



SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

May 7, 2013

Mr. Scott Boduch
Cahen Architectural Group, P.C.
7076 South Alton Way, Building A
Centennial, CO 80112

RE: Come Sit Stay Pet Resort / Traffic Generation Analysis
Jefferson County, Colorado
13-04248tgr

Dear Mr. Boduch,

SM ROCHA LLC is pleased to provide traffic generation information for the proposed development entitled Come Sit Stay Pet Resort. This development is located at Ken Caryl Avenue and Shaffer Parkway in the Ken Caryl Business Park, Jefferson County, Colorado.

The purpose of this analysis is to present traffic likely generated by the proposed development, evaluate potential impacts to the adjacent roadway network, and make recommendations for roadway improvements where appropriate.

This analysis has been revised to address County Transportation and Engineering Staff comment dated April 29, 2013. County Staff comment was minor and pertained to text revisions to better describe the correlation between development and adjacent roadway traffic peak hours.

The following is a summary of analysis results.

Site Description and Access

Land for the development is vacant and is surrounded by a mix of restaurant, retail and commercial land uses. The proposed development is understood to entail the construction of a two-story building that is approximately 14,200 square feet in size and provides for a maximum of 84 kennel spaces (guest rooms).

Development traffic is accommodated by multiple accesses existing on Ken Caryl Avenue and Shaffer Parkway. These accesses are described as: one right-in only on Ken Caryl Avenue, and two full-movement accesses onto Shaffer Parkway. Each access intersection operates under unsignalized traffic control. No new access is proposed.

The proposed site plan as prepared by Cahen Architectural Group is attached for reference.

Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation, 8th Edition were considered for application to the proposed land use in order to estimate the average daily traffic (ADT) and peak hour vehicle trips for the development. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination. However, the ITE Trip Generation report does not provided traffic generation information for this particular or similar land use. As such, the proposed development operations, with focus on offered animal day care service, were evaluated to estimate average weekday daily and peak hour trip generation.

Development operations as summarized from Cahen Architectural Group's March 1, 2013 cover letter to Jefferson County Planning and Zoning are as follows:

- Operation hours Monday thru Friday: 6:30am to 7:30pm,
- This facility will not have staff onsite 24 hours,
- Estimated an approximate maximum of 10 to 12 staff members would be onsite at any one time during full occupancy,
- Maximum 84 Guest Rooms at full occupancy,
- Proposed services include: Day Care, Boarding, Training, and Transport,
- Anticipated that approximately 15% of the dog customers are multi-pet families,
- Peak drop off time is between 6:30am and 7:30 am, and
- Peak pick up time is between 4:30am and 5:30pm.

We were then able to calculate the number of daily and peak hour trips generated by the proposed development using the above information and confirm the accuracy of trip generation information initially provided by Cahen Architectural Group.

In terms of day care trips and the earlier described definition of a vehicle trip, the number of daily trips per animal would be four per day (i.e., one round trip to deliver the animal and one round trip to pick up the animal). Assuming that all 84 guest rooms are occupied for animal day care services and considering that 15% customers are multi-pet families dropping off/picking up, the 84 guest rooms produce an average of 288 daily trips. The maximum 12 staff members create two daily trips per staff member, or 24 trips. The proposed development is then estimated to generate an approximate maximum of 312 daily trips. It is understood that of those 312 daily trips, approximately 8-10 percent would be generated during typical weekday a.m. or p.m. peak hours (i.e., a maximum of 30-31 peak hour trips).

Table 1 summarizes the projected average daily traffic (ADT) and peak hour traffic volumes estimated for the proposed development.

TABLE 1 TRIP GENERATION SUMMARY							
PROPOSED LAND USE	TOTAL TRIPS GENERATED						
	24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
		ENTER*	EXIT*	TOTAL	ENTER*	EXIT*	TOTAL
Come Sit Stay Pet Resort	312	15	15	30	16	15	31

* A 50%entering/exiting directional distribution assumed for peak hour

Typical commute peak hours on adjacent roadways (i.e., Ken Caryl Avenue and Shaffer Parkway) are 7:00-9:00 a.m. and 4:00-6:00 p.m. Pursuant to peak drop off/pick up times anticipated for the development, only the afternoon peak pick up time has the greatest match to typical peak commute hours of the adjacent roadways. The development's peak and non-peak vehicle trips would be easily distributed amongst the three existing accesses along Ken Caryl Avenue and Shaffer Parkway.

Development Impacts

As Table 1 illustrates, daily and peak hour traffic volumes anticipated for the proposed development are minimal. These minimal volumes are not likely to negatively impact operations of the existing access intersections with Ken Caryl Avenue and Shaffer Parkway during either peak or non-peak traffic conditions.

Since the roadway sections of Ken Caryl Avenue and Shaffer Parkway are built out and site access intersections were originally designed to account for a land use with a higher trip generator than that proposed, the need for roadway improvements to accommodate traffic volume generated by the proposed development is not anticipated.

Conclusion

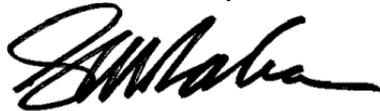
This analysis assessed traffic generation and potential impacts to the adjacent roadway network for the development located at Ken Caryl Avenue and Shaffer Parkway in the Ken Caryl Business Park, Jefferson County, Colorado.

It is our professional opinion that the addition of site-generated traffic is expected to create no discernible impact to traffic operations of existing access drives and surrounding roadway network during either peak or non-peak traffic conditions. Analysis results for the site-generated traffic condition conclude that the additional traffic volume is minimal and below the County threshold for requiring a Transportation Impact Study.

We trust that our findings will assist in the planning and approval of the proposed Come Sit Stay Pet Resort development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC
Traffic and Transportation Consultants



Mike Rocha, TSOS, TOPS
Principal



