
 August 2003 Traffic Study

ITE Code	Land Use	Size (sq. ft.)	Daily Trips	AM Peak Hour Trips		PM Peak Hour Trips					
				In	Out	In	Out				
820	Retail (anchor/in-line)	365,000	15,672	211	135	708	767				
881	Retail (out parcel)	15,000	1,322	23	17	76	80				
846	Gas Station w/Conv. Market	5,000	1,834	65	63	79	79				
832	Sit-Down Restaurant	12,000	1,564	58	53	78	52				
834	Quick-Serve Restaurant	12,000	5,953	305	293	209	193				
TOTAL				409,000	26,345	662	561	1,223	1,150	1,171	2,321

Note: The existing COSTCO accounts for approximately 157,000 square feet of the total 365,000 square feet of retail space that is planned for Block 6.

City of Northglenn

11701 Communit Center Drive
Northglenn, CO 80233

Site Code: BOONDOCKS EAST BOUND
Station ID: MALLEY DR

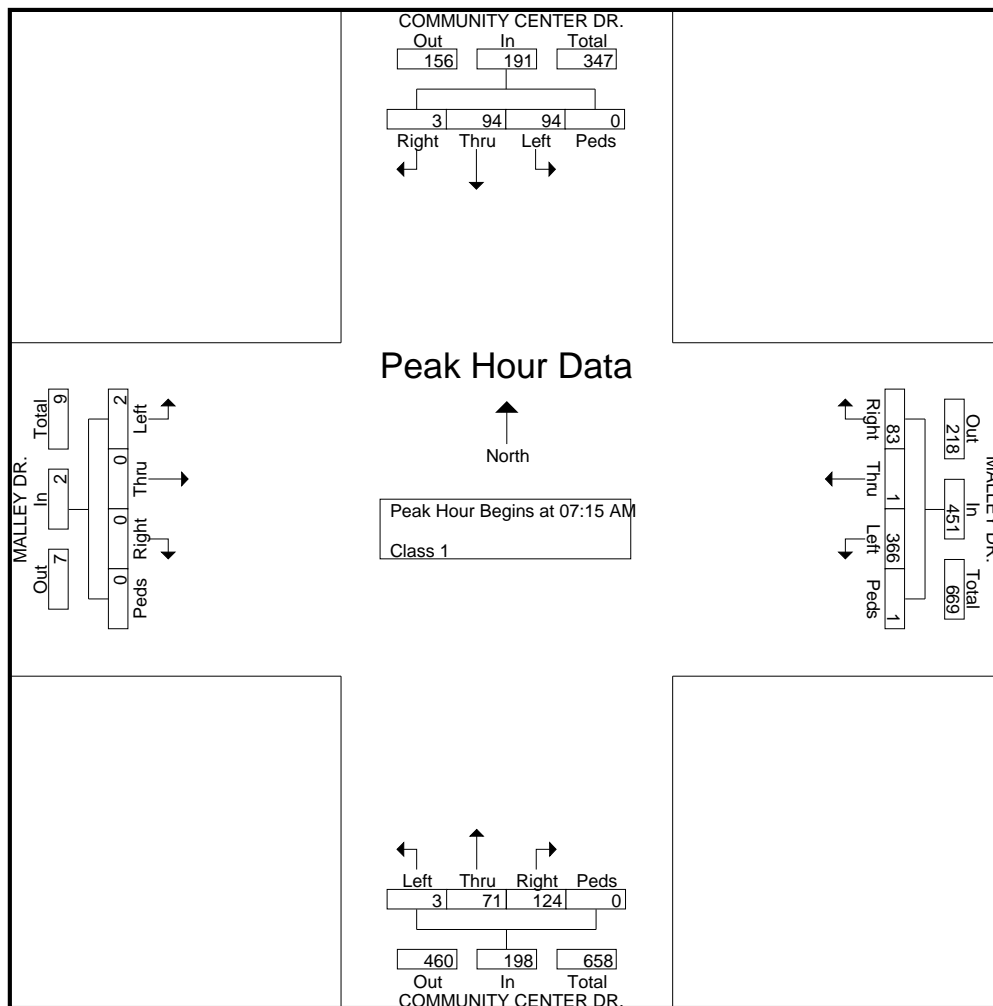
Latitude: 0' 0.000 South

Start Time	Thu	12-Feb-15	Fri	13-Feb-15	Sat	14-Feb-15	Daily Average	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	*	3	11	5	3	16	7	8
12:15	*	10	1	13	3	17	2	13
12:30	*	1	0	5	6	9	3	5
12:45	*	6	2	6	1	13	2	8
01:00	*	7	5	9	3	18	4	11
01:15	*	5	1	4	1	14	1	8
01:30	*	3	0	5	3	14	2	7
01:45	*	5	0	9	1	20	0	11
02:00	*	7	0	7	2	24	1	13
02:15	*	8	1	6	1	26	1	13
02:30	*	4	0	4	0	24	0	11
