

ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND PLANNING



DREAM DESIGN
 ————— INTERNATIONAL, INC. —————

CONSTRUCTION OBSERVATION
 REAL ESTATE DEVELOPMENT
 PROPERTY MANAGEMENT

August 31, 2011

Ms. Vicki Fisher
 Growth Management Department
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

RE: Lot K, Racetrack Subdivision – Updated Traffic Impact Statement

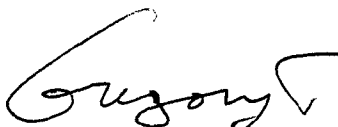
Dear Ms. Fisher:

Per your request, counts were made of the total number of vehicle trips entering and leaving the Racetrack property on the race night of Friday, August 19, 2011. The traffic counts were submitted in our letter dated August 22, 2011 (a copy of the letter is enclosed.) Races on the Racetrack property are held only on Friday nights and the starting times of the races are generally much later than the usual weekday P.M. peak hour for traffic on the adjacent roadways.

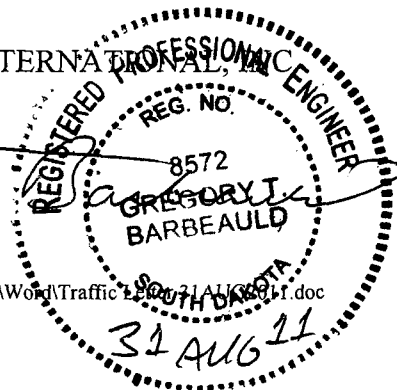
The traffic counts indicated a total number of 27 trips through the south gate on Jolly Lane. All 27 trips were leaving the site after the night's racing events were concluded. The existing south gate location is close to the entrance location proposed for the Big D site. It is my opinion the current Racetrack activities and trip generations will have little to no effect on the peak hour trip generations at the Big D site as detailed in my previous letter dated July 29, 2011 (a copy of the letter is enclosed), and our recommendations regarding street geometry and lane configurations remain unchanged.

I hope you find this additional information helpful. If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,
 DREAM DESIGN INTERNATIONAL, INC.


 Gregory T. Barbeauld

X:\550-599\591 Big D Racetrack\Work\Traffic\2011\83111.doc



528 KANSAS CITY STREET, SUITE 4 ♦ RAPID CITY, SOUTH DAKOTA 57701
 PHONE: 605.348.0538 ♦ FAX: 605.348.0545 ♦ DREAMDESIGNINC.COM

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DREAM DESIGN
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CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

August 22, 2011

Ms. Vicki Fisher
Growth Management
300 Sixth Street
Rapid City, SD 57701

RE: Race Track Subdivision Traffic Counts

Dear Ms. Fisher:

As requested by the City, the owner of the Race Track has conducted total traffic counts for the traffic at the race night for the above-referenced subdivision. We have talked to the owner, Shane Liebig, and the following is based on statements reported by him:

- 1- The total traffic count entering the site was 486 cars;
- 2- Traffic entering the site starts at 5:00 pm, peaked at 7:00 to 7:30 pm, and stopped at 8:00 pm;
- 3- The total traffic entering the site at the middle gate was 150;
- 4- The total traffic entering the north gate was 336 and the south gate at Jolly Lane and HWY 44 has no traffic entering at it;
- 5- Traffic started leaving the site at 10:20 pm. Two hundred forty-four (244) cars, or near half of the traffic (244 cars), left the site during the first ½ hour. The balance left over the next hour and a half;
- 6- The total traffic leaving the site was as listed on the attached map and included 306 cars at the north gate, 150 at the middle gate and 27 at the south gate at the intersection of Jolly Lane and East HWY 44.

In reviewing the available data for the gate locations, it appears that the south gate is near 30 feet from the intersection of Jolly Lane and East HWY 44. The middle and the north gates are located at 675 feet and 1079 feet from the intersection respectively.

Based on the above information provided by the owner, it appears that the traffic to the Race Track does not coincide with the peak traffic on Jolly Lane or East HWY 44. The overflow traffic that may use the proposed approaches for the proposed lot may be near 27 cars during race time.

