



September 20, 2023

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

Re: Fine Point Business Park (Lots 1 & 2 – Buildings 3 & 4)  
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 Lots 1 & 2 (Buildings 3 & 4) with the master traffic impact study for the proposed overall Fine Point Business Park project for the same development area. The overall Fine Point Business Park is located on the northeast corner of the 56<sup>th</sup> Avenue and Jackson Gap Way intersection in Aurora, Colorado. Specifically, Lots 1 & 2 (Buildings 3 & 4) are located on the northwest corner of the 58<sup>th</sup> Avenue and Powhatan 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 two buildings totaling 427,480 square feet of industrial park. A conceptual site plan for the project is attached.

The *Fine Point Business Park Traffic Impact Study* that includes this project area is still currently under review and applicable documents from this 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*<sup>1</sup> 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).

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

**Table 1 – Fine Point Business Park Lots 1 & 2 (Buildings 3 & 4)  
Trip Generation Comparison**

Land Use	Weekday Vehicles Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Master Traffic Study (Currently under Review)							
Industrial Park – ITE 130 426,200 square feet	1,438	117	28	145	32	113	145
Proposed Development (ITE 11 <sup>th</sup> Edition)							
Industrial Park – ITE 130 427,480 square feet	1,442	117	28	145	32	113	145
Trip Difference	0	0	0	0	0	0	0

As summarized in the trip generation table, Lots 1 & 2 (Buildings 3 & 4) in the master traffic study was previously calculated to generate approximately 1,442 weekday daily vehicle trips, with 145 of these trips occurring during morning peak hour and 145 trips during the afternoon peak hour. The proposed development area for Lots 1 & 2 (Building 3 & 4) is anticipated to generate the same number of trips as studied in the master traffic study. Therefore, the current proposal in Lots 1 & 2 (Buildings 3 & 4) 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 at (720) 943-9962.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jeffrey R. Planck, 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  
Suite 1500  
Denver, Colorado 80237  
(303) 228-2300



September 2023

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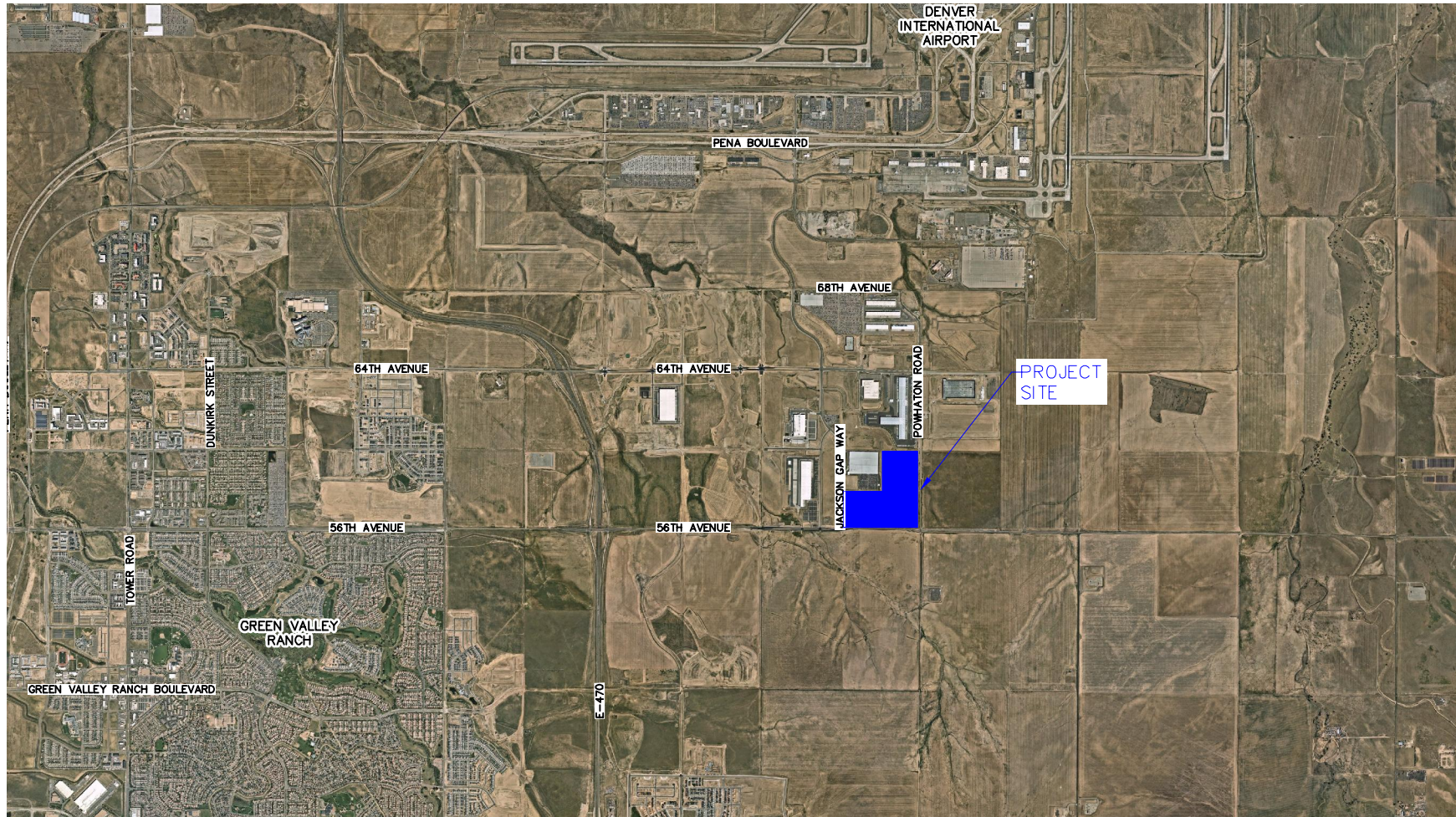


