



January 27, 2025

Asbury Automotive Group, LLC  
2905 Premier Parkway  
Suite 300  
Duluth, Georgia 30097

Attn: Mr. Brian DePouli  
Senior Director of Construction and Facilities

Re: CentreTech Parking Lot  
Trip Generation Letter  
Aurora, Colorado

Dear Mr. DePouli,

This letter documents the results of a trip generation calculation for the proposed CentreTech Parking Lot project to be located on the northwest corner of the CentreTech Parkway and Airport Boulevard intersection in Aurora, Colorado. The CentreTech Parking Lot will provide additional parking spaces for extra vehicles that cannot be accommodated on the Toyota dealership lots at 444 S Havana Street. The site will only have parking spaces with no permanent structures. The site plan is attached for reference.

Regional access to the CentreTech Parking Lot project will be provided by Interstate 225 and State Highway 30 while primary access to the site is provided by Airport Boulevard. Direct access to the site will be provided by a right-in/right-out access on the north side of CentreTech Parkway approximately 475 feet west of Airport Boulevard (measured center to center).

### **TRIP GENERATION**

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*<sup>1</sup> published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses.

Given the specific nature of this site and not having a land use aligning closely with ITE Trip Generation, Kimley-Horn used user specific data to determine traffic associated with this development. This site-specific use assumed that two (2) vehicle haulers travel to the site per day to deliver or transfer vehicles. Heavy vehicles typically avoid the peak hours; however, to provide a conservative analysis, one (1) hauler was assumed to arrive and depart during the morning peak hour and one (1) hauler would arrive and depart during the afternoon peak hour. In addition, it is anticipated that approximately 20 to 40 vehicles will be retrieved for test drives or for purchase per day. The trip generation was conservatively evaluated assuming only

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<sup>1</sup> Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition, Washington DC, 2021.

retrieval for test drives as this requires four vehicle trips instead of three vehicle trips. Using the higher limit, one (1) vehicle retrieval from the dealership lot would require a trip to the surplus lot, a trip out of the surplus lot with the test vehicle, a trip back into the surplus lot with the test vehicle, and then a trip out of the lot back to the dealership. A total of four (4) trips is anticipated with each car retrieval. The car dealership operates from 9:00 AM to 6:00 PM, Monday to Saturday. The attached ITE Hourly Trip Distribution of Entering and Exiting Vehicle Trips for Automobile Sales (ITE Land Use Code 840) was utilized to determine the morning and afternoon trip distribution for the vehicle retrieval. The morning peak hour accounts for 8.3 percent of the daily trips while the afternoon peak hour accounts for 8.2 percent of the daily trips. The following table summarizes the estimated trip generation for this use:

**CentreTech Parking Lot Project Traffic Generation**

| Use                                | Weekday Vehicles Trips |              |          |           |              |          |           |
|------------------------------------|------------------------|--------------|----------|-----------|--------------|----------|-----------|
|                                    | Daily                  | AM Peak Hour |          |           | PM Peak Hour |          |           |
|                                    |                        | In           | Out      | Total     | In           | Out      | Total     |
| Vehicle Haulers (2)                | 4                      | 1            | 1        | 2         | 1            | 1        | 2         |
| Vehicle Retrievals (40 Retrievals) | 160                    | 9            | 4        | 13        | 5            | 8        | 13        |
| <b>Total Project Trips</b>         | <b>164</b>             | <b>10</b>    | <b>5</b> | <b>15</b> | <b>6</b>     | <b>9</b> | <b>15</b> |

As shown in the table and based on user specific data, the CentreTech Parking Lot is expected to generate approximately 164 additional weekday daily trips, with 15 of these trips occurring during the morning peak hour and afternoon peak hour. The *City of Aurora Traffic Impact Study Guidelines*, states that a traffic impact study is required if a site is estimated to generate at least 75 trips per hour. Therefore, it is anticipated that a traffic impact study will not be required for this development due to peak hour trips being 15 during the morning and afternoon. The proposed project is not anticipated to adversely impact the roadway network adjacent to the property.

