



SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

SM ROCHA LLC
COMMENT RESPONSE

February 10, 2023

Mike Triffler
Rocky Ridge Civil Engineering
420 21st Avenue, Suite 101
Longmont, CO 80501

comments provided on
06/23/23 seg

1. see minor comments
throughout report

See responses throughout.

**RE: Tarahumara Trucking / Traffic Generation Analysis
Aurora, Colorado**

Dear Mike,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled Tarahumara Trucking. This development is located to the southeast of the intersection of Smith Road with Andes Way in Aurora, Colorado.

The intent of this analysis is to present traffic volumes likely generated by the proposed development and consider potential impacts to the adjacent roadway network.

The following is a summary of analysis results.

Site Description and Access

Land for the development is currently vacant, pursuant to Adams County assessor information. However, aerial imagery indicates the proposed development area is used as an outdoor vehicle storage yard in association with adjacent properties. The site is surrounded by a mix of industrial and residential land uses. The proposed development is understood to entail the relocation and reconstruction of an existing office building of approximately 3,800 square feet supporting an outdoor vehicle storage facility. Associated parking areas and other access and roadway improvements are also anticipated.

Proposed access to the development is provided at the following locations: one full-movement access onto Andes Way (referred to as Access A), and one full-movement access onto Argonne Street (referred to as Access B).

General site and access locations are shown on Figure 1.

A site plan, as prepared by Rocky Ridge Civil Engineering, is shown on Figure 2. This plan is provided for illustrative purposes only.