02:45	*	4	0	9	0	28	0	14
03:00	*	5	0	11	0	26	0	14
03:15	*	5	0	6	0	34	0	15
03:30	*	6	0	4	0	26	0	12
03:45	*	7	0	9	0	21	0	12
04:00	*	4	0	7	0	34	0	15
04:15	*	8	0	5	0	28	0	14
04:30	*	6	0	9	0	20	0	12
04:45	*	8	0	4	0	21	0	11
05:00	*	6	0	9	0	33	0	16
05:15	*	5	0	11	0	19	0	12
05:30	*	9	0	8	0	17	0	11
05:45	*	8	0	3	0	22	0	11
06:00	*	11	0	17	0	17	0	15
06:15	*	13	0	10	0	25	0	16
06:30	*	15	0	7	0	23	0	15
06:45	*	6	0	11	1	23	0	13
07:00	*	7	1	9	0	27	0	14
07:15	*	8	0	5	0	20	0	11
07:30	*	6	0	7	1	18	0	10
07:45	*	9	1	6	0	23	0	13
08:00	*	9	1	8	0	13	0	10
08:15	*	10	1	10	1	26	1	15
08:30	*	6	0	9	0	13	0	9
08:45	*	4	1	10	3	24	2	13
09:00	*	6	2	6	5	24	4	12
09:15	*	8	0	6	1	11	0	8
09:30	*	7	2	8	1	9	2	8
09:45	5	3	3	8	6	12	5	8
10:00	3	8	8	14	13	8	8	10
10:15	2	3	2	12	11	13	5	9
10:30	4	4	6	13	9	14	6	10
10:45	3	4	6	6	8	11	6	7
11:00	1	6	3	7	13	10	6	8
11:15	1	2	4	7	7	7	4	5
11:30	5	6	6	5	6	14	6	8
11:45	1	7	5	2	4	5	3	5
Total	25	308	73	371	114	914	81	529
Combined Total	333		444		1028		610	
Peak	09:45	05:45	10:00	09:45	10:00	03:15	10:00	06:00
Vol.	14	47	22	47	41	115	25	59
P.H.F.	0.700	0.783	0.688	0.839	0.788	0.846	0.781	0.922

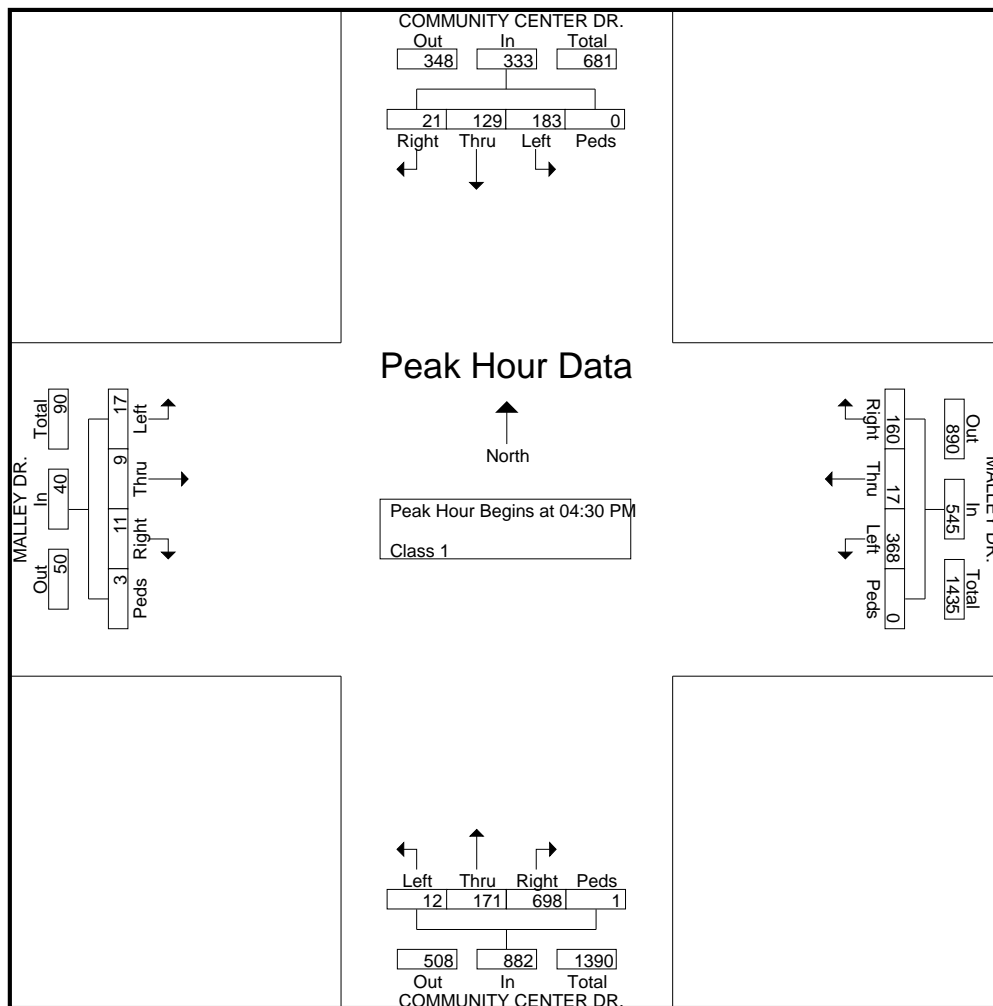
Boondocks Daily Trips = (444 outbound vehicles X 2) x 1.25 = 1,110

