



MEMORANDUM

TO: Karen McShea, Corporex Colorado

FROM: Christopher J. Fasching, PE, PTOE

DATE: April 28th, 2020

SUBJECT: Fitzsimons Village Office Building Proposal
FHU Project Number 120109-01

This memorandum provides information on the proposed Fitzsimons Village office building planned at the approximate 3-acre parcel at the Colfax Avenue/Xanadu Street intersection. The entire Fitzsimons Village master plan was amended in 2014, and a master traffic impact study update was prepared in support of that amendment. This letter documents conformance of the current office building plan against the land uses analyzed in the March 2014 traffic impact study.

Corporex's current plan involves a proposed 220,000 square-foot building located on the southwest corner of the Colfax Avenue and Xanadu Street intersection. Approximately 12,000 square feet of this will be retail use in the first floor, leaving the remaining 208,000 square feet as office use. The Legacy parcel within Fitzsimons Village had previously included office space as part of the Fitzsimons Village master plan as part of the March 2014 traffic study, but an amendment completed in 2018 to the master plan displaced that office use with multifamily uses per the Legacy development proposal.

With Corporex's current proposal and Legacy's recent amendment to the Fitzsimons Master Plan, land use shifts have occurred between their respective parcels since the preparation of the March 2014 traffic study. **Table I** was prepared to compare land use totals and trip-making totals for the combination of their two parcels.

Table I. Trip Generation Comparison

Parcel	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
From March 2014 Traffic Impact Study									
Fitz Vil. Office Parcel	Retail	32 KSF	1373	20	10	30	57	63	120
Legacy Parcel	Apartments	160 DU's	1060	15	65	80	65	35	100
	Office	250 KSF	2760	345	45	390	65	310	375
TOTALS			5193	380	120	500	187	408	595

Parcel	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Current/Recent Proposals¹									
Fitz Vil. Office Parcel	208 KSF	Office	2159	191	31	222	37	191	228
	12 KSF	Retail	453	7	4	11	22	24	46
Legacy Parcel	Apartments	363 DU's	1977	32	90	122	94	59	153
TOTALS			4589	230	125	355	153	274	427
Difference in Trips			-604	-130	+5	-145	-34	-134	-168
Difference in %			11.6%	60.5%	4.0%	-25.6%	-18.0%	-32.8%	28.2%

¹Based on ITE Trip Generation, 10th Edition. Legacy Apartment trip estimates from Harris Kocher Smith Report dated June 15, 2018.

In comparing the two land use scenarios for the combined lots, the Current/Recent scenario includes less retail and less office space but a greater amount of multifamily housing than that analyzed in the March 2014 Fitzsimons Village Traffic Study. The net result is less trip making. Daily traffic is estimated to be nearly 12 percent less now than in the March 2014 traffic impact study report, and peak hour estimates are even lower. The current/recent amendment proposals result in a lower combined estimate of trips for the two parcels.

As such, the March 2014 traffic study does not need to be updated with respect to land use adjustments. Recommendations provided in that study should remain valid given Corporex's current 220,000 square-foot proposal at Colfax Avenue and Xanadu Street.

If you have any questions, please call.

