



LSC TRANSPORTATION CONSULTANTS, INC.

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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 5<sup>th</sup> edition of the ITE *Parking Generation Manual*, 2019.

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

## SUMMARY

The site is proposed to have 152 parking spaces available which exceeds the 85<sup>th</sup> 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 <sup>(1)</sup> |         |                    | Parked Vehicles      |                       |                     |
|------------------------------------|--------------|---|---------|--------------------|----------------------|-----------------------|---------------------|
|                                    |              | 33rd<br>Percentile                      | Average | 85th<br>Percentile | Weekday<br>Peak-Hour | Saturday<br>Peak-Hour | Sunday<br>Peak-Hour |
| <b>Proposed Land Use</b>           |              |   |         |                    |                      |                       |                     |
| Multifamily Housing <sup>(2)</sup> | 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.





Figure 1

## Vicinity Map

Knights Inn Conversion (LSC #200770)



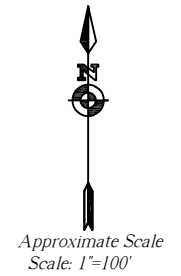
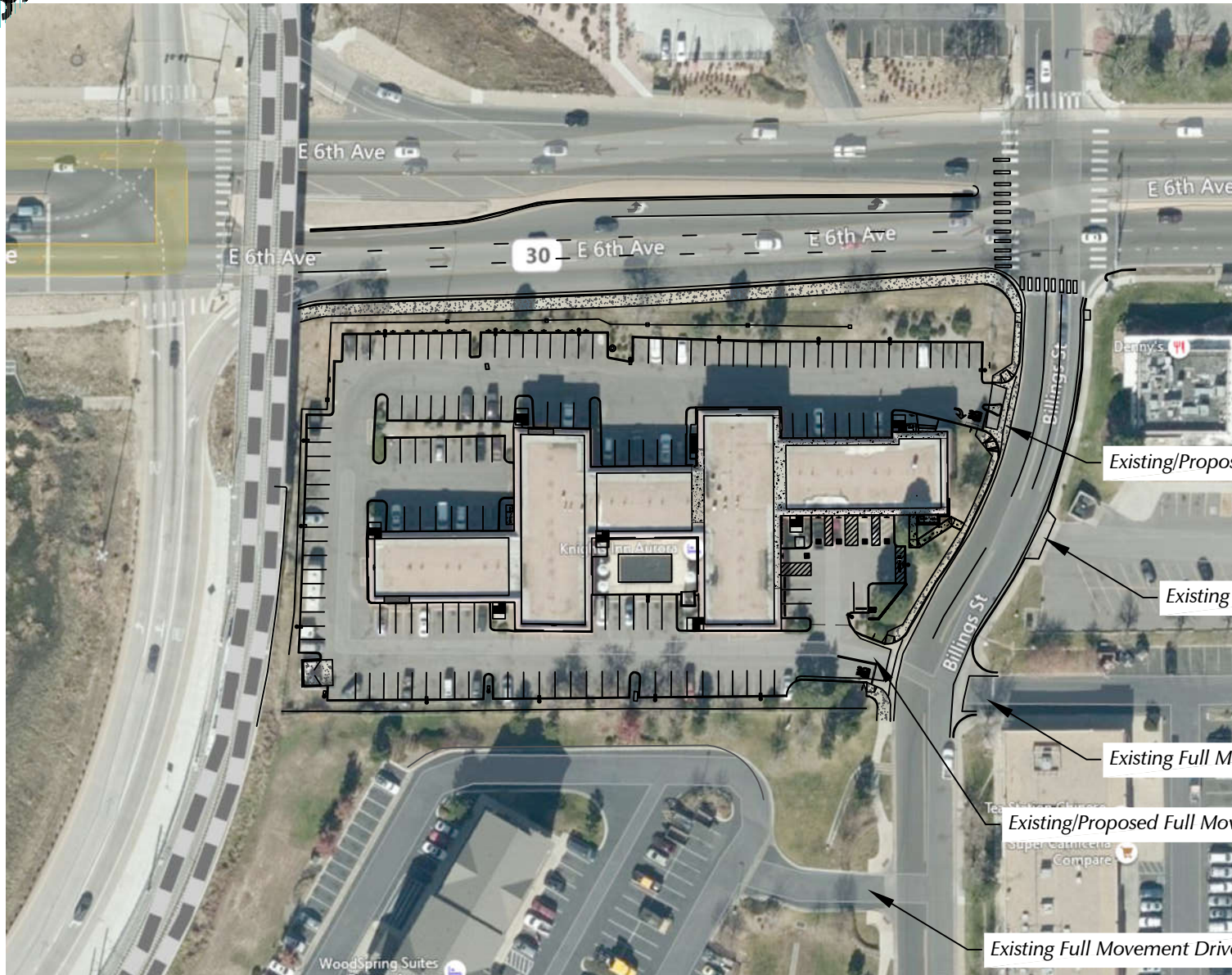


Figure 2

## Site Plan

Knights Inn Conversion (LSC #200770)