**CONCLUSIONS AND RECOMMENDATIONS**

The proposed CentreTech Parking Lot is anticipated to generate 15 morning and afternoon peak hour vehicle trips. These volumes are equivalent to one (1) trip every four (4) minutes during the peak hours, on average. With this proposed site being a low trip generator, the adjacent public streets and surrounding area intersections are anticipated to successfully accommodate the CentreTech Surplus Parking Lot project and not require any improvements or modifications. If you have any questions or require anything further, please feel free to call me.

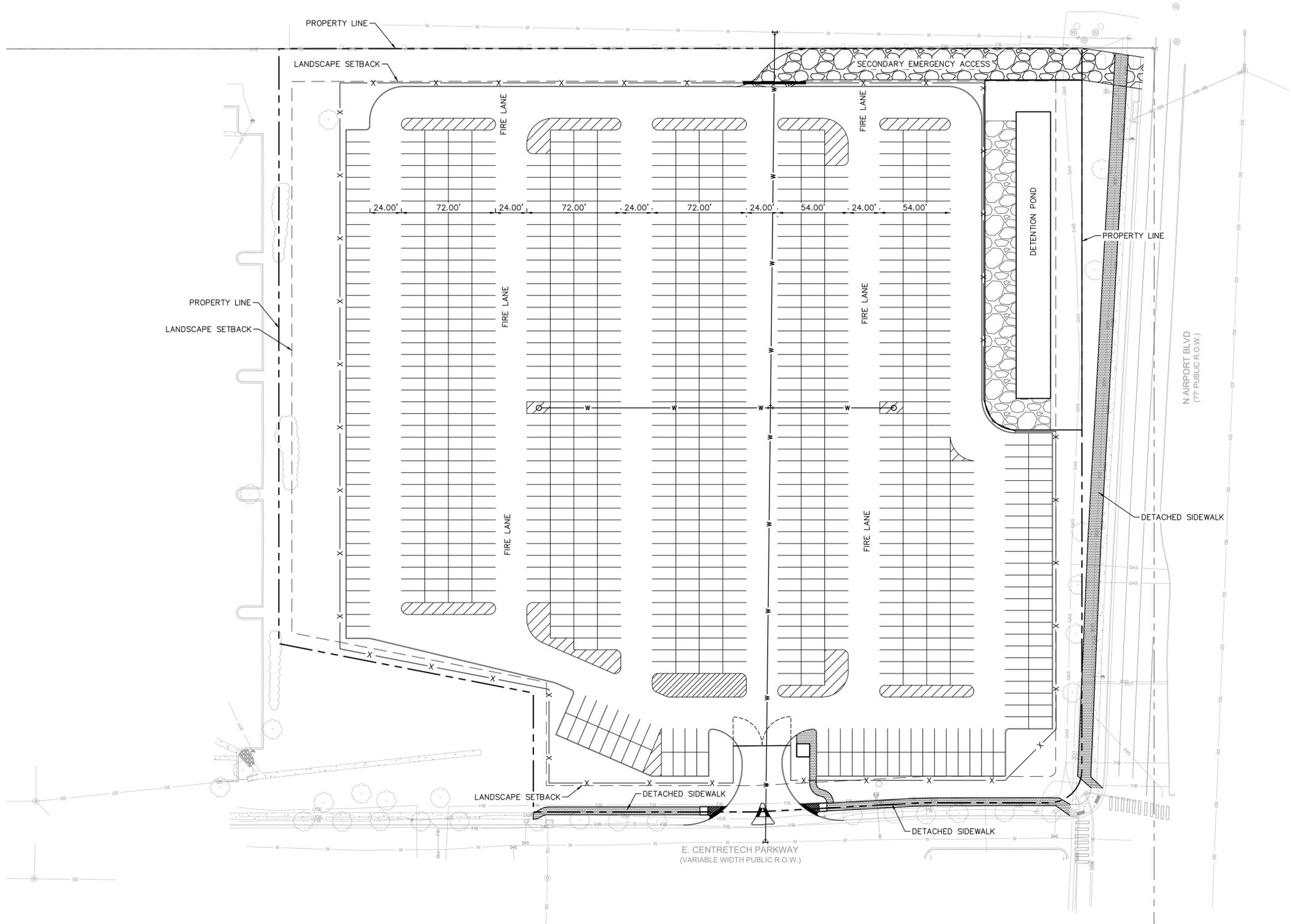
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