File Name : #6 COMMUNITY&MALLEYAM
 Site Code : 00000000
 Start Date : 2/10/2015
 Page No : 2

Start Time	COMMUNITY CENTER DR. Southbound					MALLEY DR. Westbound					COMMUNITY CENTER DR. Northbound					MALLEY DR. Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 07:15 AM to 08:00 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	11	18	0	29	14	0	46	0	60	20	10	0	0	30	0	0	0	0	0	119
07:30 AM	1	23	17	0	41	10	0	80	1	91	25	18	0	0	43	0	0	0	0	0	175
07:45 AM	1	26	26	0	53	37	0	131	0	168	35	26	1	0	62	0	0	2	0	2	285
08:00 AM	1	34	33	0	68	22	1	109	0	132	44	17	2	0	63	0	0	0	0	0	263
Total Volume	3	94	94	0	191	83	1	366	1	451	124	71	3	0	198	0	0	2	0	2	842
% App. Total	1.6	49.2	49.2	0		18.4	0.2	81.2	0.2		62.6	35.9	1.5	0		0	0	100	0		
PHF	.750	.691	.712	.000	.702	.561	.250	.698	.250	.671	.705	.683	.375	.000	.786	.000	.000	.250	.000	.250	.739



Start Time	COMMUNITY CENTER DR. Southbound					MALLEY DR. Westbound					COMMUNITY CENTER DR. Northbound					MALLEY DR. Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	4	28	45	0	77	30	4	73	0	107	172	30	2	1	205	2	2	7	0	11	400
04:45 PM	3	34	46	0	83	38	4	95	0	137	171	45	3	0	219	4	0	1	0	5	444
05:00 PM	3	38	48	0	89	40	5	104	0	149	163	54	2	0	219	0	4	2	3	9	466
05:15 PM	11	29	44	0	84	52	4	96	0	152	192	42	5	0	239	5	3	7	0	15	490
Total Volume	21	129	183	0	333	160	17	368	0	545	698	171	12	1	882	11	9	17	3	40	1800
% App. Total	6.3	38.7	55	0		29.4	3.1	67.5	0		79.1	19.4	1.4	0.1		27.5	22.5	42.5	7.5		
PHF	.477	.849	.953	.000	.935	.769	.850	.885	.000	.896	.909	.792	.600	.250	.923	.550	.563	.607	.250	.667	.918



Boondocks Fun Center - Johnstown
Traffic Analysis
July 2008

The following table presents the projected number of site generated vehicle trips from the proposed Boondocks Fun Center in Johnstown, CO during a high volume peak season weekday and a high volume peak season Saturday.

