



January 27, 2025

Mr. Dan Kmiecik, PE
Ambrose Property Group
8888 Keystone Crossing
Suite 1150
Indianapolis, IN 46240

Re: Fine Point Business Park (Buildings 3,4, & 6)
Traffic Compliance Letter
Aurora, Colorado

Dear Mr. Kmiecik,

This traffic study letter has been prepared to provide a trip generation comparison to identify compliance of Buildings 3, 4, and 6 with the master traffic impact study for the proposed overall Fine Point Business Park project for the same development areas. The overall Fine Point Business Park is located on the northeast corner of the 56th Avenue and Jackson Gap Way intersection in Aurora, Colorado. Specifically, Buildings 3 & 4 are located on the northwest corner of the 58th Avenue and Powhaton Road intersection and Building 6 is located on the southwest corner of the 58th Avenue and Powhaton Road intersection. The development area of the current proposal was studied in the *Fine Point Business Park Traffic Impact Study* completed in September 2023. The proposed development is anticipated to include three buildings totaling 617,134 square feet of industrial park. A conceptual site plan for the project is attached.

The master traffic study assumed the three proposed buildings totaled 621,200 square feet of industrial park. Applicable documents from the *Fine Point Business Park Traffic Impact Study* are attached. The trip generation for the current proposal area will be compared to the same development area studied in the master traffic study.

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*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Manual average rate equations that apply to Industrial Park (ITE Land Use Code 130) for traffic associated with this development. The following **Table 1** compares the trip generation of the applicable area from the original traffic study to the current proposal (calculations attached).

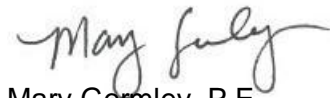
¹ Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition, Washington DC, 2021.

**Table 1 – Fine Point Business Park Buildings 3, 4, & 6
Trip Generation Comparison**

| Land Use | Weekday Vehicles Trips | | | | | | |
|---|------------------------|--------------|-----|-------|--------------|-----|-------|
| | Daily | AM Peak Hour | | | PM Peak Hour | | |
| | | In | Out | Total | In | Out | Total |
| Master Traffic Study | | | | | | | |
| Industrial Park – ITE 130 621,200 square feet | 2,094 | 171 | 40 | 211 | 46 | 165 | 211 |
| Proposed Development (ITE 11 th Edition) | | | | | | | |
| Industrial Park – ITE 130 617,134 square feet | 2,080 | 170 | 40 | 210 | 46 | 164 | 210 |
| Trip Difference | -14 | -1 | 0 | -1 | 0 | -1 | -1 |

As summarized in the trip generation table, Buildings 3, 4, and 6 in the master traffic study was previously calculated to generate approximately 2,080 weekday daily vehicle trips, with 210 of these trips occurring during both peak hours. The proposed development for these three buildings is anticipated to generate the same number of trips as studied in the master traffic study. Therefore, the current proposal is in traffic compliance with the original *Fine Point Business Park Traffic Impact Study*, completed in September 2023, which included this development area. It is believed that all potential traffic impacts with the proposed project have been previously addressed within the original traffic study from September 2023. If you have any questions or require anything further, please feel free to call me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.


Mary Gormley, P.E.
Project Traffic Engineer



Original Traffic Study Documents

T R A F F I C I M P A C T S T U D Y

Fine Point Business Park

Aurora, Colorado

Prepared for
Ambrose Property Group
8888 Keystone Crossing
Suite 150
Indianapolis, Indiana 46240

Prepared by
Kimley-Horn and Associates, Inc.
4582 South Ulster Street
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Denver, Colorado 80237
(303) 228-2300



