



March 15, 2024

Mr. Bobby Weidmann
City of Lone Tree, Planning Department
9220 Kimmer Drive
Lone Tree, Colorado 80124

Re: SIP Traffic Conformance Letter
Jack's Restaurant
9155 Park Meadows Drive
DEC No. 105616

Dear Bobby:

The referenced site was formerly a Mimi's Café but that building has now been demolished. The proposed building will be a fine-dining restaurant with approximately 15,000 square feet divided between two stories. The parking and drives are expected to remain without modification. Although the restaurant area is larger than the previous building, the traffic generation is not expected to significantly change due to the lower turnover at dining tables and increased non-customer areas (stairs, wine storage room, food displays, lounge area, etc.). Furthermore, peak customer times are expected during evening hours. The office uses in the adjacent building (ReMax, Farmers, Office Evolution) are expected to be closed allowing the shared use of those parking stalls for excess parking. Deliveries will be scheduled outside of customer hours to limit traffic congestion.

Estimated trip generations: 50 during peak hour (quality restaurant)

$$7.80 \times 6.385 = 50$$

Per SIP sheet 16, total customer area of the building is 6,385 square feet

Previous trip generations: 65 during peak hour (high-turnover sit-down restaurant)

$$9.77 \times 6.627 = 65$$

Per SP97-039, total restaurant area is 6,627 square feet

All access and traffic patterns will be protected with the exception of a porte-cochere on the northeast façade that will allow drop-off and pick-up access without interrupting drive paths. Pedestrian access has been enhanced with an additional sidewalk connection to the intersection that allows accessible connectivity to the adjacent shopping center sidewalk.

Sincerely,

Daniel Stewart, P.E.
Project Engineer
Development Engineering Consultants, LLC

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

| Code | Description | Unit of Measure | Trips Per Unit | Setting/Location | |
|----------------|--|-----------------|----------------|----------------------------|---------------------------|
| | | | | General Urban/ Suburban | Dense Multi- Use Urban |
| MEDICAL | | | | | |
| 610 | Hospital | 1,000 SF GFA | 0.97 | | |
| 620 | Nursing Home | 1,000 SF GFA | 0.59 | | |
| 630 | Clinic | 1,000 SF GFA | → 3.28 | | 5.18 |
| 640 | Animal Hospital / Veterinary Clinic | 1,000 SF GFA | 3.53 | | |
| 650 | Free-Standing Emergency Room | 1,000 SF GFA | 1.52 | | |
| OFFICE | | | | | |
| 710 | General Office Building | 1,000 SF GFA | → 1.15 | | 0.87 |
| 712 | Small Office Building | 1,000 SF GFA | 2.45 | | |
| 714 | Corporate Headquarters Building | 1,000 SF GFA | 0.60 | | |
| 715 | Single Tenant Office Building | 1,000 SF GFA | 1.74* | | |
| 720 | Medical/Dental Office Building | 1,000 SF GFA | 3.46 | | |
| 730 | Government Office Building | 1,000 SF GFA | 1.71 | | |
| 731 | State Motor Vehicles Department | 1,000 SF GFA | 5.20 | | |
| 732 | United States Post Office | 1,000 SF GFA | 11.21 | | |
| 733 | Government Office Complex | 1,000 SF GFA | 2.82 | | |
| 750 | Office Park | 1,000 SF GFA | 1.07 | | |
| 760 | Research and Development Center | 1,000 SF GFA | 0.49 | | |
| 770 | Business Park | 1,000 SF GFA | 0.42 | | |
| RETAIL | | | | | |
| 811 | Tractor Supply Store | 1,000 SF GFA | 1.40 | | |
| 812 | Construction Equipment Rental Store | 1,000 SF GFA | 0.99 | | |
| 813 | Building Materials and Lumber Store | 1,000 SF GFA | 2.06 | | |
| 814 | Free-Standing Discount Superstore | 1,000 SF GFA | 4.33 | | |
| 814 | Variety Store | 1,000 SF GFA | 6.84 | | |
| 815 | Free Standing Discount Store | 1,000 SF GFA | 4.83 | | |
| 816 | Hardware / Paint Store | 1,000 SF GFA | 2.68 | | |
| 817 | Nursery (Garden Center) | 1,000 SF GFA | 6.94 | | |
| 818 | Nursery (Wholesale) | 1,000 SF GFA | 5.18 | | |
| 820 | Shopping Center | 1,000 SF GFA | 3.81 | | 4.92 |
| 823 | Factory Outlet Center | 1,000 SF GFA | 2.29 | | |
| 840 | Automobile Sales (New) | 1,000 SF GFA | 2.43 | | |
| 841 | Automobile Sales (Used) | 1,000 SF GFA | 3.75 | | |
| 842 | Recreational Vehicle Sales | 1,000 SF GFA | 0.77 | | |
| 843 | Automobile Parts Sales | 1,000 SF GFA | 4.91 | | |
| 848 | Tire Store | 1,000 SF GFA | 3.98 | | |
| 849 | Tire Superstore | 1,000 SF GFA | 2.11 | | |
| 850 | Supermarket | 1,000 SF GFA | 9.24 | | |
| 851 | Convenience Market (Open 24 Hours) | 1,000 SF GFA | 49.11 | | |
| 853 | Convenience Market with Gasoline Pumps | 1,000 SF GFA | 49.29 | | |
| 854 | Discount Supermarket | 1,000 SF GFA | 8.38 | | |
| 857 | Discount Club | 1,000 SF GFA | 4.18 | | |
| 860 | Wholesale Market | 1,000 SF GFA | 1.76 | | |
| 861 | Sporting Goods Superstore | 1,000 SF GFA | → 2.02 | | 1.65 |
| 862 | Home Improvement Superstore | 1,000 SF GFA | → 2.33 | | 3.35 |
| 863 | Electronics Superstore | 1,000 SF GFA | 4.26 | | |

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000ft².

