



Alex Mestdagh
Engineering Services Manager
City of Parker, CO
20120 E. Main Street Parker, CO
303-805-3204

January 8, 2019

RE: Traffic Conformance Letter for Ziggi's
Parker Pointe Subdivision

Mr. Mestdagh,

This letter is in regard to the traffic conformance letter you requested for the proposed Ziggi's development in Parker Pointe Subdivision. Based on the trip generation for shopping centers from the SEC Stroh Road/Parker Road T.I.S. (Refer to Exhibit "A"), the daily trips are estimated to be 190. The daily trip generation based on ITE Trip Generation Manual, 9th Edition, for Coffee/Donut Shops is estimated to be 511. Ziggi's Coffee system wide historical data indicates that the average transactions/trips per location per day is approximately 250-350.

Based on the above information, Ziggi's traffic (based on their historical data and the ITE Trip Generation Manual) is higher than the SEC Stroh Road/Parker Road T.I.S. estimate (based on percentage of gross floor area, KSF), but less than the estimated overall traffic generated by development.

The anticipated queueing for peak hour traffic is estimated to be 4.18 cars (Refer to Exhibit "A"). Based on our site plan, we have queueing available for 13 cars.

If you have any question, please feel free to give me a call.

Sincerely,

Robert Day, P.E.
Cyntergy



Exhibit A - Trip Generation Worksheet For Ziggi's Coffee - Parker, CO

Trip Generation for Shopping Center from SEC Stroh Road/Parker Road T.I.S.			
Daily Trip Rate =	42.7	per KSF	(ITE Code 820)
Gross Floor Area =	70	KSF	(provided in SEC Stroh Road/Parker Road T.I.S.)
Daily Trips =	2,989		

Peak Hour (am)			
	Total Generated Trips	Total Distribution of Generated Trips	
		In	Out
		62%	38%
		Pass-By	0%
T= 0.96 * GFA=	67	41.66	25.54
		0	

Peak Hour (pm)			
	Total Generated Trips	Total Distribution of Generated Trips	
		In	Out
		48%	52%
		Pass-By = 0%	0%
T= 3.71 * GFA=	260	124.66	135.04
		0	

Ziggi's Coffee Lot Gross Area =	37,474	SF
Total Development Lot Gross Area =	589,957	SF
Percent of Ziggi's Lot to Development =	6.35%	

Ziggi's Proportional Floor Area in SEC Stroh Road/Parker Road T.I.S. =	4.45	KSF
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Associative Trip Generation for Ziggi's Site based on SEC Stroh Road/Parker Road T.I.S.			
Daily Trip Rate =	42.7	per KSF	(ITE Code 820)
Gross Floor Area =	4.45	KSF	
Daily Trips =	190		

Peak Hour (am)			
	Total Generated Trips	Total Distribution of Generated Trips	
		In	Out
		62%	38%
		Pass-By	0%
T= 0.96 * GFA=	4	2.65	1.62
		0	

Peak Hour (pm)			
	Total Generated Trips	Total Distribution of Generated Trips	
		In	Out
		48%	52%
		Pass-By = 0%	0%
T= 3.71 * GFA=	16	7.92	8.58
		0	

Trip Generation for Ziggi's based on ITE Trip Generation Manual, 9th Ed. Coffee/Donut Shop

Daily Trip Rate = 818.58 per KSF (ITE Code 937)

Gross Floor Area = 0.624 KSF

Daily Trips = 511 *

Peak Hour (am)

	Total Generated Trips	Total Distribution of Generated Trips		
		In	Out	Pass-By = 50%
		51%	49%	50%
T= 100.58 * GFA=	63	16.00	15.38	31

Peak Hour (pm)

	Total Generated Trips	Total Distribution of Generated Trips		
		In	Out	Pass-By = 50%
		50%	50%	50%
T= 42.8 * GFA=	27	6.68	6.68	13

***Note** Ziggi's Coffee system wide historical data indicates that the average transactions/trips per location per day is approximately 250-350.

Queueing Analysis

Peak Trips (am) =	63	mins (provided by Ziggi's corporate stats)	
Max Serv. Time =	4		
Queue Length =	63	(Peak)/60 mins * 4 (Max Serv.) =	4.18