



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

June 19, 2024

Brian Pyle
Chief Executive Officer
ERC Hospitality
9150 Commerce Center Circle, Suite 135
Highlands Ranch, CO 80129

RE: Responses to comments on the 7 Brew Coffee Shop Traffic Letter

Dear Brian,

The City of Aurora provided comments on the traffic conformance letter for this project that was dated March 21, 2024. The following comments were received and the responses describe how each comment was addressed in the updated letter.

Comment 1 Unsure if we were not clear or not, signal warrant investigation is typically for existing, future with build and design year (2050 in this case). Existing traffic needs to be grown by an acceptable growth rate for the area along with investigating if any additional site traffic can be attributed to the intersection. In this case, the Medical Office Building is in the same site and has a traffic study associated with it.

Provided last two sheets detailing the analyses FHU provided that does not include the 7 Brew site volumes specifically. Please reach out to me at djkaiser@auroragov.org and I can provide a copy of FHU's study from last year if needed.

Response The following direction was provided by Dean Kaiser in a February 20, 2024 email. There was no mention of future traffic scenarios. This note was interpreted to mean that the City wanted to know if the traffic from the 7 Brew Coffee would warrant signalization of the intersection.

Noah,

I reviewed the data you provided and discussed with Josh late last week. Only question I have is are the data points (specifically queuing from the AZ site) was from a dual lane drive through, correct?

If so, we will accept a traffic letter providing similar details to the documentation provided in a traffic letter format without performance analyses of the Quincy & Commercial (signal), internal 4 legged and the site access driveway intersections. Note that we will require the letter be prepared and signed/sealed by a Colorado licensed Traffic Engineer.

We would still like a small analysis for traffic signal warrant at Picadilly & Quemo/Oxford intersection. At minimum, 4 hour MUTCD Warrant would suffice, meaning not needing 72 hour counts but just 3 hour AM & PM intersection turning movement counts at that intersection. This gives the City a snapshot of the intersection currently if it is anywhere near close to needing signalization.

Any questions, please reach out to us.

Dean

Comment 2 Provide brief explanation of distribution values. Are these based on traffic volumes associated with intersection of Quincy & Picadilly?

Response The trip distribution suggested in the comments was used in the updated report.

Comment 3 Med Office building TIS 2023 Volumes

Response Noted

Comment 4 See updated aerial imagery next page

Response The imagery is noted. That imagery is only available through a subscription. The study uses the best imagery available without a subscription.

Comment 5 Based on these volumes, 30% to/from east,25% to/from west,25% to/from north,20% to/from south

Response This trip distribution was used in the updated report. It is based on the traffic volumes approaching Quincy Avenue / Picadilly Road and focuses more traffic on the Picadilly Road / Quemoy Avenue intersection. The trip distribution used in the March 21st letter assumed more traffic going to the 7 Brew from Quincy Avenue as compared to the new assumption that was provided by Dean Kaiser because the restaurant faces Quincy Avenue.

Comment 6 Bigger draw now with this density

Response Noted

Comment 7 Bigger draw now with this density

Response Noted

Comment 8 Recent aerial imagery

Response Noted

Comment 9 Revise if distribution %s revised

Response The trip assignment was updated based on the revised trip distribution.

Comment 10 Revise if distribution %s revised

Response The trip assignment was updated based on the revised trip distribution.

Comment 11 Label sheet for just existing counts

Response The traffic volume scenario used in the signal warrant analysis was labeled as requested.

Comment 12 Label sheet for Existing +Site

Response The traffic volume scenario used in the signal warrant analysis was labeled as requested.

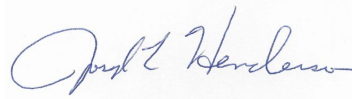
Comment 13 Signal Warrant Analyses prepared by FHU for July 2023 TIS for med Office building

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Response Noted

Please contact me with questions about the contents of this letter.

Sincerely,

A handwritten signature in blue ink, reading "Joseph L. Henderson". The signature is written in a cursive style with a large initial "J" and "H".

Joseph L. Henderson, PE, PTOE

Project Manager / Principal

7 Brew Traffic Letter Comments and Responses