September 2023

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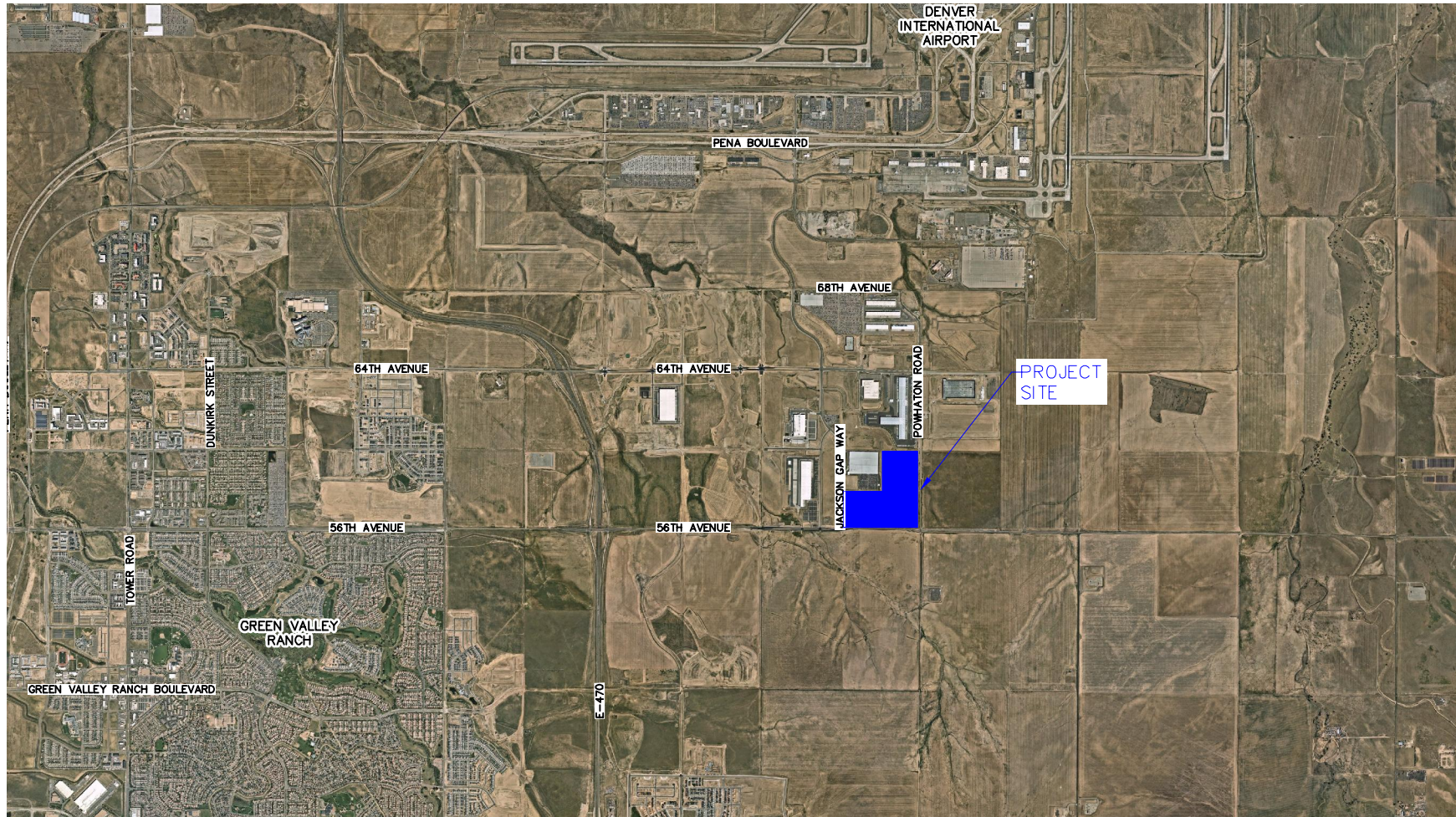
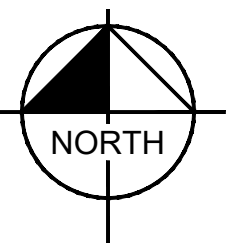


FIGURE 1
FINE POINT BUSINESS PARK
AURORA, COLORADO
VICINITY MAP


Since the project is a commercial development, pass-by trips are expected. The existing traffic volumes are too low to apply pass-by assignment to some of the intersections. Therefore, the pass-by trips for the retail portion will be applied to the 2040 long-term horizon. It should be noted that pass-by trips were only conservatively applied to the long-term horizon as traffic volumes are currently not high enough to attract pass-by volumes to the level documented in ITE. These pass-by trips are vehicles already on the street network that will be attracted to the gas station. The pass-by percentages were obtained from the ITE "Trip Generation Manual", Eleventh Edition which has a pass-by percentage of 40 percent during the afternoon peak hour for Shopping Plaza. Therefore, accounting for pass-by, expected net new (non-pass-by) trips to the surrounding street network results in the approximately 11,738 weekday daily trips, of which 663 trips and 996 trips are anticipated during the weekday morning and afternoon peak hours, respectively. The trip generation worksheets are included in **Appendix C**.

