



2024-12-26 (DJK) reviewed, minor comment regarding updated Bldg 6 square footage (see Table 1). Need confirmation on SF size and total for this conformance letter.

November 27, 2024

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

Thank you for your comments. Kimley-Horn's responses to the comments are provided in blue text boxes throughout the report. The square footage has been confirmed to be 190,934 square feet for building 6.

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 619,869 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 11th Edition)							
Industrial Park – ITE 130 619,869 square feet	2,090	171	40	211	46	165	211
Trip Difference	-4	0	0	0	0	0	0

As summarized in the master traffic study, Buildings 3, 4, and 6 in the master traffic study was previously studied and found to be in traffic compliance with the original *Fine Point Business Park* 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



The square footage has been confirmed to be 190,934 square feet for building 6. Therefore, the total square footage of buildings 3,4 and 6 has been updated.

Buildings 3 and or 4 does not have a change in square footage.

Need clarity on building SF changes:

	Master Plan	Conformance	DA-1964-05 Bldg 6 Site Plan
#3	356,000	356,000	356,000
#4	70,200	70,200	70,200
#6	195,000	192,389	190,934
Totals	621,200	618,589	617,869

Does not match Table 1 'Proposed'

Did Bldgs 3 and/or 4 change SF?

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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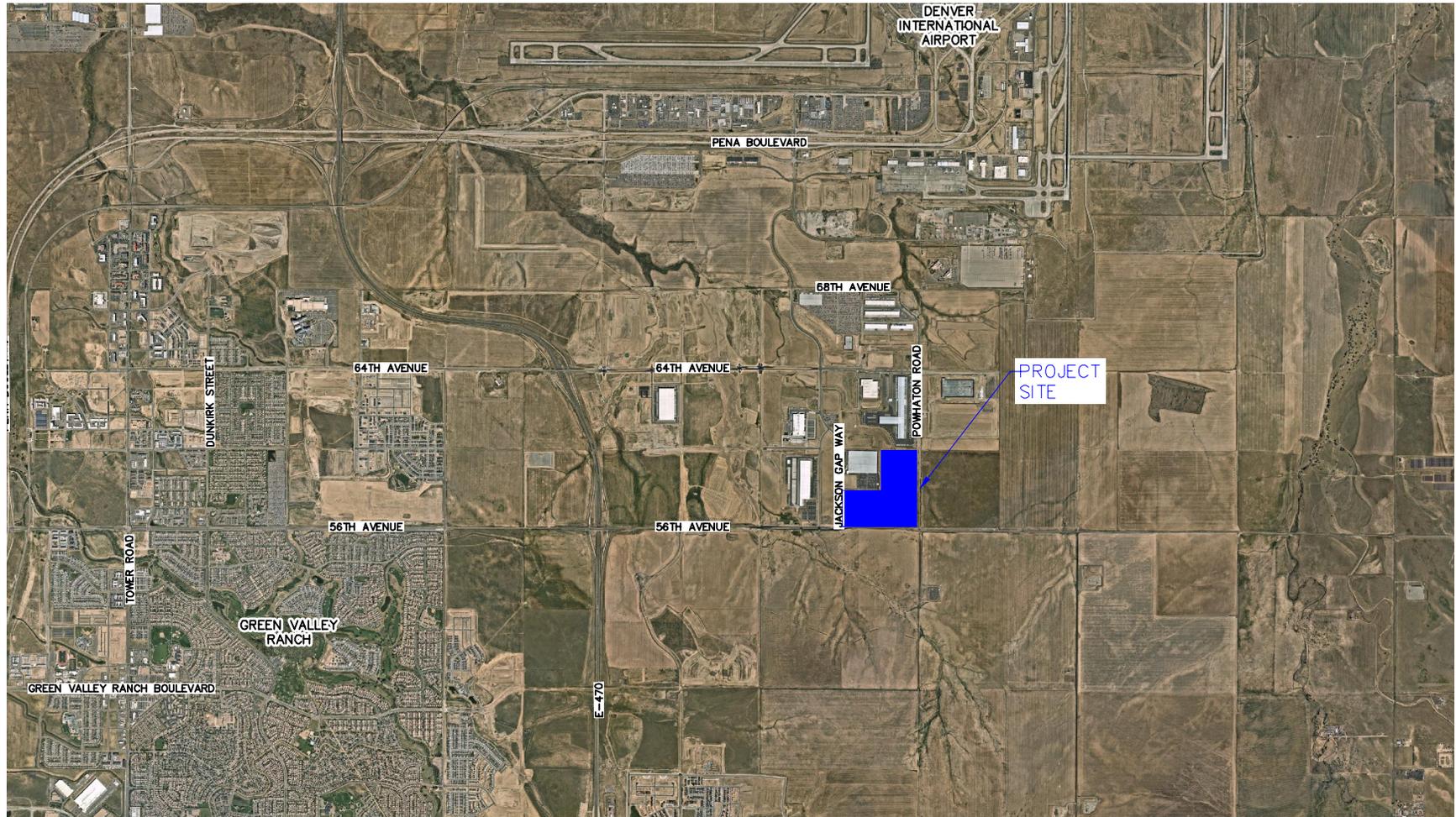
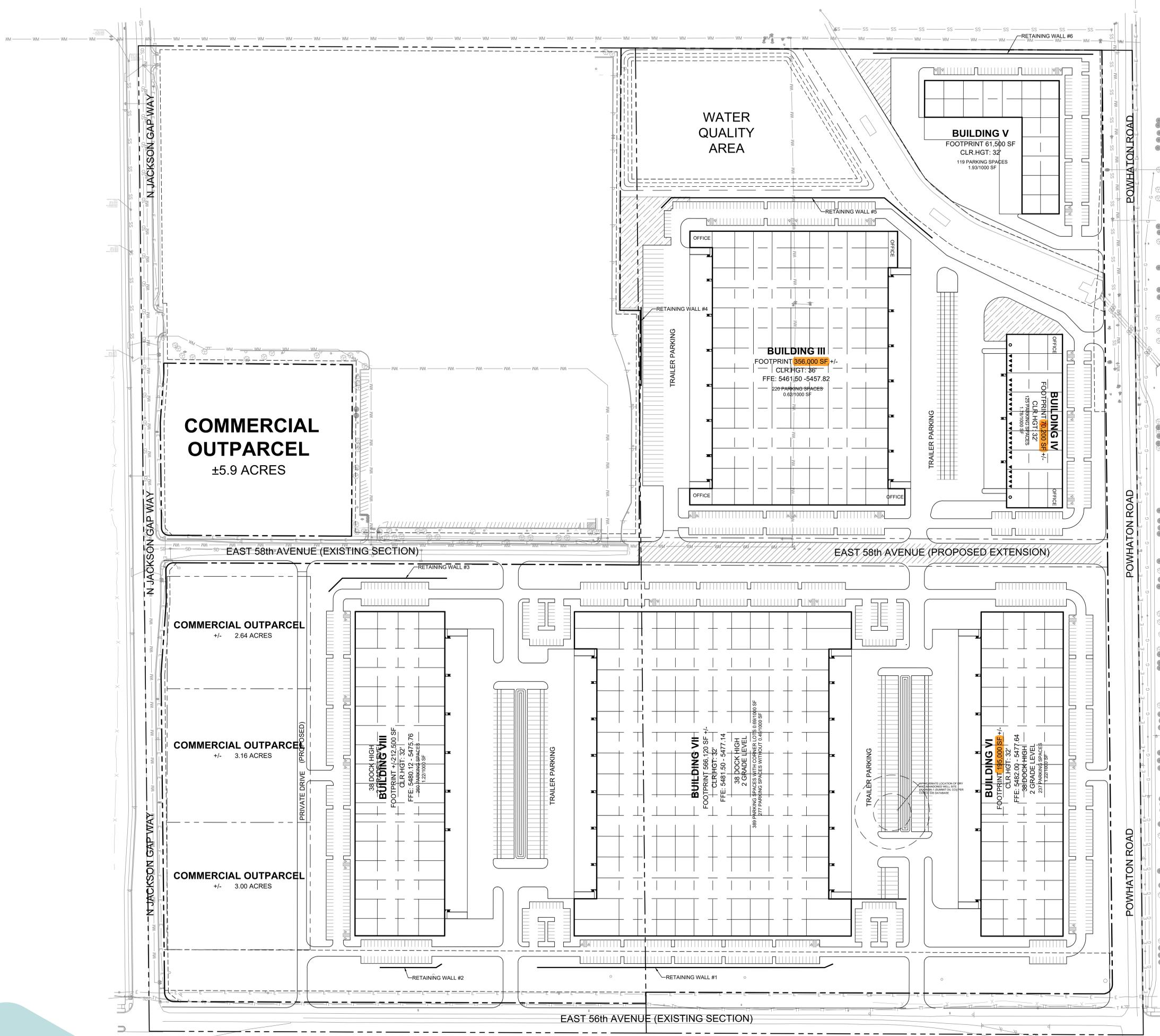


