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To Whom it May Concern
City of Aurora
15151 E. Alameda Pkwy
Aurora, CO 80012

RE: Popeyes Louisiana kitchen at Citadel on Colfax (#1436611)/pre-application meeting held February 20, 2020 – Traffic Conformance Letter

Zubha Pop, LLC is proposing a new 3,000± square foot building to serve as a fast-food restaurant with a single lane drive thru lane (2 ordering stations filtering down to a single pickup window). The site is located in the furthest Northeast parcel of the new Citadel development (Lot 2) located on E Colfax Ave (Highway US 40 – Principal Arterial), between the proposed access and utility easement (West) and the existing Vasa Fitness (East). Refer to the vicinity map on C1.0 within the exhibits. As this Popeyes is located in the furthest Northeast parcel of the new Citadel development, it has multiple paths of ingress egress from Colfax. These paths include 2 full access entrances to the overall development at Colfax/Eagle and Colfax/Altura (signalized) and two partial access paths through the Colfax/Murphey Oil private drive and the eastern Private drive connection to the Vasa Fitness to the east.

Pedestrian circulation and safety have been accounted in the overall design of the site. When pedestrians cross the drive through exit lane, appropriate measures have been taken to ensure safety due to the provided yield markings and signage provided prior to the crossing. This design ensures that any driver exiting the drive through will be aware of the crossing and to provide proper yield to pedestrians.

Internal site queueing has been adequately provided for in the dual drive through order area. According to Drive-Through Queue Generation, 1st Edition by Mike Spack, P.E., PTOE. It is recommended that the storage length is a minimum of 240 linear feet or 12 vehicles, which has been provided for in the proposed design. Please see the site plan in the appendix for more information on the proposed storage length for this proposed Popeyes.

The purpose of this “Traffic Conformance Letter” is to determine if the proposed use exceeds the trip generation assumptions for this site as analyzed in the “Master” study for Citadel on Colfax.

According to table 2 (two) of the “Master” report a single 3.0 KSF (KSF = 1,000 square feet) is considered in the master traffic report. Popeyes conforms to this specification in the master report.

James T. Roth
Licensed Professional Engineer, State of Colorado No. 0055683

Appendix

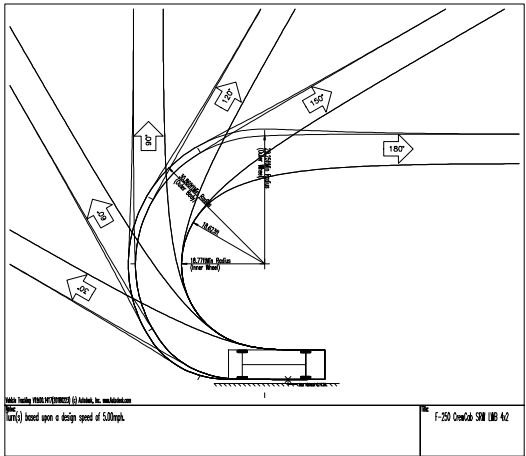
Table 2
ESTIMATED TRAFFIC GENERATION
Veteran's Project
Aurora, CO
LSC #161200; March, 2017

Trip Generating Category	Quantity	Average Weekday	Trip Generation Rates ⁽¹⁾				Vehicle - Trips Generated				
			AM Peak Hour		PM Peak Hour		Average Weekday	AM Peak Hour		PM Peak - Hour	
			In	Out	In	Out		In	Out	In	Out
Fast-Food Restaurant with Drive-Through ⁽²⁾	3.00 KSF ⁽³⁾	496.12	23.164	22.256	16.978	15.672	1,488	69	67	51	47
High-Turnover Sit-Down Restaurant ⁽⁴⁾	10.00 KSF	127.15	5.946	4.865	5.910	3.940	1,272	59	49	59	39
Office ⁽⁵⁾	34.00 KSF	11.03	1.373	0.187	0.253	1.237	375	47	6	9	42
Retail ⁽⁶⁾	47.80 KSF	44.32	1.518	1.192	1.192	1.518	2,118	73	57	57	73
Townhomes ⁽⁷⁾	170 DU ⁽⁸⁾	5.81	0.075	0.365	0.348	0.172	988	13	62	59	29
Apartments ⁽⁹⁾	90 DU	6.65	0.102	0.408	0.403	0.217	599	9	37	36	20
Total							6,840	270	278	271	250
Pass-By Trips ⁽¹⁰⁾											
Fast-Food Restaurant (49%)							729	33	33	24	24
Sit-Down Restaurant (43%)							547	23	23	21	21
Retail (34%)							720	22	22	22	22
Pass-By Trips =							1,996	78	78	67	67
Internal Trips ⁽¹¹⁾											
Townhomes (10%)							99	1	6	6	3
Apartments (10%)							60	1	4	4	2
Internal Trips =							159	2	10	10	5
Net External Trips =							4,685	190	190	195	178

