LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
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March 10, 2021

Ms. Lucy Van Dusen
Rocky Mountain Group
14 Inverness Drive East
Englewood, CO 80112

Re: 570 Potomac Retail
Traffic Impact Letter
Aurora, CO
LSC #210020

Dear Ms. Van Dusen:

Per your request, we have completed this traffic impact letter for the proposed 570 Potomac Retail redevelopment in Aurora, Colorado. The site is located south of E. 6th Avenue and east of Potomac Street as shown in Figure 1.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use, to discuss the proposed site access, to discuss site traffic circulation, and to discuss pedestrian connectivity.

LAND USE AND ACCESS

The site is proposed to include about 6,000 square feet of in-line retail space. The site currently has two access points on Potomac Street. The southern location will be closed per feedback from the City. The northern access will remain as right-in/right-out and cross access will be provided to the north and east. The access will have a mountable raised porkchop-style island to enforce the limited movement and still accommodate the occasional box truck.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed site based on the rates from Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers (ITE) for the proposed land use.

The site is projected to generate about 585 external vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 3 vehicles would enter and about 2 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 33 vehicles would enter and

about 35 vehicles would exit the site. These peak-hour estimates include passby trips as shown in Table 1.

SITE CIRCULATION

Figure 3 shows the proposed site circulation plan. The site's parking lot access is positively offset from the existing gas station access to the north so left-turns from the east-west access road will not overlap as shown in Figure 4a. Figure 4b shows the left-turn movements from either driveway onto the east-west access road may have minimal path overlap but sight distance is good and the expected speeds are low so no significant issues are expected.

PEDESTRIAN CONNECTIVITY

There is an existing attached sidewalk on the east side of Potomac Street that connects north to the signalized intersection of Potomac Street with E. 6th Avenue.

CONCLUSION

1. The impact of the proposed 570 Potomac Retail development is minimal.

* * *

We trust this information will assist you in planning for the proposed 570 Potomac Retail development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:_____
Christopher S. McGranahan, P.E., PTOE

CSM/wc

3-10-21

Enclosures: Table 1
Figures 1 - 4b

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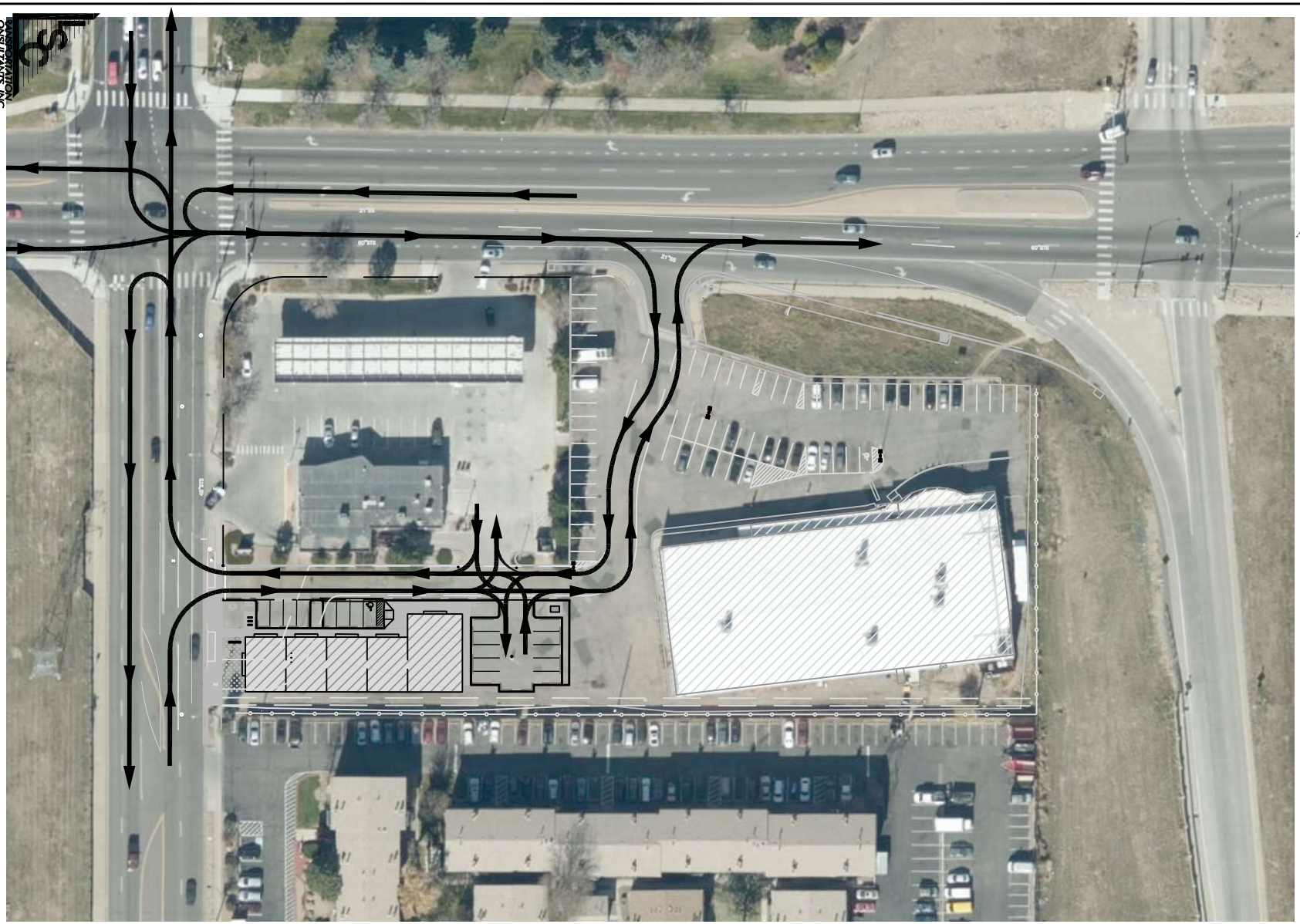