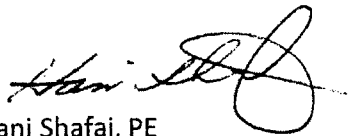
We have asked the owner to cosign this letter to attest that these traffic counts are accurate. I hope this information is helpful.

Ms. Vicki Fisher
August 22, 2011
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We thank you for your help, and please contact us if you need any additional information.

Sincerely,

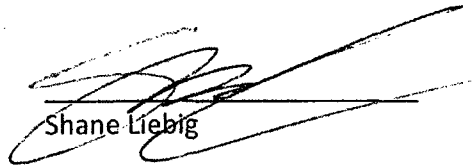
DREAM DESIGN INTERNATIONAL, INC.



Hani Shafai, PE
President



Signed Property Owner conducted the traffic Counts,

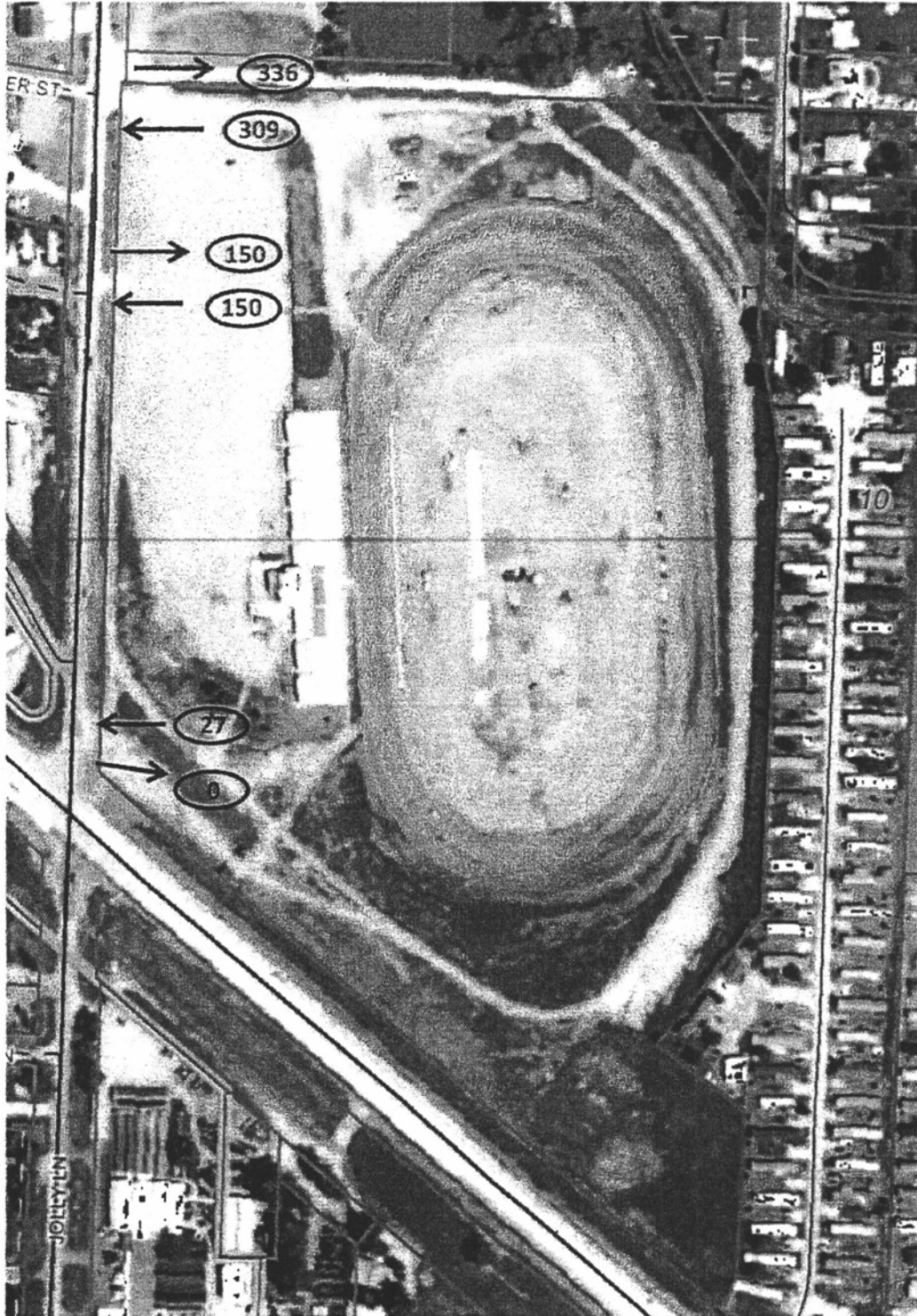


Shane Liebig

8/23/11
Date

11SV011

Race Track Preliminary Traffic Counts Friday 8/18/11



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DREAM DESIGN
 INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
 REAL ESTATE DEVELOPMENT
 PROPERTY MANAGEMENT

July 29, 2011

Ms. Vicki Fisher
 Growth Management Department
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

RE: Lot K, Racetrack Subdivision - Traffic Impact Statement

Dear Ms. Fisher:

The proposed Big D site (Lot K of the Racetrack Subdivision) is a 1.35 acre parcel located at the northeast corner of the intersection of Highway 44 and Jolly Lane. The proposed Big D parcel is currently a small portion of a larger property commonly known as the Racetrack property; however, the plat process has been initiated to create a separate lot for the Big D site.

A larger (area) commercial retail center development was previously considered at the Racetrack property. The site for the retail center development included the area which is now proposed as the Big D site. A Traffic Impact Study draft report was prepared by Kadmas, Lee & Jackson, Inc. (KLJ) in April 2008 to analyze and evaluate the potential impacts of the retail center development.

The KLJ traffic study analysis included two separate locations for vehicle access to the commercial retail center site: one from Highway 44 (right in, right out) and one from Jolly Lane (full access). Based on the commercial land use and the size of the retail center building, the PM Peak number of total trips (both inbound and outbound) generated by the commercial development was estimated to be 154 trips, with 45 trips through the access at Highway 44 and 108 trips through the access at Jolly Lane. Of the estimated 108 trips through the Jolly Lane access, 48 trips are inbound and 60 trips are outbound.