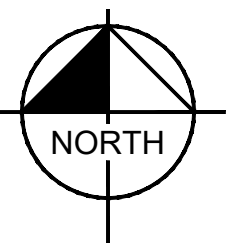
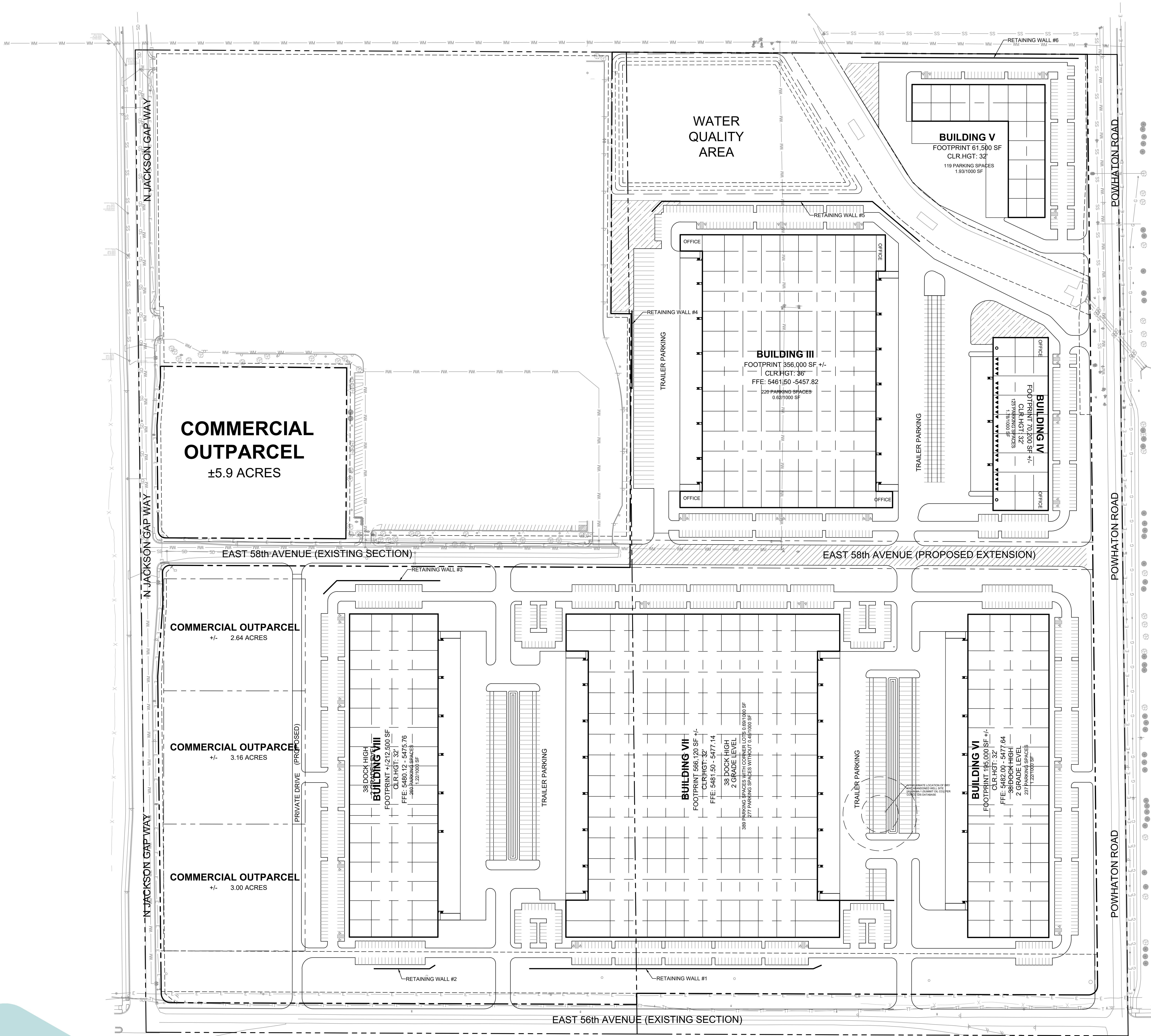
FIGURE 1  
FINE POINT BUSINESS PARK  
AURORA, COLORADO  
VICINITY MAP