Boondocks Fun Center Johnstown, CO Site Generated Traffic								
Weekday - Peak Season				Saturday - Peak Season				
Projected Attendance (Guests)		1,500		Projected Attendance (Guests)		4,000		
Projected Employees		48		Projected Employees		85		
Guest Attendance	Guest Trips	Employee Trips	Total Trips	Guest Attendance	Guest Trips	Employee Trips	Total Trips	
6:00 AM		-	-			1	1	
7:00 AM		2	2			5	5	
8:00 AM		8	8			12	12	
9:00 AM		6	6			5	5	
10:00 AM	132	81	9	90	201	122	14	136
11:00 AM	157	96	1	97	246	150	12	162
12:00 PM	130	79	3	82	322	196	2	198
1:00 PM	178	109	2	111	359	219	2	221
2:00 PM	150	91	-	91	387	236	1	237
3:00 PM	109	66	1	67	594	362	17	379
4:00 PM	101	61	3	64	252	154	21	175
5:00 PM	104	63	31	94	543	331	18	349
6:00 PM	129	79	5	84	255	155	5	160
7:00 PM	117	72	2	74	270	165	10	175
8:00 PM	93	56	3	59	257	156	9	165
9:00 PM	52	32	3	35	203	124	3	127
10:00 PM	49	30	-	30	92	56	4	60
11:00 PM	-	-	17	17	19	11	3	14
12:00 AM			-	-			18	18
1:00 AM			-	-			8	8
	1,500	914	96	<u>1,010</u>	4,000	2,437	170	<u>2,607</u>

Boondocks Fun Center - Johnstown
Traffic Analysis
July 2008

How the numbers were calculated

Boondocks Sales and attendance information from two existing locations was analyzed and correlated to independently obtained traffic data collected at one of the Boondocks locations.

Projected attendance

Infrared people counters at the main entrance of each Boondocks location are used to track daily attendance. These estimates are based on Boondocks' experience at existing locations.

Guest Attendance

Hourly sales figures collected by the Point of Sale system were used convert daily attendance into hourly attendance.

Hourly Sales

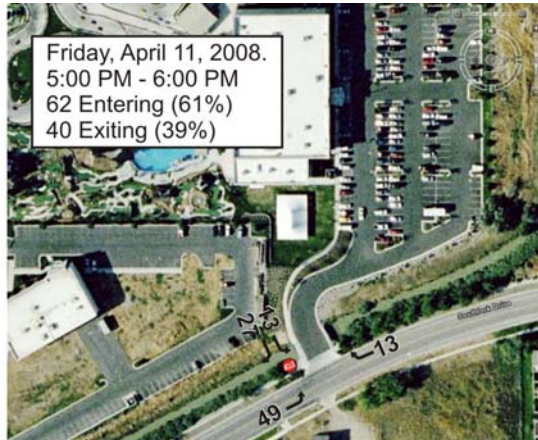
	Boondocks Fun Center Northglenn, CO Hourly Sales Weekday - Peak Season				Boondocks Fun Center Draper, UT Hourly Sales Saturday - Peak Season		
	Sales 6/25/2008	Sales 6/26/2008	Average		Sales 6/9/2007	Sales 6/16/2007	Average
	<i>Wednesday</i>	<i>Thursday</i>			<i>Saturday</i>	<i>Saturday</i>	
10am	8.07%	9.56%	8.81%	10am	3.26%	6.77%	5.01%
11am	12.32%	8.63%	10.47%	11am	5.31%	7.01%	6.16%
12pm	9.92%	7.40%	8.66%	12pm	8.87%	7.24%	8.06%
1pm	12.11%	11.67%	11.89%	1pm	9.84%	8.11%	8.98%
2pm	11.95%	8.00%	9.98%	2pm	9.05%	10.28%	9.66%
3pm	8.28%	6.19%	7.24%	3pm	9.84%	19.87%	14.85%
4pm	4.39%	9.05%	6.72%	4pm	6.89%	5.72%	6.31%
5pm	3.45%	10.37%	6.91%	5pm	18.43%	8.74%	13.59%
6pm	8.43%	8.75%	8.59%	6pm	6.12%	6.61%	6.36%
7pm	7.03%	8.62%	7.83%	7pm	7.13%	6.39%	6.76%
8pm	6.50%	5.85%	6.18%	8pm	7.50%	5.34%	6.42%
9pm	3.63%	3.31%	3.47%	9pm	4.89%	5.25%	5.07%
10pm	3.93%	2.58%	3.25%	10pm	2.27%	2.32%	2.30%
11pm	0.00%	0.00%	0.00%	11pm	0.60%	0.34%	0.47%
	100.00%	100.00%	100.00%		100.00%	100.00%	100.00%

Guest Trips

Traffic data was gathered at the Boondocks Fun Center in Draper, UT. by Horrocks Engineers, a Utah based civil engineering firm specializing in traffic engineering and roadway design. Information collecting during a traffic count was correlated to attendance information to calculate attendance per guest trip. This ratio was then used to project the number of guest trips that would result from a specified level of attendance. The calculation appears below.