Based on the number of trips through the Jolly Lane access, the KLJ Traffic Impact Study draft report recommended lengthening to 75 feet the southbound right turn lane on Jolly Lane (southbound on Jolly Lane turning right (west) onto Highway 44.)

The proposed design of the Big D site includes only one location for vehicular access to the site. All vehicles entering and exiting the site will use the approach at Jolly Lane. Although the proposed location of the approach on Jolly Lane is not quite as distant from Highway 44 as described and recommended in the KLJ report, the proposed access location should not affect the traffic flow or levels of service for the approach, movements, and intersection.

Per the ITE Trip Generation Manual, the estimated number of vehicle trips associated with the Big D facility (a 4,800 SF convenience market and 8 vehicle fueling positions) is shown in the following table:

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station with Convenience Market	945	1,302	41	41	82	54	54	108
TOTAL TRIPS			41	41	82	54	54	108
PASSBY TRIPS (50%)			20	21	41	27	27	54
NEW TRIPS			21	20	41	27	27	54

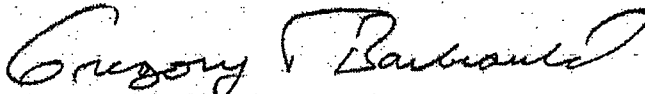
Passby trips are those trips already driving by which are attracted to the site; these would comprise an estimated 50% of the total site trips. The presence of these trips serves to somewhat lessen the impact of the site on adjacent street traffic levels.

The Big D facility would generate less total trips than the previously considered commercial retail center. The number of PM Peak total trips through the Jolly Lane approach is similar for both projects - 108 trips - however, the estimated number of outbound trips is less for the Big D facility, which by comparison would seemingly lessen the impact on the adjacent street traffic levels.

If the recommendations regarding street geometry and lane configurations found in the KLIJ Traffic Impact Study draft report were accepted or approved for the previously considered commercial retail center development, it stands to reason the same recommendations would hold valid for the now proposed Big D project. Therefore, we propose maintaining the current lane usage on Jolly Lane and lengthening to 75 feet the southbound right turn lane.

I hope you find this information helpful. If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,
 DREAM DESIGN INTERNATIONAL, INC.


 Gregory T. Barbeault

