



LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

July 30, 2021

Mr. Chris Phipps
Mountain Classic Real Estate
461 E 200 S., Suite 102
Salt Lake City, UT 84111

Re: Knights Inn Conversion
Parking Generation Letter
Aurora, CO
LSC #200770

Dear Mr. Phipps:

In response to your request, LSC Transportation Consultants, Inc. has prepared this parking generation letter for the Knights Inn Conversion in Aurora, Colorado. Figure 1 shows the location of the site.

INTRODUCTION

The site currently includes a 153-room hotel and is proposed to be converted to 150 studio apartment dwelling units. The target market for the hotel is expected to be similar to that for the proposed studio apartments. The site includes a total of 152 parking spaces. Figure 2 shows the conceptual site plan.

PARKING DEMAND

Table 1 shows the estimated parking demand for the currently proposed land use based on the trip generation rates from the 5th edition of the ITE *Parking Generation Manual*, 2019.

The site is estimated to have a 33rd percentile parking demand of 92 parking spaces, an average parking demand of 99 parking spaces, and an 85th percentile parking demand of 129 parking spaces.

SUMMARY

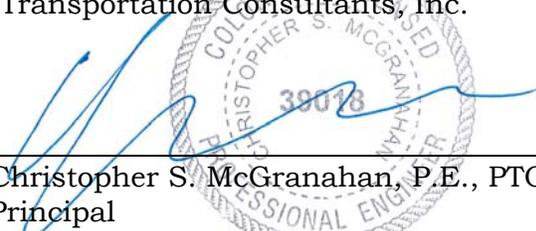
The site is proposed to have 152 parking spaces available which exceeds the 85th percentile parking demand of 129 parking spaces. No further analysis should be needed.

* * * * *

We trust this information will assist you in planning for the proposed redevelopment.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 

Christopher S. McGranahan, P.E., PTOE
Principal



CSM/wc

7-30-21

Enclosures: Table 1
Figures 1 and 2

Table 1
ESTIMATED PARKING GENERATION
Knights Inn Conversion
Aurora, CO
LSC #200770; July, 2021

Trip Generating Category	Quantity	Parking Generation Rates ⁽¹⁾			Parked Vehicles		
		33rd Percentile	Average	85th Percentile	Weekday Peak-Hour	Saturday Peak-Hour	Sunday Peak-Hour
Proposed Land Use							
Multifamily Housing ⁽²⁾	150 Bedrooms	0.61	0.66	0.86	92	99	129

Notes:

(1) Source: *Parking Generation*, Institute of Transportation Engineers, 5th Edition, 2019.

(2) Land Use Code #220 - Multifamily Housing (Low-Rise) - General Urban/Suburban (no nearby transit) - 11 PM to 6 AM - based on number of bedrooms.

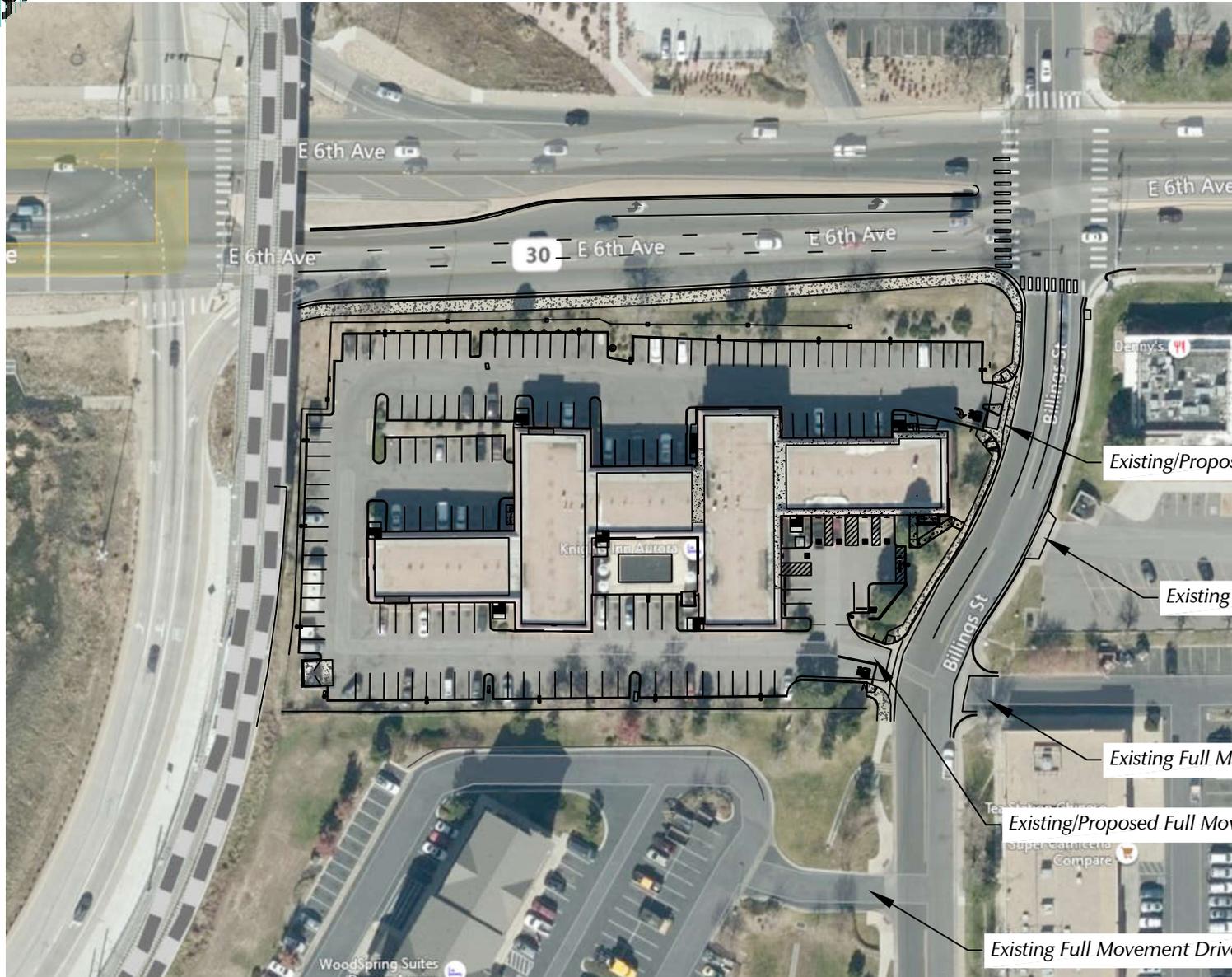


North Arrow
Approximate Scale
Scale: 1"=400'

Figure 1

Vicinity Map

Knights Inn Conversion (LSC #200770)



North Arrow
Approximate Scale
Scale: 1"=100'

- Existing/Proposed RIRO Driveway
- Existing Full Movement Driveway
- Existing Full Movement Driveway
- Existing/Proposed Full Movement Driveway
- Existing Full Movement Driveway

Figure 2
Site Plan

Knights Inn Conversion (LSC #200770)