



June 14, 2022

Steve Gomez
 15151 E. Alameda Parkway, Suite 5200
 Aurora, Colorado 80012
segomez@auroragov.org

Re: Traffic Study Letter
 Texas Roadhouse Relocation (#1611327)
 14150 E Iliff Ave, Aurora, CO 80014

Dear Mr. Gomez:

The purpose of this letter is to document the results of the traffic study, trip generation, site circulation, and pedestrian circulation analysis for the proposed Texas Roadhouse. The project is located within an existing retail center (Blackhawk Pointe) on the southeast corner of East Iliff Avenue and South Blackhawk Street in Aurora, Colorado. Currently, the proposed building site consists of an existing 7,400 sf full-service restaurant. The proposed re-development will replace the existing building with a 9,301 sf building and reconfigure the site to improve vehicular circulation and pedestrian movement.

A conceptual site plan and vicinity map of the proposed redevelopment is attached. This traffic study letter identifies the amount of traffic associated with the proposed project to determine the increase in traffic attributable to the project. Regional access to the site will be provided by Interstate 225 (I-225). Primary access will be provided by Iliff Avenue and Blackhawk Street. The site is adjacent to commercial uses including both retail and restaurants within the commercial development. As shown on the site plan, the proposed project will maintain inter-parcel connectivity with existing developments. In addition, the project is in close proximity from a Transit-Oriented Development (TOD) zone district as well as within the Iliff Station Area Plan's core sub-district. A TOD parkway area is provided along the building frontage adjacent to Blackhawk Street to facilitate pedestrian movement. Additional features to enhance site circulation and pedestrian movement will be discussed in the following sections.

Trip Generation

Site-generated traffic estimates are based on the ITE Trip Generation, 11th Edition (most current edition). The average rate equations for High-Turnover (Sit-Down) Restaurant (ITE Code 932) is used. Since the new Texas Roadhouse building will replace the existing building, the square footage is based on the net increase. The trip generation is summarized in the following table:

Land Use and Size	Daily Trips	Vehicles Trips					
		Weekday AM Peak Hour			Weekday PM Peak Hour		
		In	Out	Total	In	Out	Total
for High-Turnover (Sit-Down) Restaurant (ITE Code 932) 1901 sf (9,301 – 7,400)	204	10	9	19	12	7	19



Site Circulation

As shown in the site plan, there are two access points from the site to Blackhawk Street. The northerly access also serves as the main drive aisle through the entire Blackhawk Pointe retail center. The proposed building is located immediately south of the northerly access point to eliminate internal intersections to the main drive aisle. This would improve traffic queue at the access driveway. The southerly driveway will serve as the main access to the restaurant parking lot. It will be realigned with Wesley Street to the west. Both driveways will remain stop controlled.

Pedestrian Circulation

The project is in close proximity from a Transit-Oriented Development (TOD) zone district as well as within the Iliff Station Area Plan's core sub-district. The parkway along the building frontage will mirror the TOD across Blackhawk Street to be more inviting to pedestrians. In addition, the building is positioned next to the parkway. Lastly, an outdoor waiting area will connect the main parkway and the building entrance to provide a "TOD-friendly" experience. Internally, sidewalks will be provided to maintain existing connectivity within the Blackhawk Point retail center.

Conclusion

Based on the results of a trip generation, site circulation, and pedestrian circulation analysis for the proposed Texas Roadhouse, GreenbergFarrow concludes that the development vehicular and pedestrian traffic would successfully integrate into the existing network.

Sincerely,



Keri Williams, PE, CFM
Director Land Development

BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN

A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION
30, TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



VICINITY MAP
N.T.S.

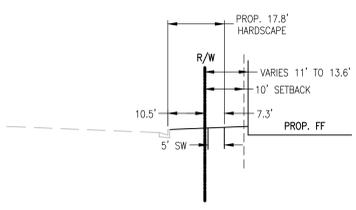
PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE BARRIER CURB
- ⊗ PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- ⊙ PROPOSED SANITARY SEWER CLEANOUT
- WM PROPOSED WATER METER AND BACKFLOW ASSEMBLY
- ⚡ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- ⊠ PROPOSED SITE LIGHTING

