Kimley-Horn
and Associates, Inc.

April 8, 2013

Suite 200
990 South Broadway
Denver, Colorado
80209

CenterPoint Integrated Solutions, LLC
1240 Bergen Parkway
Suite A-250
Evergreen, CO 80439

Attn: Fred Banfield, P.E.

Re: Little Minds Learning Center Traffic Letter
Northeast corner of Youngfield Court and Bowles Avenue
Jefferson County, Colorado

Dear Mr. Banfield:

The purpose of this letter is to provide a summary of the traffic volume anticipated to be using Youngfield Court to access the proposed developments along the north side of Bowles Avenue. Youngfield Court will have right turn movement access to Bowles Avenue, east of Zang Street. A storage facility is proposed to be located on the northwest corner of the intersection and a 7,700 square foot Little Minds Learning Center is proposed on the northeast corner of the intersection. The storage facility is believed to be approximately 25,000 square feet based on information obtained from the County.

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report*[1] published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report average rate equations that apply to Mini-Warehouse (Land Use Code 151) for the storage facility and Day Care Center (565) for the Little Minds Learning Center. The following table summarizes the estimated trip generation for these two projects, and therefore traffic volume using Youngfield Court.

1 Institute of Transportation Engineers, *Trip Generation: An Information Report*, Ninth Edition, Washington DC, 2012.

TEL 303 228 2300

Youngfield Court Anticipated Traffic Volume

Land Use		Weekday Vehicle Trips						
	Size (Sq. Ft.)	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Mini-Warehouse (210)	25,000	62	2	2	4	4	3	7
Daycare Center (220)	7,700	570	50	44	94	45	50	95
Total		632	52	46	98	49	53	102

As shown in the table, the two projects of the storage facility and Little Minds Learning Center proposed along Youngfield Court north of Bowles Avenue are anticipated to generate approximately 632 weekday daily trips. Of these, 98 trips are anticipated during the morning peak hour and 102 trips are anticipated during the afternoon peak hour. It is anticipated that this traffic volume will be acceptably accommodated on Youngfield Court and through the Bowles Avenue/Youngfield Court right-in/right-out intersection.

If you have any questions relating to this analysis, or need anything further please call me at (303) 228-2300.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Curtis D. Rowe, P.E., PTOE
Vice President