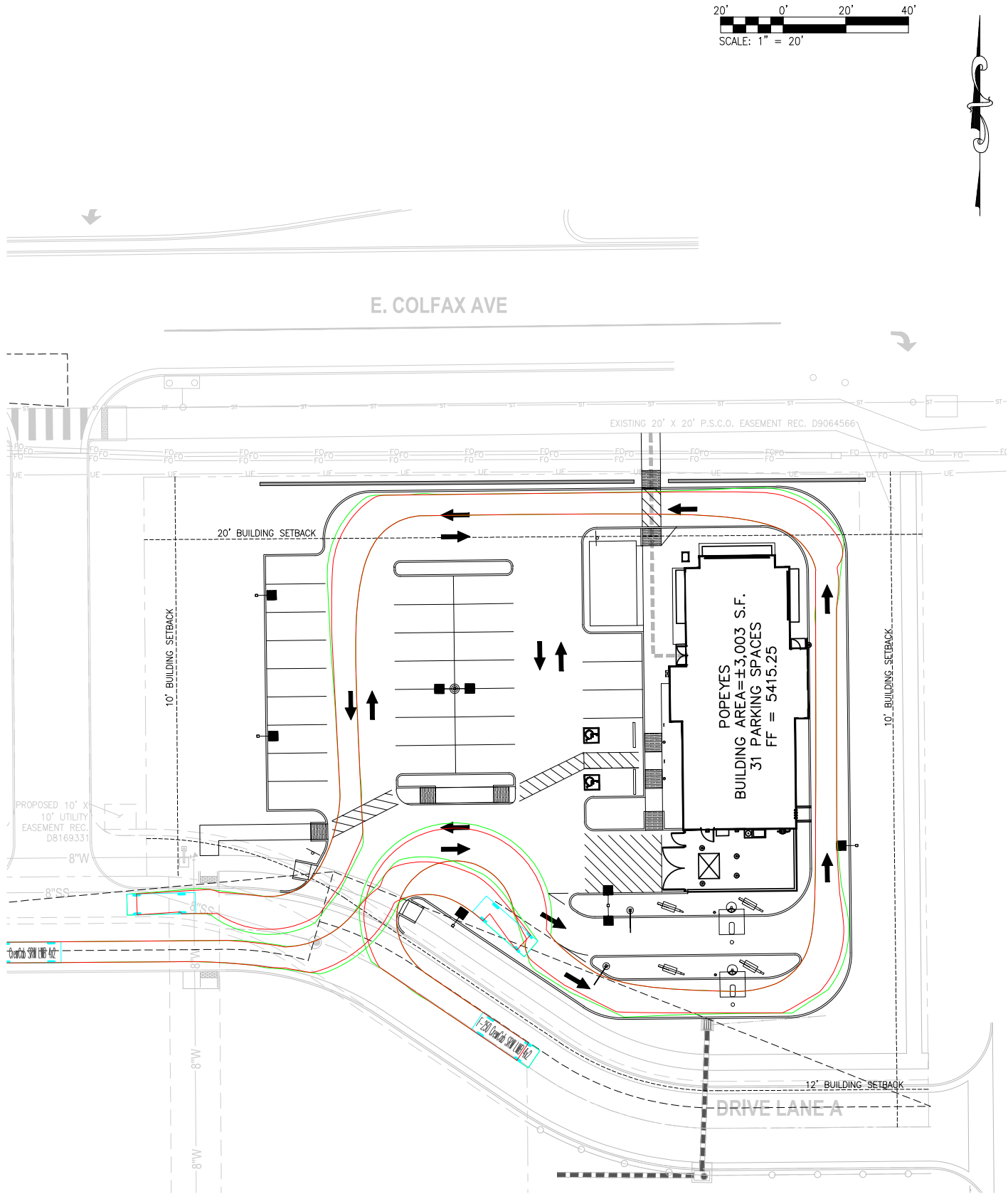
Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012.
- (2) ITE Land Use No. 934 - Fast-Food Restaurant with Drive-Through
- (3) KSF = 1,000 square feet
- (4) ITE Land Use No. 932 - High Turnover Sit-Down Restaurant
- (5) ITE Land Use No. 710 - General Office Building
- (6) ITE Land Use No. 826 - Specialty Retail Center - no AM rates are available, so the PM rates were reversed
- (7) ITE Land Use No. 230 - Townhomes
- (8) DU = Dwelling Unit
- (9) ITE Land Use No. 220 - Apartments
- (10) Pass-by trip percentages are based on the *Trip Generation Handbook* with 34% assumed for retail uses, 43% for sit-down restaurants and 49% for fast-food restaurants with drive-through services.
- (11) Ten percent of residential trips are assumed to be internal to the site.