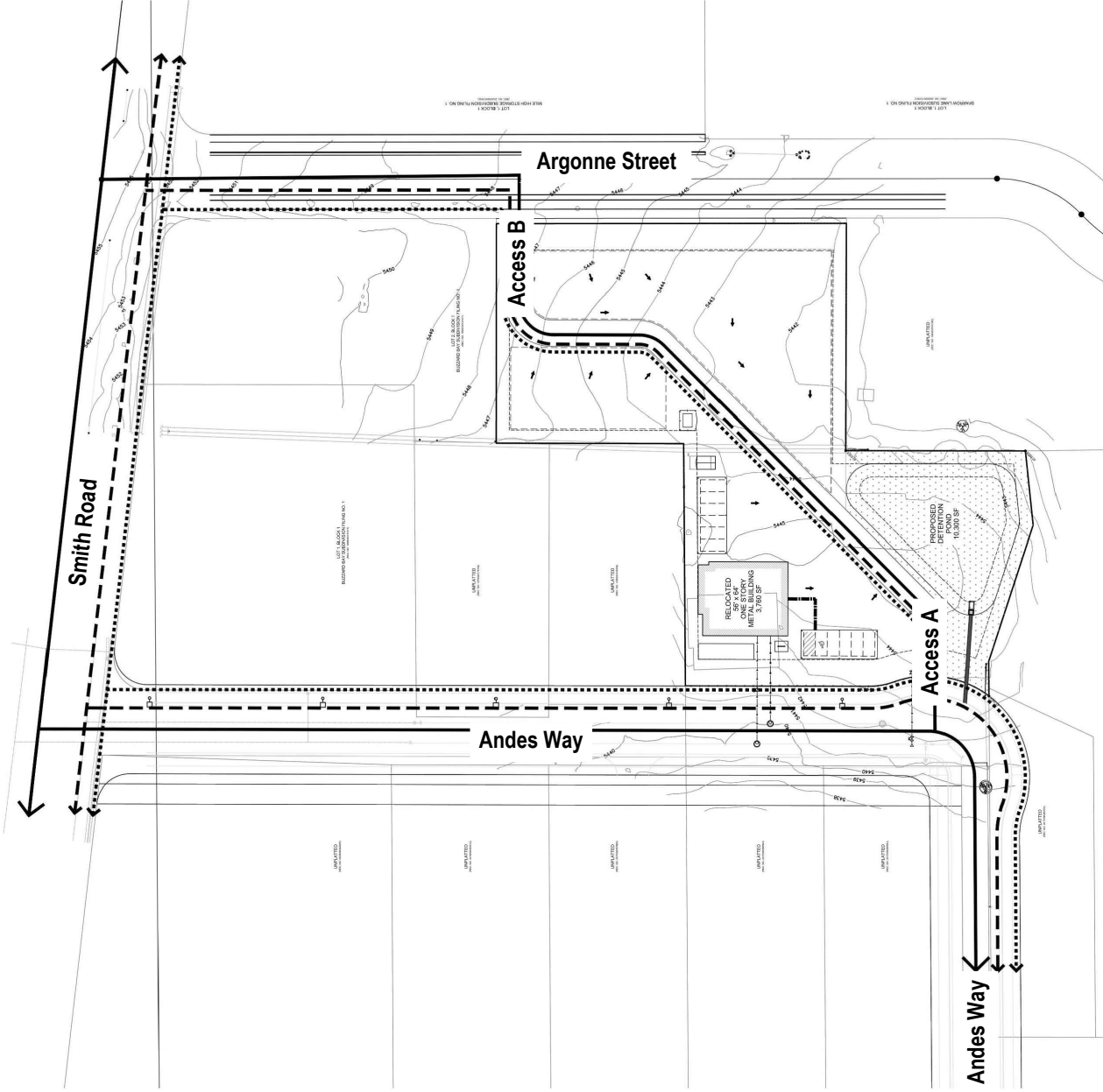


Figure 1
SITE LOCATION





Not to Scale



Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the proposed land use in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

Table 1 presents average trip generation rates for the development area proposed. Use of average trip generation rates presents a conservative analysis. It is noted that ITE does not provide data specific to an outdoor vehicle storage yard facility. However, pursuant to the anticipated business operations plan, ITE land use code 110 (General Light Industrial) was used for analysis because of its best fit to the proposed land use.

Table 1 – Trip Generation Rates

ITE CODELAND USEUNIT			TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
110	General Light Industrial	KSF	4.87	0.65	0.09	0.74	0.09	0.56	0.65

Key: KSF = Thousand Square Feet Gross Floor Area.

Table 2 summarizes the projected ADT and peak hour traffic volumes like additional land use area proposed.

add rates/trips for peak hour of generator to provide a conservative trip generation comparison

Table 2 – Trip Generation Summary

ITE CODELAND USESIZE			TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
110	General Light Industrial	3.8 KSF	18	2	1	3	0	2	2
Total:			18	2	1	3	0	2	2

Key: KSF = Thousand Square Feet Gross Floor Area.
Note: All data and calculations above are subject to being rounded to nearest value.

Trip generation updated to include peak hour of generator rates.

As Table 2 shows, the development area has the potential to generate approximately 18 daily trips with 3 of those occurring during the morning peak hour and 2 during the afternoon peak hour.

Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

Trip Generation Distribution and Assignment

what about Tower Rd from the north? with direct access to the I-70, it may contribute a decent distribution percentage

Distribution and assignment updated to include trips along Tower Road from the north.

Overall directional distribution of site-generated traffic was determined based on existing area land uses, the site location within the City, and the available roadway network. Site-generated traffic is anticipated to be distributed through each proposed access. Distribution along Smith Road is general and assumed to be 20 percent to/from the east and 50 percent to/from the west. Distribution along Tower Road is assumed to be 30 percent to/from the south.

Traffic assignment is how the site-generated and distributed trips are expected to be loaded on the roadway network. Applying assumed trip distribution patterns to site-generated traffic provides the peak hour trip volume assignments for proposed accesses. These volumes are then divided further upon travel through adjacent roadways serving the overall development area. Table 3 below uses the trip generation volumes from Table 2 and denotes projected traffic volumes at each proposed access.

Table 3 – Site Generated Trip Assignment

DEVELOPMENT ACCESS TURNING MOVEMENTS	AM PEAK HOUR		PM PEAK HOUR	
	Inbound Volume	Outbound Volume	Inbound Volume	Outbound Volume
Access A / Andes Way				
Westbound Left	-	0	-	1
Westbound Right	-	1	-	1
Northbound Right	1	-	0	-
Southbound Left	1	-	0	-
Access B / Argonne Street				
Eastbound Left	-	0	-	0
Eastbound Right	-	0	-	0
Northbound Left	0	-	0	-
Southbound Right	0	-	0	-

Development Impacts

As Tables 2 and 3 show, there is an increase in peak hour traffic volumes anticipated for the proposed development. However, these additional volumes are considered minor and are not likely to negatively impact operations of Smith Road nor other adjacent roadways or intersections.

provide discussion on pedestrian connectivity to the public ROW

Discussion on pedestrian circulation and safety added.

Conclusion

This analysis assessed traffic generation for the Tarahumara Trucking development and potential impacts to the adjacent roadway network.

It is our professional opinion that the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and existing site access, nor at the Smith Road intersection with Andes Way. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor.

We trust that our findings will assist in the planning and approval of the Tarahumara Trucking development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC

Traffic and Transportation Consultants



Stephen Simon, EIT
Traffic Engineer



Fred Lantz, PE
Traffic Engineer