FIGURE 1
FINE POINT BUSINESS PARK
AURORA, COLORADO
VICINITY MAP

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**.

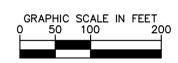
Table 2 – 2040 Fine Point Business Park Traffic Generation

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
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



Original Master Plan Buildings (3,4 & 6) totaling 621,200 sf

**FINE POINT BUSINESS PARK
OVERALL SITE LAYOUT**



3/21/2023

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 = 619,869

X = 619.869

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 *	(619.9)	T = 211	Average Vehicle Trip Ends	
		171 entering	40	exiting
		171 + 40 =	211	

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 *	(619.9)	T = 211	Average Vehicle Trip Ends	
		46 entering	165	exiting
		46 + 165 =	211	

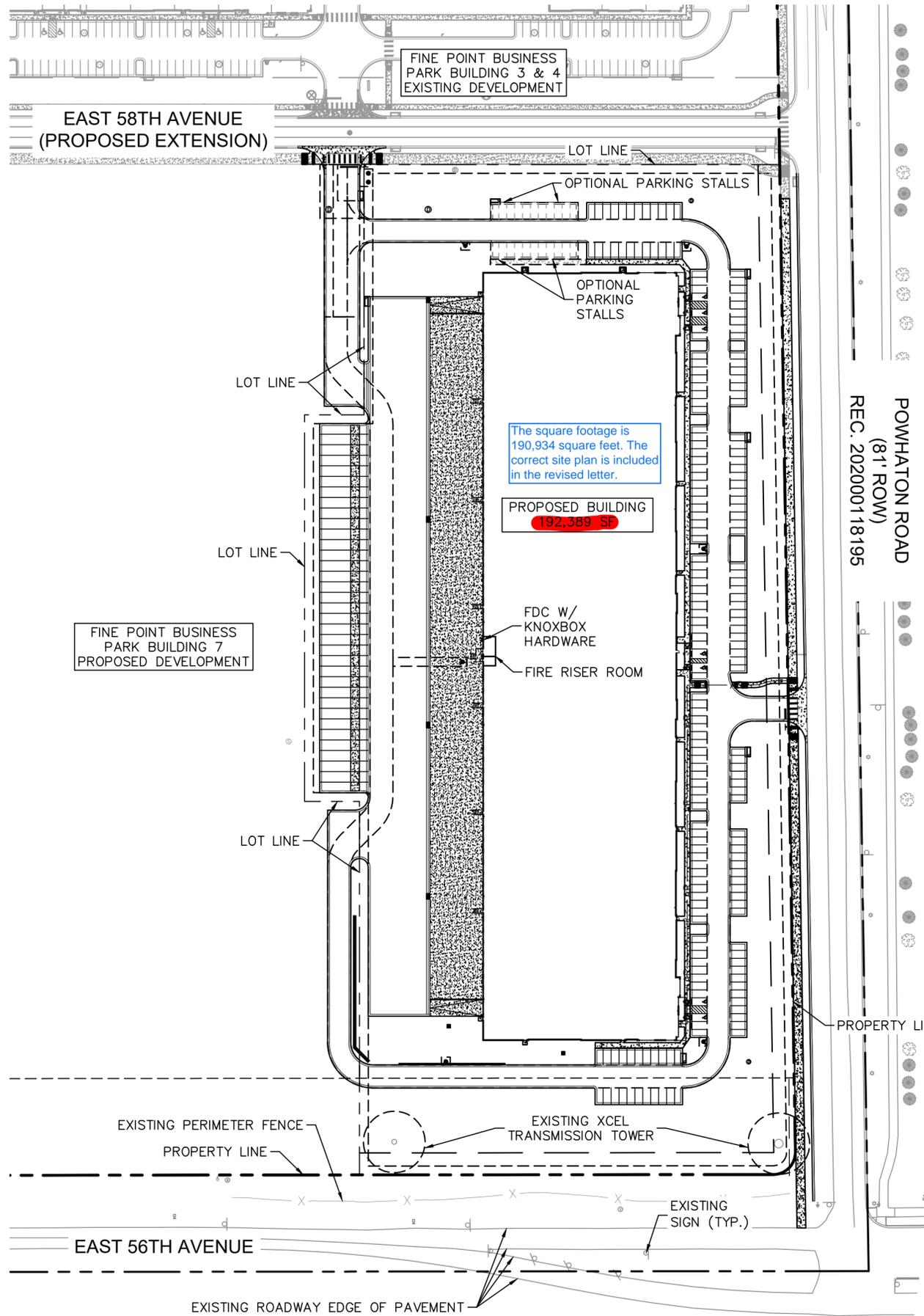
Weekday (100 Series Page 48)