USER: William_Fallick@etier TAB: CIRCULATION PLAN
DATE: July 30, 2021 - 2:50:58 PM
DRAWING: S:\Users\William_Fallick\OneDrive\Projects\21-0038\21-0038.dwg



THIS SHEET IS FOR CIRCULATION PURPOSES ONLY AND NOT TO BE USED AS CONSTRUCTION PLANS



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CIRCULATION PLAN

DESIGN BY: REG
DRAWN BY: WF
CHECKED BY: JM
DRAWING SCALE: AS SHOWN
DATE: 07/30/2021
Job Number: 21-0038
Sheet Number: C9.0

NO REVISION DESCRIPTION

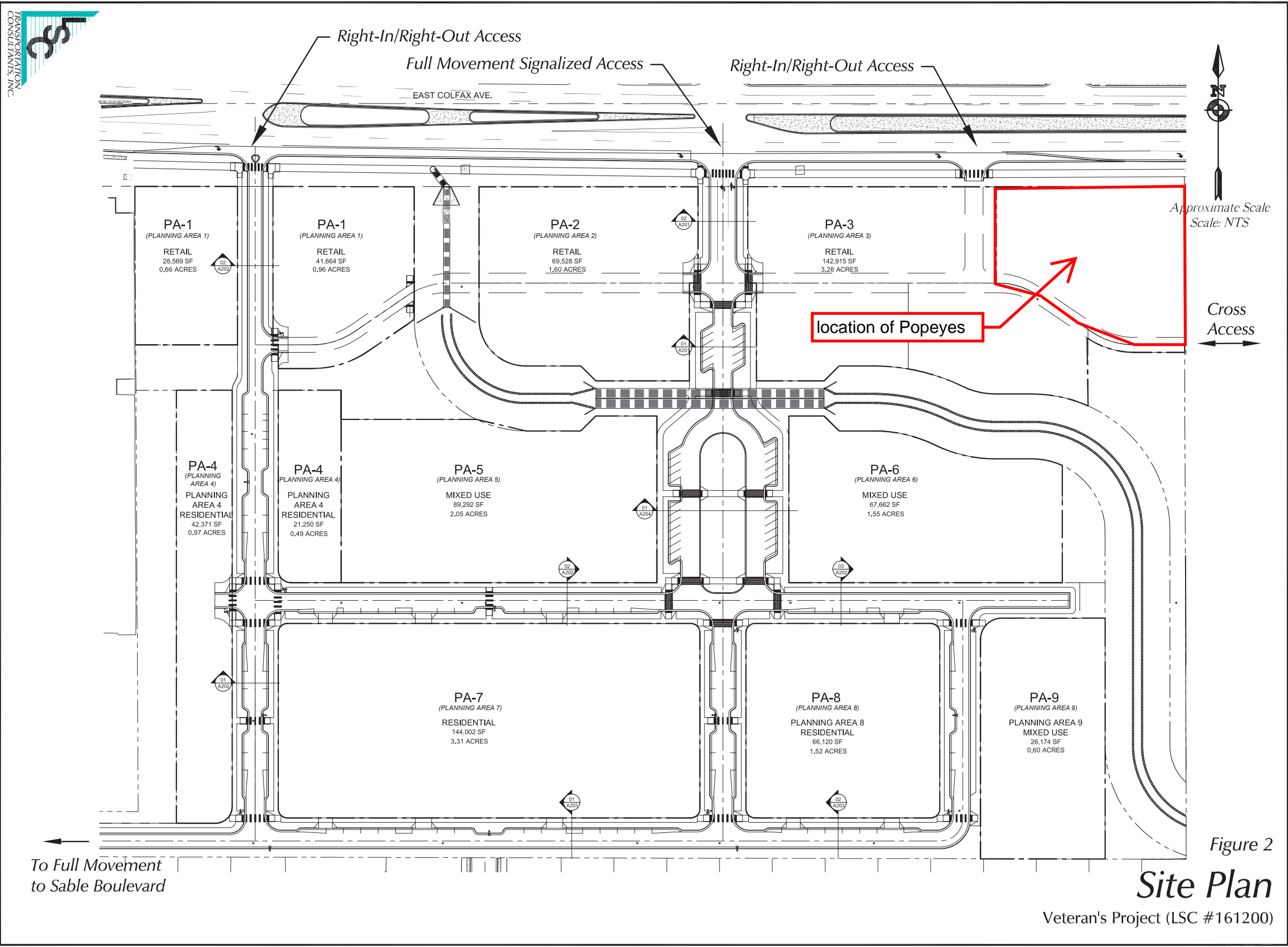


Figure 2
Site Plan
Veteran's Project (LSC #161200)