

March 13, 2019

Mr. Jay Moore
Oppidan
400 Water Street, Suite 200
Excelsior, MN 55331

RE: Trip Generation Study Update
Duluth Trading Company
Kingston Corner Development – Knoxville, Tennessee

Dear Mr. Moore:

As requested, we have conducted a study of trip generation estimates for the above referenced project. The current development plan includes a Duluth Trading Company retail facility in place of previously planned Sit-Down Restaurant space. We have compared the trip generation estimates from the original development plan with the anticipated trip generation for the development with proposed changes in the development land uses.

The original traffic study for the Kingston Corner development was prepared by CDM Smith in 2013. Trip generation projections from the original study are summarized in Table 1. The 2013 study included a total of 123,775 square feet of commercial and office uses resulting in an estimated weekday trip generation of 15,639 daily trips. The 2013 trip generation estimates were based on Trip Generation, 8th Edition, published by the Institute of Transportation Engineers (ITE).

Table 1
Trip Generation Projections for Original Site Plan
(Data from 2013 Traffic Study – Table 5)

Land Use	ITE Land Use Code	Size (SF)	Daily Trips	Midday Peak Hour	PM Peak Hour
Medical Office	720	5,000	181	18	20
Pharmacy w/ Drive Thru	881	13,225	1,116	69	136
Shopping Center	820	80,000	5,874	470	547
Sit-Down Restaurant	932	8,850	1,125	120	98
Fast Food Restaurant	934	14,700	7,293	557	498
Automated Car Wash	948	2,000	--	22	31
Totals		123,775	15,639	1,256	1,330
<i>Primary Trips (70%)</i>			10,947	879	931
<i>Pass-by Trips (30%)</i>			4,692	377	399

The proposed update to the site development plan includes a 16,750 sf retail / commercial development to be located to the south of the Main Event entertainment center as shown in Figure 1. This parcel was originally planned as a shopping center use in the original study and changed to a potential sit-down restaurant use in the most recent study updates. The proposed use as a Duluth Trading Company retail facility returns the parcel to the shopping center land use code as originally planned. The current site development plans are listed as follows:

- Pharmacy (CVS) – Constructed with 13,225 sf as shown on original site plans.
- Sit-Down Restaurant – Carolina Ale House site planned as 8,850 sf, built as 8,860 sf.
- Fast Food Restaurants – Planned as 14,700 sf, built as 17,230 sf.
- Car Wash – No longer planned.
- Shopping Center – Originally planned as 80,000 sf.
 - Total retail shopping constructed to date is 11,650 sf
 - **Proposed Duluth Trading Company site is planned at 16,750 sf**
- Main Event (49,000 sf) constructed instead of originally planned retail space.

Figure 1
Development Site



Based on the updated site development plan, additional trip generation analyses were conducted in order to compare the current development plan with the original traffic impact study conducted in 2013. Table 2 contains trip generation estimates for the current development plan, including the proposed Duluth Trading Company retail facility site.

Table 2
Trip Generation Projections for Current Proposed Site Plan
(For Site Build-Out including Duluth Trading Company)

Land Use	ITE Land Use Code	Size (SF)	Daily Trips	Midday Peak Hour	PM Peak Hour
Pharmacy w/ Drive Thru	881	13,225	1,116	69	136
Shopping Center	820	28,400	2,996	240	274
Sit-Down Restaurant	932	8,650	1,100	117	96
Fast Food Restaurant	934	17,230	8,548	327	583
Main Event	437	49,000	1,633	145	84
Totals		116,705	15,393	898	1,173
<i>Primary Trips (70%)</i>			10,775	629	821
<i>Pass-by Trips (30%)</i>			4,618	269	352

Trip generation estimates presented in Table 2 continued to utilize the 8th edition of Trip Generation manual, as was utilized in the 2013 study, with the exception for the Main Event parcel which utilized trip generation rates from Trip Generation, 9th Edition. This is the same procedure utilized in previous trip generation study updates for this development site.

Table 3 shows the anticipated overall daily, midday, and PM peak hour trip generation estimates for the original site development plan and the current plan. As shown, the anticipated daily, midday, and PM peak hour trips for the currently proposed development plan are less than the trips anticipated with the original site development plan.

Table 3
Comparisons of Trip Generation Projections for Site Build-Out

Summary	Size (SF)	Daily Trips	Midday Peak Hour	PM Peak Hour
Original Plan (Table 1)	123,775	15,639	1,256	1,330
Current Proposal (Table 2)	116,705	15,393	898	1,173
Percent Difference	-5.7%	-1.6%	-28.5%	-11.8%

In summary, the development of the proposed Duluth Trading Company retail facility site within the Kingston Corner commercial development is anticipated to fit within the trip generation assumptions for the original site development plan and traffic impact study originally approved for this development. It remains reasonable to conclude that the recommendations of the original traffic study will continue to be valid, and that no additional traffic study for the site will be necessary.

Please let us know if you have questions or need additional information.

Sincerely,



Rebecca Bottoms, PE., PTOE