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**.

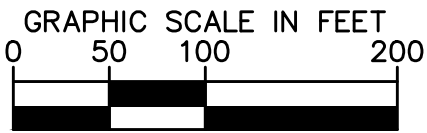
**Table 2 – 2040 Fine Point Business Park Traffic Generation**

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
<b>Total Industrial Trips</b>							
1,461,320 Square Feet	<b>4,928</b>	<b>402</b>	<b>95</b>	<b>497</b>	<b>110</b>	<b>387</b>	<b>497</b>
Shopping Plaza Non-Pass-By							
160,100 Square Feet	10,810	172	105	277	244	254	499
Shopping Plaza Pass-By	-	-	-	-	163	170	332
<b>Total Non-Pass-By Trips</b>	<b>15,738</b>	<b>574</b>	<b>200</b>	<b>774</b>	<b>354</b>	<b>641</b>	<b>996</b>
<b>Total Pass-By Trips</b>	-	-	-	-	<b>163</b>	<b>170</b>	<b>332</b>





FINE POINT BUSINESS PARK  
OVERALL SITE LAYOUT



3/21/2023

**Kimley»Horn**

4582 SOUTH ULSTER STREET  
SUITE 1500  
DENVER, COLORADO, 80237  
303.226.2300

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE

## Trip Generation Worksheets



Project Fine Point Business Park Industrial (Bldg 3 & 4) - Lots 1 & 2  
 Subject Trip Generation for Industrial Park  
 Designed by MAG Date April 17, 2023 Job No. 196617000  
 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 = 427,480

X = 427.480

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 *	(427.5)	T = 145	Average Vehicle Trip Ends	
		117 entering	28 exiting	
		117 + 28 = 145		

### **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 *	(427.5)	T = 145	Average Vehicle Trip Ends	
		32 entering	113 exiting	
		32 + 113 = 145		





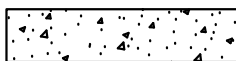








### **Weekday (100 Series Page 48)**

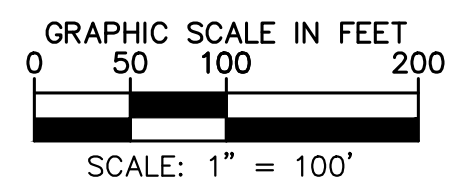
Average Weekday		Directional Distribution:	50% ent.	50% exit.
(T) = 3.37 (X)		T = 1442	Average Vehicle Trip Ends	
(T) = 3.37 *	(427.5)	721 entering	721 exiting	
		721 + 721 = 1442		

## Conceptual Site Plan

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



	PROPERTY LINE
	EASEMENT LINE
	PARKING COUNT
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	RIGHT-OF-WAY ASPHALT
	CROSSWALK
	ACCESSIBLE ROUTE
	PROPOSED FIRE HYDRANT
	FDC WITH KNOX HARDWARE
	KNOX BOX

[illegible]

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.

**FINE POINT BUSINESS PARK PHASE 1  
SITE PLAN**  
LOTS 1 AND 2, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2  
CITY OF AURORA, STATE OF COLORADO  
**OVERALL SITE PLAN**

DATE: 7/7/2023

DESIGNED BY:

DRAWN BY:

CHECKED BY: BJC

FILE NO.	196617000_SP_OV
PROJECT NO.	196617000

SHEET NO.  
3

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