*From 9th edition, no PM peak hour in 10th

| Code | Description | Unit of Measure | Trips Per Unit | Setting/Location | |
|-----------------|---|-----------------|----------------|----------------------------|---------------------------|
| | | | | General Urban/ Suburban | Dense Multi- Use Urban |
| 864 | Toy/Children's Superstore | 1,000 SF GFA | 5.00 | | |
| 865 | Baby Superstore | 1,000 SF GFA | 1.82 | | |
| 866 | Pet Supply Superstore | 1,000 SF GFA | 3.55 | | |
| 867 | Office Supply Superstore | 1,000 SF GFA | 2.77 | | |
| 868 | Book Superstore | 1,000 SF GFA | 15.83 | | |
| 869 | Discount Home Furnishing Superstore | 1,000 SF GFA | 1.57 | | |
| 872 | Bed and Linen Superstore | 1,000 SF GFA | 2.22 | | |
| 875 | Department Store | 1,000 SF GFA | 1.95 | | |
| 876 | Apparel Store | 1,000 SF GFA | → 4.12 | | 1.12 |
| 879 | Arts and Craft Store | 1,000 SF GFA | 6.21 | | |
| 880 | Pharmacy / Drugstore without Drive-Through Window | 1,000 SF GFA | 8.51 | | |
| 881 | Pharmacy / Drugstore with Drive-Through Window | 1,000 SF GFA | 10.29 | | |
| 882 | Mailjuna Dispensary | 1,000 SF GFA | 21.83 | | |
| 890 | Furniture Store | 1,000 SF GFA | 0.52 | | |
| 897 | Medical Equipment Store | 1,000 SF GFA | 1.24 | | |
| 899 | Liquor Store | 1,000 SF GFA | 16.37 | | |
| SERVICES | | | | | |
| 911 | Walk-in Bank | 1,000 SF GFA | 12.13 | | |
| 912 | Drive-in Bank | 1,000 SF GFA | 20.45 | | |
| 918 | Hair Salon | 1,000 SF GFA | 1.45 | | |
| 920 | Copy, Print, and Express Ship Store | 1,000 SF GFA | 7.42 | | |
| 925 | Drinking Place | 1,000 SF GFA | 11.36 | | |
| 926 | Food Cart Pod | Food Carts | 3.08 | | |
| 930 | Fast Casual Restaurant | 1,000 SF GFA | 14.13 | | |
| 931 | Quality Restaurant | 1,000 SF GFA | → 7.80 | | 9.80 |
| 932 | High-Turnover (Sit-Down) Restaurant | 1,000 SF GFA | → 9.77 | | 9.80 |
| 933 | Fast Food Restaurant without Drive-Through Window | 1,000 SF GFA | 28.34 | | |
| 934 | Fast Food Restaurant with Drive-Through Window | 1,000 SF GFA | → 32.67 | | 78.74 |
| 935 | Indoor Seating | 1,000 SF GFA | 42.85 | | |
| 936 | Coffee/Donut Shop without Drive-Through Window | 1,000 SF GFA | 36.31 | | |
| 937 | Coffee/Donut Shop with Drive-Through Window and No | 1,000 SF GFA | → 43.38 | | 83.19 |
| 938 | Indoor Seating | 1,000 SF GFA | 83.33 | | |
| 939 | Bread / Donut / Bagel Shop without Drive-Through Window | 1,000 SF GFA | 28.00 | | |
| 940 | Bread / Donut / Bagel Shop with Drive-Through Window | 1,000 SF GFA | 19.02 | | |
| 941 | Quick Lubrication Vehicle Shop | 1,000 SF GFA | 8.70 | | |
| 942 | Automobile Care Center | 1,000 SF GFA | 3.11 | | |
| 943 | Automobile Parts and Service Center | 1,000 SF GFA | 2.26 | | |
| 944 | Gasoline / Service Station | 1,000 SF GFA | 109.27 | | |
| 945 | Gasoline / Service Station with Convenience Market | 1,000 SF GFA | 88.35 | | |
| 947 | Self Service Car Wash | Wash Stalls | 5.54 | | |
| 948 | Automated Car Wash | 1,000 SF GFA | 14.20 | | |
| 949 | Car Wash and Detail Center | Wash Stalls | 13.60 | | |
| 950 | Truck Stop | 1,000 SF GFA | 22.73 | | |
| 960 | Super Convenience Market/Gas Station | 1,000 SF GFA | 69.28 | | |
| 970 | Winery | 1,000 SF GFA | 7.31 | | |