*Mary Gormley*  
Mary Gormley, P.E.  
Project Traffic Engineer



# SCHEMATIC SITE LAYOUT



# ASBURY CENTRETECH INVENTORY PARKING LOT

AURORA, COLORADO  
February 5, 2024

DWG NAME: K:\IDEN\_CIVIL\196113010\_CENTRETECH PARKING LOT\CADD\EXHIBITS\PARKING LOT EXHIBIT.DWG  
LAST SAVED: 4/30/2024 7:51 AM

PARKING PROVIDED  
955 SPACES



GRAPHIC SCALE IN FEET  
0 20 40 80

**Kimley»Horn**  
6200 SOUTH SYRACUSE WAY  
SUITE 300  
GREENWOOD VILLAGE, COLORADO, 80111  
303.228.2300

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE

## Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

|                  |                            |          |         |
|------------------|----------------------------|----------|---------|
| Land Use Code    | 840                        |          |         |
| Land Use         | Automobile Sales (New)     |          |         |
| Setting          | General Urban/Suburban     |          |         |
| Time Period      | Weekday                    |          |         |
| # Data Sites     | 6                          |          |         |
|                  | % of 24-Hour Vehicle Trips |          |         |
| Time             | Total                      | Entering | Exiting |
| 12:00 - 1:00 AM  | 0.0%                       | 0.0%     | 0.0%    |
| 1:00 - 2:00 AM   | 0.0%                       | 0.0%     | 0.0%    |
| 2:00 - 3:00 AM   | 0.0%                       | 0.0%     | 0.0%    |
| 3:00 - 4:00 AM   | 0.0%                       | 0.0%     | 0.0%    |
| 4:00 - 5:00 AM   | 0.0%                       | 0.0%     | 0.0%    |
| 5:00 - 6:00 AM   | 0.0%                       | 0.0%     | 0.0%    |
| 6:00 - 7:00 AM   | 0.7%                       | 1.2%     | 0.2%    |
| 7:00 - 8:00 AM   | 5.7%                       | 9.0%     | 2.3%    |
| 8:00 - 9:00 AM   | 8.3%                       | 11.3%    | 5.3%    |
| 9:00 - 10:00 AM  | 7.5%                       | 8.1%     | 6.9%    |
| 10:00 - 11:00 AM | 8.2%                       | 9.2%     | 7.1%    |
| 11:00 - 12:00 PM | 8.8%                       | 8.6%     | 9.0%    |
| 12:00 - 1:00 PM  | 9.4%                       | 8.5%     | 10.4%   |
| 1:00 - 2:00 PM   | 9.5%                       | 9.5%     | 9.4%    |
| 2:00 - 3:00 PM   | 10.0%                      | 9.1%     | 11.0%   |
| 3:00 - 4:00 PM   | 8.3%                       | 6.9%     | 9.8%    |
| 4:00 - 5:00 PM   | 7.4%                       | 7.3%     | 7.5%    |
| 5:00 - 6:00 PM   | 8.2%                       | 6.4%     | 10.0%   |
| 6:00 - 7:00 PM   | 5.0%                       | 3.1%     | 7.0%    |
| 7:00 - 8:00 PM   | 2.9%                       | 1.8%     | 4.0%    |
| 8:00 - 9:00 PM   | 0.0%                       | 0.0%     | 0.0%    |
| 9:00 - 10:00 PM  | 0.0%                       | 0.0%     | 0.0%    |
| 10:00 - 11:00 PM | 0.0%                       | 0.0%     | 0.0%    |
| 11:00 - 12:00 AM | 0.0%                       | 0.0%     | 0.0%    |