Boondocks Fun Center - Johnstown
Traffic Analysis
July 2008

Horrocks Engineers Traffic Count



Attendance per Guest Trip

Per Traffic Study

Friday, 4/11/08 5pm - 6pm

Entering	62
Exiting	40
Total Trips	102

Provided by Boondocks

Friday, 4/11/08 5pm - 6pm

Attendance	151
Employee trips per employee schedule	10
Total Trips	102
Less: Employee Trips	(10)
Guest Trips	92
Attendance per Guest Trip	1.64

Boondocks Fun Center - Johnstown
Traffic Analysis
July 2008

Employee Trips

Actual staffing schedules at the existing Boondocks locations were evaluated to determine employee trips. The employee trips based on employee schedules appears below.

Boondocks Fun Center Northglenn, CO Employee Trips (Weekday)					Boondocks Fun Center Draper, UT Employee Trips (Saturday)				
	Enter	Exit	Total	% Employee Trips by Hour		Enter	Exit	Total	% Employee Trips by Hour
6:00 AM			0	0.0%	6:00 AM	1		1	0.6%
7:00 AM	2		2	2.1%	7:00 AM	5		5	2.9%
8:00 AM	8		8	8.3%	8:00 AM	12		12	7.1%
9:00 AM	6		6	6.3%	9:00 AM	5		5	2.9%
10:00 AM	9		9	9.4%	10:00 AM	14		14	8.2%
11:00 AM	1		1	1.0%	11:00 AM	12		12	7.1%
12:00 PM	3		3	3.1%	12:00 PM	2		2	1.2%
1:00 PM	2		2	2.1%	1:00 PM	2		2	1.2%
2:00 PM			0	0.0%	2:00 PM	1		1	0.6%
3:00 PM	1		1	1.0%	3:00 PM	17		17	10.0%
4:00 PM	1	2	3	3.1%	4:00 PM	11	10	21	12.4%
5:00 PM	15	16	31	32.3%	5:00 PM	3	15	18	10.6%
6:00 PM		5	5	5.2%	6:00 PM		5	5	2.9%
7:00 PM		2	2	2.1%	7:00 PM		10	10	5.9%
8:00 PM		3	3	3.1%	8:00 PM		9	9	5.3%
9:00 PM		3	3	3.1%	9:00 PM		3	3	1.8%
10:00 PM			0	0.0%	10:00 PM		4	4	2.4%
11:00 PM		17	17	17.7%	11:00 PM		3	3	1.8%
12:00 PM			0	0.0%	12:00 PM		18	18	10.6%
1:00 AM			0	0.0%	1:00 AM		8	8	4.7%
	48	48	96	100.0%		85	85	170	100.0%

Information taken from employee schedule for Wednesday 6/25/08 which is representative of standard crewmember level for a high volume weekday during peak season.

Information taken from the Boondocks staffing schedule for Saturday 6/16/07 which is representative of standard crewmember level for a high volume weekend day during peak season.

Boondocks Fun Center - Johnstown
Traffic Analysis
July 2008

Comparisons with existing Boondocks locations

The Boondocks facility proposed in Johnstown is similar in size and scope to the existing Boondocks locations in Draper, Utah and Northglenn CO. The Boondocks location in Draper and Northglenn shares the same components as the proposed Johnstown location with one exception. The existing Boondocks locations do not currently offer bowling while the Johnstown site will include 20 lanes of full-size bowling. The main building proposed in Johnstown is approximately 20,000 square feet larger to accommodate the bowling lanes.

Peak Business Periods

Boondocks is open year round however the peak business volumes occur between March and September. Approximately 80% of Boondocks' total annual visits occur during this period. By comparison bowling centers experience a similar trend except that the timing of their peak business volumes occurs between October and February. It is anticipated that the additional visits generated by the bowling lanes will primarily occur during Boondocks' traditionally non-peak business periods. For this reason, it is expected that the peak attendance levels at the proposed location in Johnstown will not differ significantly than those levels experienced at the existing Boondocks locations, in-spite of a larger building.