Table 2 – 2040 Fine Point Business Park Traffic Generation

| Land Use and Size | Weekday Vehicle Trips | | | | | | |
|----------------------------------|-----------------------|--------------|------------|------------|--------------|------------|------------|
| | Daily | AM Peak Hour | | | PM Peak Hour | | |
| | | In | Out | Total | In | Out | Total |
| Industrial Park – | | | | | | | |
| 426,200 SF (Buildings 3 & 4) | 1,438 | 117 | 28 | 145 | 32 | 113 | 145 |
| 61,500 SF (Building 5) | 208 | 17 | 4 | 21 | 5 | 16 | 21 |
| 973,620 SF (Buildings 6, 7, & 8) | 3,282 | 268 | 63 | 331 | 73 | 258 | 331 |
| Total Industrial Trips | | | | | | | |
| 1,461,320 Square Feet | 4,928 | 402 | 95 | 497 | 110 | 387 | 497 |
| Shopping Plaza Non-Pass-By | | | | | | | |
| 160,100 Square Feet | 10,810 | 172 | 105 | 277 | 244 | 254 | 499 |
| Shopping Plaza Pass-By | - | - | - | - | 163 | 170 | 332 |
| Total Non-Pass-By Trips | 15,738 | 574 | 200 | 774 | 354 | 641 | 996 |
| Total Pass-By Trips | - | - | - | - | 163 | 170 | 332 |



GRAPHIC SCALE IN FEET



0 50 100 200

Kimley»»Horn

4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, COLORADO, 80237
303.228.2300

Trip Generation Worksheets

Project Fine Point Business Park Industrial (Bldg 3,4,6)
 Subject Trip Generation for Industrial Park
 Designed by MAG Date November 22, 2024 Job No. 196617004
 Checked by _____ Date _____ Sheet No. 1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 11th Edition, Average Rates

Land Use Code - Industrial Park (130)

Independant Variable - 1000 Square Feet (X)

SF = 617,134

X = 617.134

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (100 Series Page 49)

| | | | | |
|----------------|---------|---------------------------|---------------------------|-----------|
| (T) = 0.34 (X) | | Directional Distribution: | 81% ent. | 19% exit. |
| (T) = 0.34 * | (617.1) | T = 210 | Average Vehicle Trip Ends | |
| | | 170 entering | 40 exiting | |
| | | 170 + 40 = | 210 | |

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (100 Series Page 50)

| | | | | |
|----------------|---------|---------------------------|---------------------------|-----------|
| (T) = 0.34 (X) | | Directional Distribution: | 22% ent. | 78% exit. |
| (T) = 0.34 * | (617.1) | T = 210 | Average Vehicle Trip Ends | |
| | | 46 entering | 164 exiting | |
| | | 46 + 164 = | 210 | |

Weekday (100 Series Page 48)