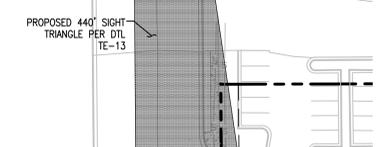
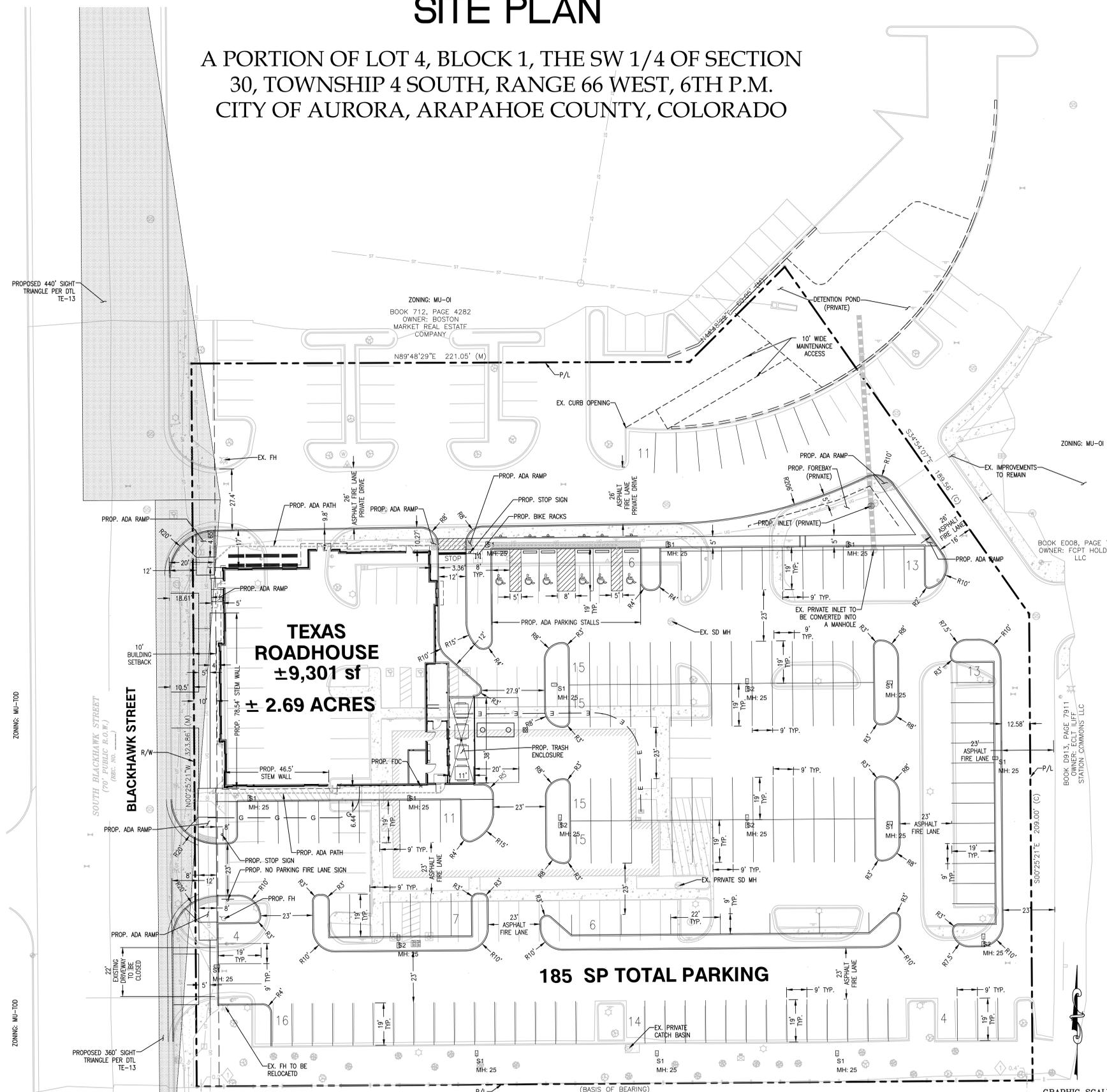
EXISTING LEGEND:

- ⊕ SITE BENCHMARK
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- XXXXX STREET ADDRESS
- (C) CALCULATED BEARING AND/OR DISTANCE
- (M) MEASURED BEARING AND/OR DISTANCE
- (R) RECORD BEARING AND/OR DISTANCE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ STORM INLET (ROUND)
- ⊙ STORM INLET (RECTANGLE)
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ WATER MANHOLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC TRANSFORMER
- ⊙ ELECTRIC BOX
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- ⊙ TELEPHONE VAULT
- ⊙ TELEPHONE PEDESTAL
- ⊙ HANDICAP PARKING
- ⊙ REGULAR PARKING SPACES
- ⊙ LANDSCAPED AREA
- ⊙ BOLLARD
- ⊙ SIGN
- ⊙ ENCROACHMENT
- EXCEPTION NUMBER
- CONCRETE AREA
- PICKET FENCE
- GUARD RAIL
- CULVERT

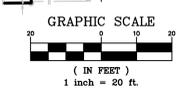
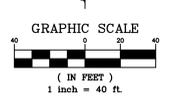
ZONING: MU-C



BLACKHAWK STREET TYPICAL SECTION
N.T.S.



SIGHT TRIANGLE DETAIL



ZONING: R-2
VARIOUS RECORDING INFORMATION
(CONDO OWNERSHIP)
OWNER: MULTIPLE

TRAFFIC SITE PLAN