Average Weekday		Directional Distribution:	50% ent.	50% exit.
(T) = 3.37 (X)		T = 2090	Average Vehicle Trip Ends	
(T) = 3.37 *	(619.9)	1045 entering	1045	exiting
		1045 + 1045 =	2090	

Conceptual Site Plan

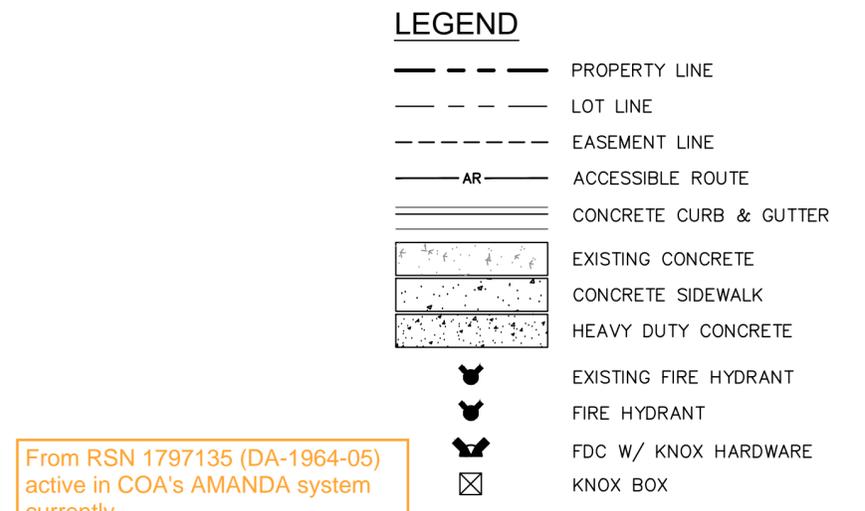
FINE POINT BUSINESS PARK BLDG 6

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

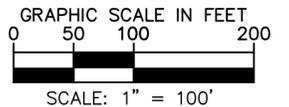
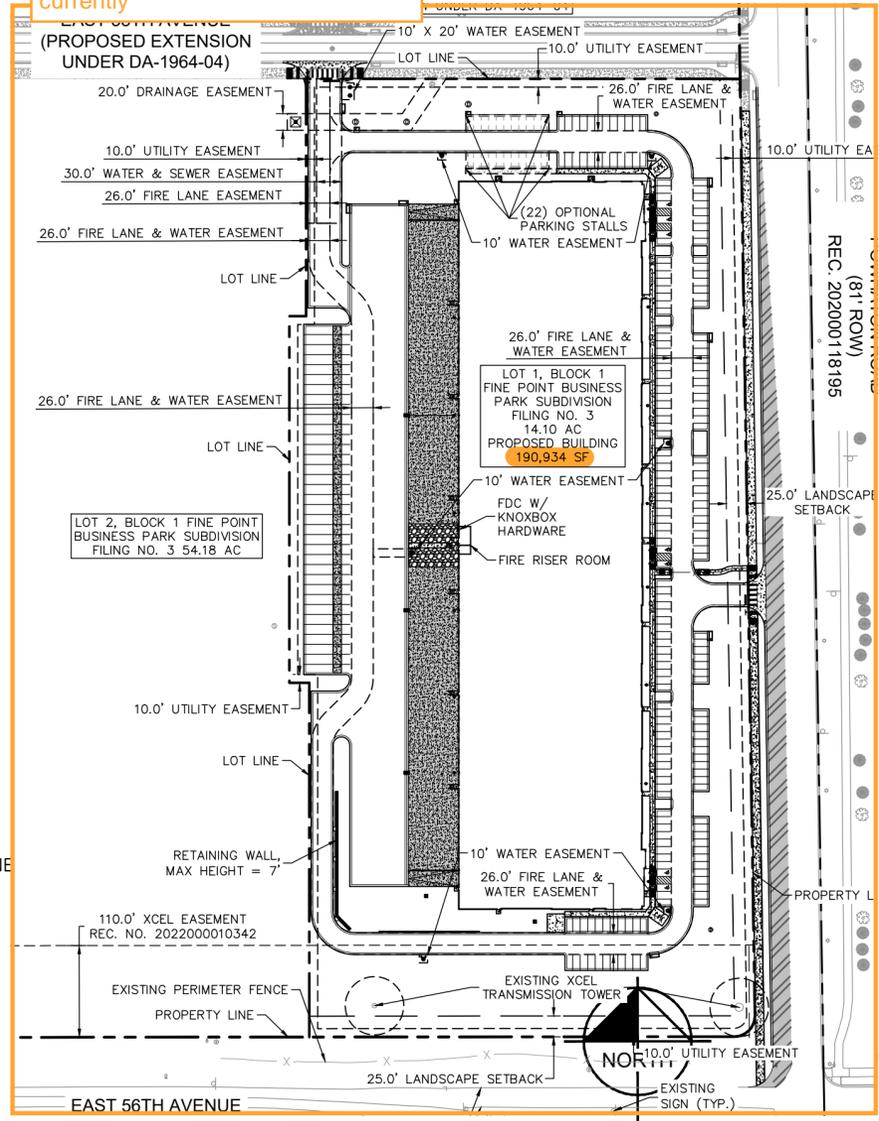


The square footage is 190,934 square feet. The correct site plan is included in the revised letter.

PROPOSED BUILDING
192,389 SF



From RSN 1797135 (DA-1964-05) active in COA's AMANDA system currently



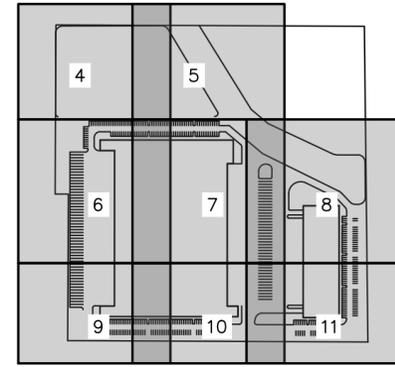
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Kimley»Horn								
KIMLEY-HORN AND ASSOCIATES, INC. 8205 S. W. 11th St. Greenwood Village, Colorado 80111 (303) 228-2300								
DATE: 6/26/2023	DESIGN BY: JMD	DRAWN BY: AOS/BJ	CHECK BY: BAC	FINE POINT BUSINESS PARK BLDG 6 SITE PLAN LOTS 1 AND 2, BLOCK 1, FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2 CITY OF AURORA, STATE OF COLORADO OVERALL SITE PLAN				REVISION NO. BY DATE APPR
FILE NO. 196617001_SP_OV	PROJECT NO. 196617001			SHEET NO. 3				

