



June 5, 2025

Mr. Walter Armer  
 Managing Director  
 Wood Partners  
 4600 S Syracuse St, Suite 210  
 Denver, CO 80237

**RE: Aurora Metro Center Parcels B3, B4, and B6  
 Trip Generation Analysis  
 FHU Project No. 125400-01**

Dear Mr. Armer:

Felsburg Holt & Ullevig (FHU) prepared a Traffic Impact Study (TIS) for the *Aurora Metro Center Master Plan Amendment* in January 2025. Since that time, the site plan data has been updated for the multi-family residential project planned in Parcels B3, B4, and B6. The plan originally reflected 150 dwelling units (DU) for B6, which has since been updated to 155 dwelling units in this space. This change indicates an increase of 5 units from the original site plan.

Trip generation estimates were evaluated using the *ITE Trip Generation Manual, 11<sup>th</sup> Edition (2021)* to understand the effect of the site plan change. **Table I** summarizes the estimated vehicle-trips generated by the subject parcels in the *Aurora Metro Center Master Plan Amendment* in contrast to the updated plan as of June 2025.

**Table I. Metro Center Parcel B3, B4, and B6 Trip Generation Summary**

Parcel	Land Use	ITE Code	Size	Daily Vehicle Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					In	Out	Total	In	Out	Total
<b>2025 Metro Center Master Plan Amendment</b>										
B3	Multi-Family Residential (Mid-Rise)	221	99 DU	449	7	25	32	24	15	39
B4	Multi-Family Residential (Mid-Rise)	221	111 DU	504	9	28	37	27	17	44
B6	Multi-Family Residential (Mid-Rise)	221	150 DU	681	13	41	54	36	23	59
<b>Subtotal</b>				<b>1,634</b>	<b>29</b>	<b>94</b>	<b>123</b>	<b>87</b>	<b>55</b>	<b>142</b>
<b>Revised Plan for Parcel B3, B4, and B6</b>										
B3	Multi-Family Residential (Mid-Rise)	221	99 DU	449	7	25	32	24	15	39
B4	Multi-Family Residential (Mid-Rise)	221	111 DU	504	9	28	37	27	17	44
B6	Multi-Family Residential (Mid-Rise)	221	155 DU	704	13	44	57	37	24	61
<b>Subtotal</b>				<b>1,657</b>	<b>29</b>	<b>97</b>	<b>126</b>	<b>88</b>	<b>56</b>	<b>144</b>
<b>Change from Previous Plan</b>				<b>+23</b>	<b>0</b>	<b>+3</b>	<b>+3</b>	<b>+1</b>	<b>+1</b>	<b>+2</b>
<b>Percent Change</b>				<b>+1.4%</b>	<b>--</b>	<b>--</b>	<b>+2.4%</b>	<b>--</b>	<b>--</b>	<b>+1.4%</b>

The comparison of trip generation indicates an increase of 23 daily trips, three (3) trips during the AM peak hour, and two (2) trips during the PM peak hour. This corresponds to a 1.4 percent increase in daily trips, a 2.4 percent increase during the AM peak hour, and a 1.4 percent increase during the PM peak hour.

## Conclusions

This study of trip generation estimates has resulted in the following conclusions:

- The June 2025 plan for Parcels B3, B4, and B6 would generate slightly more traffic compared to the previously assumed land uses. Daily and peak hour trip generation would increase between 1 percent and 3 percent.
- These changes in estimated trip generation should not require any additional roadway improvements compared to the recommendations in the *Aurora Metro Center Master Plan Amendment* from January 2025.

The analyses in this letter have demonstrated that the proposed plan for Parcels B3, B4, and B6 is in conformance with the approved *Aurora Metro Center Master Plan Amendment TIS*. Please let me know if you have any questions about this letter or need any additional information.

Sincerely,

**FELSBURG HOLT & ULLEVIG**



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