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May 22, 2019

Mr. Mike Beach
Ridgetop Engineering & Consulting Services
541 E. Garden Drive, Unit N
Windsor, CO 80550

Re: TLE Parker Trip Generation
Compliance Letter
Parker, CO
LSC #190580

Dear Mr. Beach:

Per your request, we have completed this trip generation comparison report for the proposed TLE Parker development in Parker, Colorado. The purpose of this letter is to compare the trip generation potential from the currently proposed land use with the trip generation potential from the previously proposed land use from the September 12, 2006 *Horseshoe Ridge Commercial TIS* (2006 TIS) by Eugene Coppola.

Table 1 shows the estimated trip generation potential from the 2006 TIS as well as for the currently proposed land use based on the trip generation rates from the 10th Edition of the ITE *Trip Generation Manual*, 2017.

The proposed land use is expected to generate 722 additional one-way trips on a typical weekday, 2 fewer one-way trips during the weekday morning peak-hour, and 64 additional one-way trips during the weekday afternoon peak-hour.

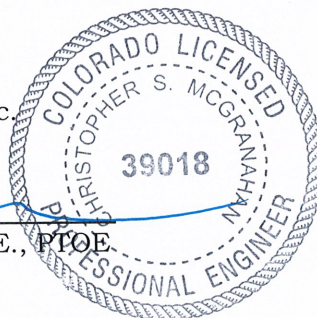
The afternoon peak-hour increase in trip generation potential within the study area is equivalent to one additional vehicle-trip every minute. This marginal increase will have a minimal impact on the surrounding roadway network considering the intersection of Hess Road/Pardee Street is planned for future signalization per the 2006 TIS. No additional analysis should be necessary.

We trust this information will assist you in planning for the TLE Parker development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:  Christopher S. McGranahan, P.E., PTOE



5-22-19

CSM/wc

Enclosure: Table 1

Table 1
ESTIMATED TRAFFIC GENERATION COMPARISON
TLE Parker
Parker, CO
LSC #190580; May, 2019

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾ ⁽²⁾					Vehicle-Trips Generated				
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour	
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Previously Proposed Land Use (September 12, 2006 <i>Horseshoe Ridge Commercial TIA</i> by Eugene G. Coppola)											
Daycare	4.5 KSF	79.26	6.779	6.011	6.195	6.985	357	31	27	28	31
Sit Down Restaurant	5.3 KSF	127.15	5.990	5.530	6.661	4.259	674	32	29	35	23
Total =							1,031	63	56	63	54
Currently Proposed Land Use											
Daycare Center ⁽³⁾	10 KSF ⁽⁴⁾	47.62	5.830	5.170	5.226	5.894	476	58	52	52	59
Retail ⁽⁵⁾	2.5 KSF	195.74	0.583	0.357	6.806	7.373	489	1	1	17	18
Fast Casual Restaurant ⁽⁶⁾	2.5 KSF	315.17	1.387	0.683	7.772	6.359	788	3	2	19	16
Total =							1,753	62	55	88	93
Net Increase =							722	-1	-1	25	39
								AM = -2		PM = 64	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 7th Edition, 2003 for previous land use per the 2006 TIS.
- (2) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017 for current land use.
- (3) ITE Land Use 565 - Day Care Center - average rates
- (4) KSF = 1,000 Square Feet
- (5) ITE Land Use No. 820 - Shopping Center - formula rates for ADT and PM; average rates for AM
- (6) ITE Land Use No. 930 - Fast Casual Restaurant - average rates