FINE POINT BUSINESS PARK SITE PLAN

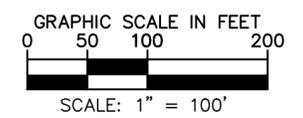
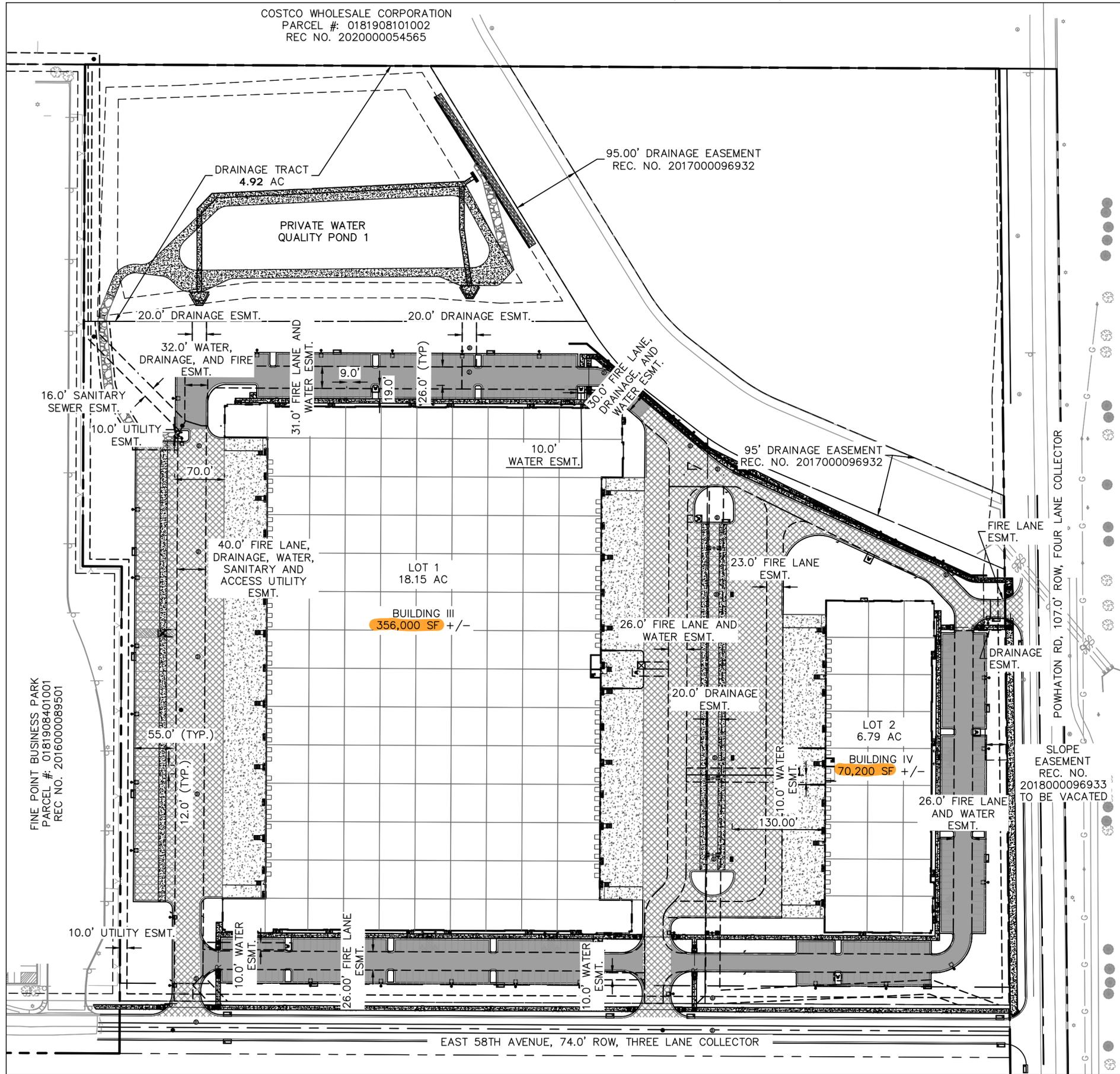
LOCATED IN THE SE 1/4 OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

COSTCO WHOLESALE CORPORATION
PARCEL #: 0181908101002
REC NO. 202000054565



KEYMAP
NTS

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - PARKING COUNT
 - CONCRETE SIDEWALK
 - HEAVY DUTY CONCRETE
 - STANDARD DUTY ASPHALT
 - HEAVY DUTY ASPHALT
 - ACCESSIBLE ROUTE
 - PROPOSED FIRE HYDRANT
 - FDC WITH KNOX HARDWARE
 - KNOX BOX



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Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. W. 11th St., Suite 200
Greenwood Village, Colorado 80111 (303) 228-2300

FINE POINT BUSINESS PARK
SITE PLAN
LOT 1, BLOCK 1, FINE PARKING
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

NO.	REVISION	BY	DATE	APPR