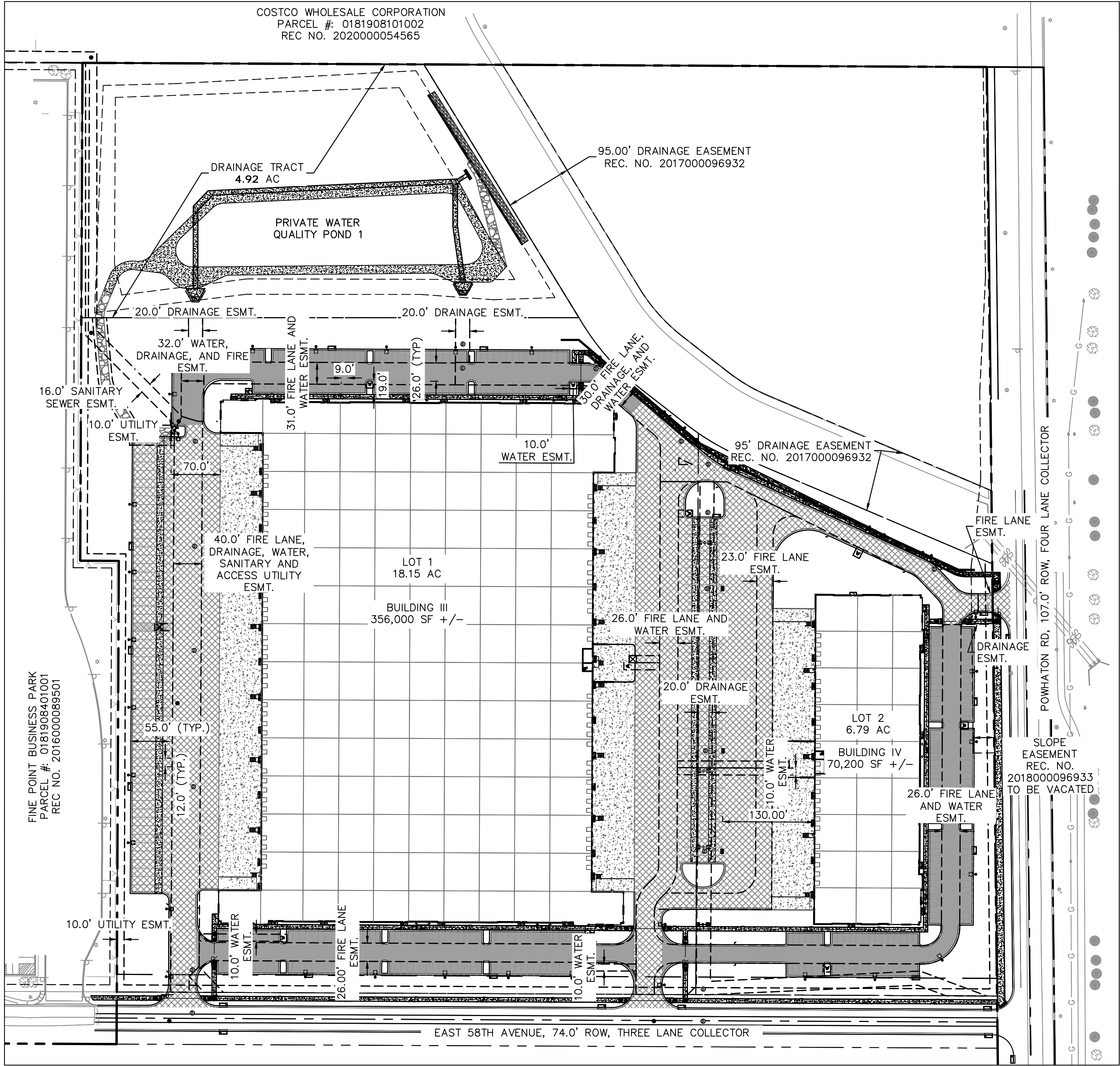
| | | | | |
|-----------------|---------|---------------------------|---------------------------|-----------|
| Average Weekday | | Directional Distribution: | 50% ent. | 50% exit. |
| (T) = 3.37 (X) | | T = 2080 | Average Vehicle Trip Ends | |
| (T) = 3.37 * | (617.1) | 1040 entering | 1040 exiting | |
| | | 1040 + 1040 = | 2080 | |

Conceptual Site Plan

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FINE POINT BUSINESS PARK
SITE PLAN

