October 24, 2017

Mr. Petur Williams
George Williams, L.L.L.P.
6700 Lookout Road
Boulder, CO 80301-3313

Re: Mockingbird
Boulder, CO
LSC #170970

Dear Mr. Williams:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Trip Generation and Assignment Report for Concept Review of the proposed Mockingbird development in Boulder, Colorado.

**IMPACT AREA**

Figure 1 shows the vicinity map.

**Area Roadways**

The major roadways in the site’s vicinity are shown on Figure 1 and are described below.

- **Lookout Road** is an east-west, three-lane minor arterial roadway north of the site. The intersection with Gunpark Drive is stop-sign controlled. The posted speed limit in the vicinity of the site is 30 mph. There are designated bike lanes on both sides of the roadway. There are bus stops on Lookout Road near the intersection with Gunpark Drive.

- **Gunpark Drive** is a north-south, two-lane local roadway west of the site. The intersection with Lookout Road is stop-sign controlled. No speed limit is posted in the vicinity of the site. There are detached sidewalks on both sides of the roadway.

**PROPOSED LAND USE AND ACCESS**

The development is proposed to include about 26 townhome dwelling units, a hostel with about 20 rooms, about 4,000 square feet of medical-dental office space, about 3,000 square feet of general office space, a 250 square-foot coffee shop, a 2,000 square-foot retail marijuana dispensary, about 4,550 square feet of commercial space, and about 12,500 square feet of restaurant space. Full movement access is proposed to Gunpark Drive. The conceptual site plan is shown in Figure 2.
ALTERNATIVE TRAVEL MODES

An alternate travel mode share of 20 percent is expected and will be supported by a future Travel Demand Management (TDM) Plan. The bus stops on Lookout Road are adjacent to the site. Sidewalks and dedicated bike lanes exist on both sides of Lookout Road.

TRIP GENERATION

Table 1 shows the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation for the site based on the rates from *Trip Generation, 9th Edition, 2012*, by the Institute of Transportation Engineers (ITE) and the implementation of a future TDM Plan.

The proposed land use on the site is projected to generate about 2,266 one-way vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 110 vehicles would enter and about 94 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 116 vehicles would enter and about 101 vehicles would exit the site. These estimates assume a 20 percent alternative travel mode reduction.

TRIP DISTRIBUTION

Figure 3 shows the estimated distribution of site-generated traffic.

TRIP ASSIGNMENT

Figure 4 shows the assignment of site-generated traffic. The assignment in Figure 4 does not include an alternative travel mode reduction.

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We trust this information will assist you in planning for the proposed Mockingbird development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

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

CSM/wc

Enclosure: Table 1
Figures 1 - 4

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## Table 1
### ESTIMATED TRAFFIC GENERATION
Mockingbird
Boulder, CO
LSC #170970; October, 2017

<table>
<thead>
<tr>
<th>Trip Generating Category</th>
<th>Quantity</th>
<th>Trip Generation Rates (1)</th>
<th>Vehicle-Trips Generated</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Average Weekday In</td>
<td>Out</td>
</tr>
<tr>
<td>Townhomes (2)</td>
<td>26 DU (3)</td>
<td>5.81</td>
<td>0.075</td>
</tr>
<tr>
<td>Hotel (4)</td>
<td>20 Rooms</td>
<td>8.92</td>
<td>0.389</td>
</tr>
<tr>
<td>Medical Office Building (5)</td>
<td>4.0 KSF (6)</td>
<td>36.13</td>
<td>1.888</td>
</tr>
<tr>
<td>Office Building (7)</td>
<td>3.0 KSF</td>
<td>11.03</td>
<td>1.373</td>
</tr>
<tr>
<td>Coffee Shop (8)</td>
<td>0.25 KSF</td>
<td>541.90</td>
<td>55.274</td>
</tr>
<tr>
<td>Commercial Space (9)</td>
<td>4.55 KSF</td>
<td>44.32</td>
<td>1.518</td>
</tr>
<tr>
<td>Dispensary (10)</td>
<td>2.00 KSF</td>
<td>200.00</td>
<td>10.000</td>
</tr>
<tr>
<td>Restaurant (11)</td>
<td>12.50 KSF</td>
<td>127.15</td>
<td>5.946</td>
</tr>
</tbody>
</table>

Total = 2,833

20% Alternative Travel Mode Reduction = 567

Net New Trips = 2,266

Notes:
2. ITE Land Use No. 230 - Residential Condominium/ Townhouse.
3. DU - Dwelling Units
4. ITE Land Use No. 310 - Hotel
5. ITE Land Use No. 720 - Medical-Dental Office Building
6. KSF = 1,000 square feet
7. ITE Land Use No. 710 - General Office Building
8. ITE Land Use No. 7936 - Coffee/Donut Shop without Drive-Through Window
9. ITE Land Use No. 826 - Specialty Retail Center. No AM rates are available so the PM rates were reversed.
10. Recreational Marijuana Store is not a category in the ITE *Trip Generation Manual*. Rates are estimated by LSC based on trip generation letter completed by Fox, Tuttle, Hernandez in Boulder County.
11. ITE Land Use No. 932 - High-Turnover (Sit-Down) Restaurant
Figure 2

Site Plan
Mockingbird (LSC #170970)
Figure 3

Directional Distribution of Site-Generated Traffic

Mockingbird (LSC #170970)
LEGEND:

26 = AM Peak Hour Traffic
35 = PM Peak Hour Traffic
2,500 = Average Daily Traffic

Note: This assignment does not include an alternative travel mode reduction.

Assignment of Site-Generated Traffic
Mockingbird (LSC #170970)