LOCATED IN THE SE ¼ OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

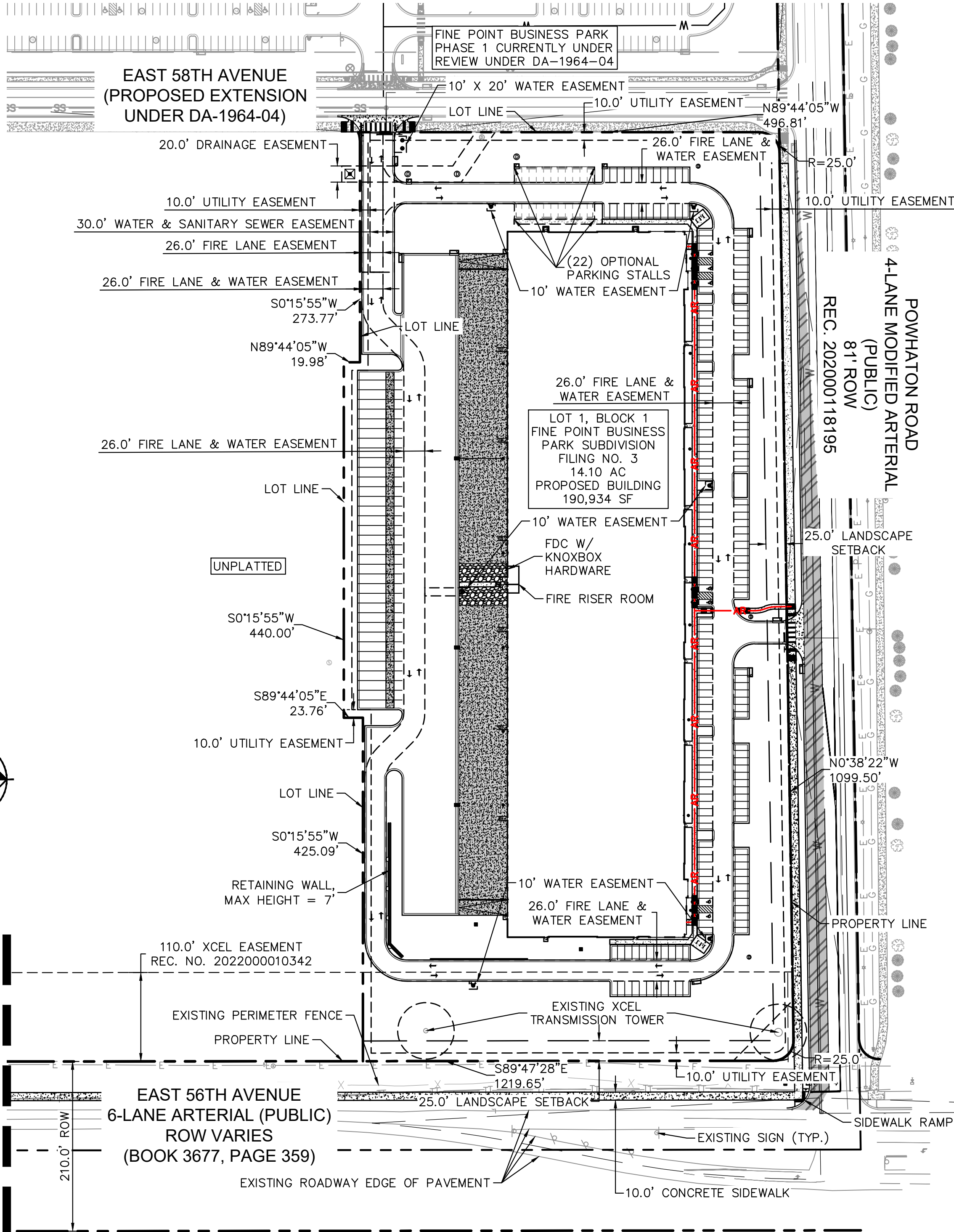


K:\DEN_Civil\196617001_Fine Point B6\CADD\PlanSheets\CSP\196617001_SP_OV.dwg DiGiorno, Bella 1/30/2025 10:49 AM

FINE POINT BUSINESS PARK BLDG 6 SITE PLAN

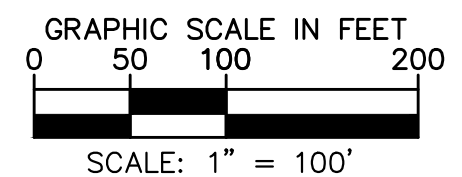
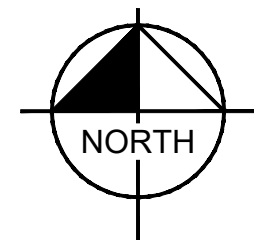
LOCATED IN THE SE 1/4 OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

EAST 58TH AVENUE
(PROPOSED EXTENSION
UNDER DA-1964-04)



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- RIGHT-OF-WAY ASPHALT
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- FDC W/ KNOX HARDWARE
- KNOX BOX



Kimley»Horn

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Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK BLDG 6
SITE PLAN
LOTS 1, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
OVERALL SITE PLAN

DATE: 1/30/2025
DESIGNED BY: JMD
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO.
196617001_SP_OV
PROJECT NO.
196617001

SHEET NO.
3