Figure 3

Internal Circulation

570 Potomac Retail (LSC #210020)

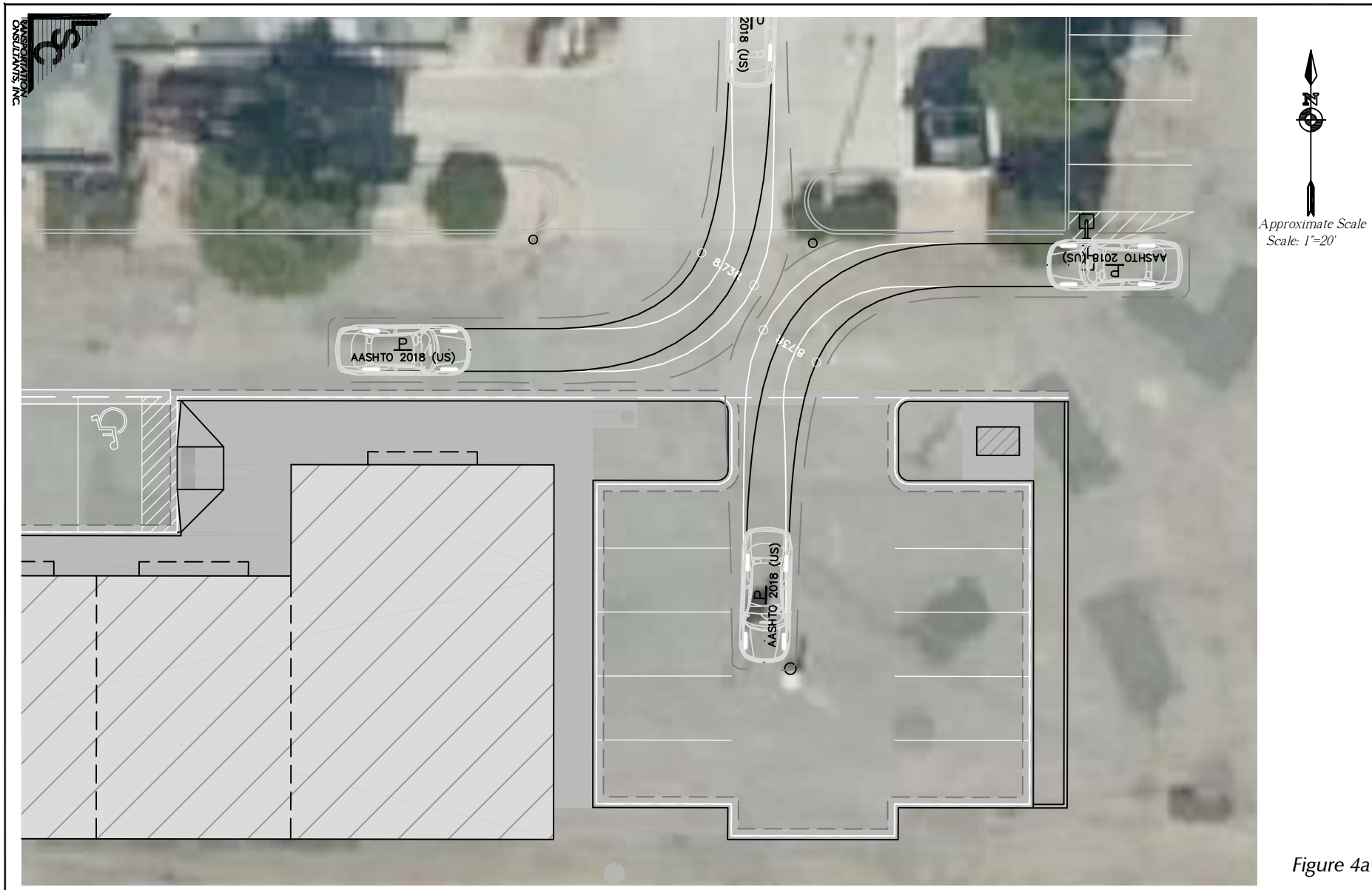

Figure 4a

Passenger Car AutoTurn
Left-Turn Ingress Movements

570 Potomac Retail (LSC #210020)

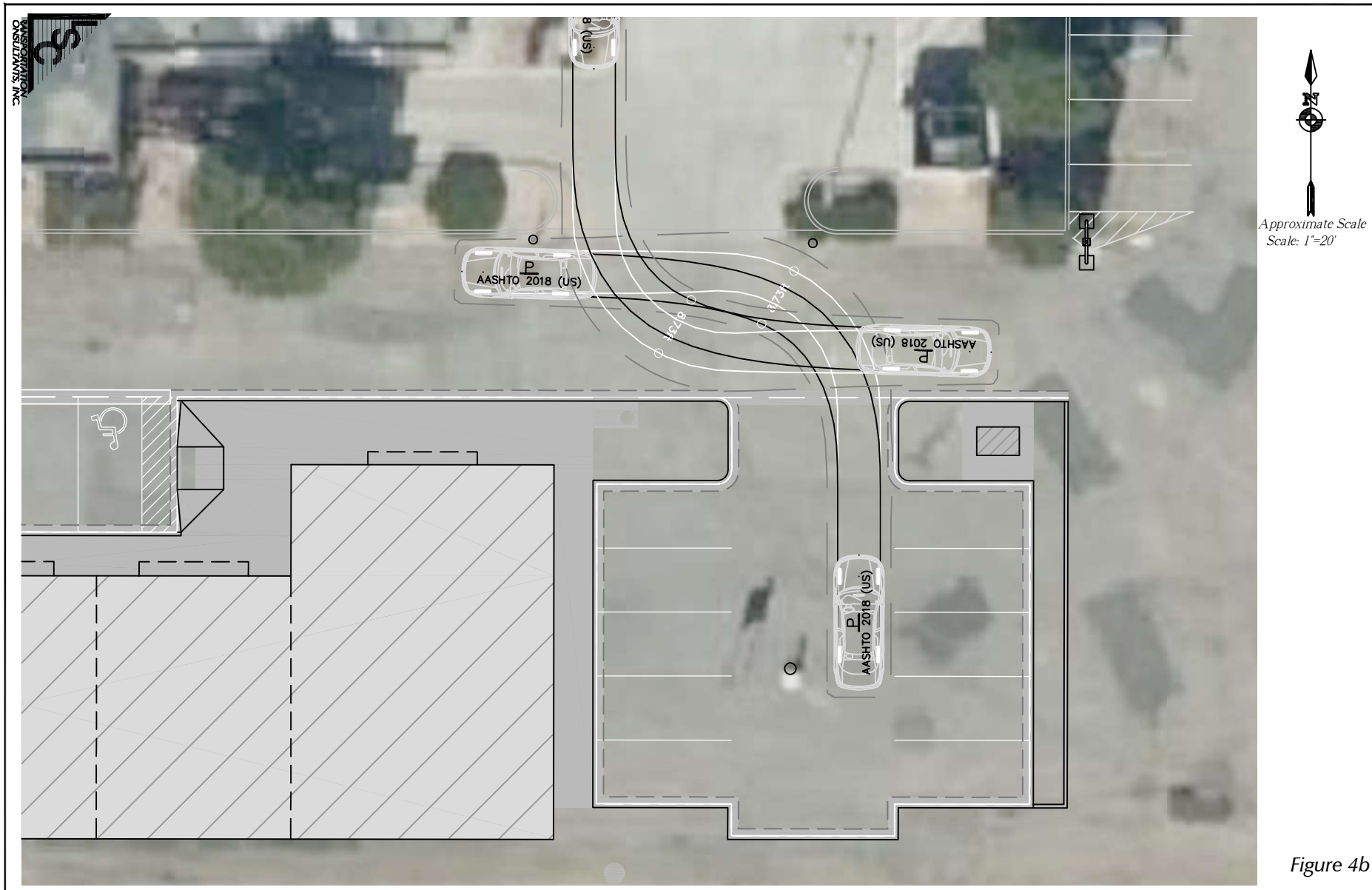

Figure 4b

Passenger Car AutoTurn
Left-Turn Egress Movements

570 Potomac Retail (LSC #210020)

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Responses by Chris McGranahan
LSC Transportation Consultants, Inc.
March 10, 2021

Comments: 02/05/2021
By: Kyle Morris (BHI)
Checked By: Brianna Medema
1. The proposed site access at Potomac Street should be Right-in/Right-out per the pre-app notes response (access falls within intersection influence area). The updated site plan shows right-in/right-out access. Provide discussion section on proposed signage and pork chop island installation appropriate for RI/RO. Update figures and other discussion sections accordingly. Figures and report narrative have been updated.
2. Internal existing access location is not shown correctly. Provide left turn templates. This will likely reveal conflicts. Circulation plan has been updated to show the offset. Turning templates provided.
3. See comments throughout Noted.

January 11, 2021

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Rocky Mountain Group
14 Inverness Drive East
Englewood, CO 80112

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LSC Transportation Consultants, Inc.

By: _____
Christopher S. McGranahan, P.E., PTOE

CSM/wc

1-11-21

Enclosures: Table 1
Figures 1 - 3

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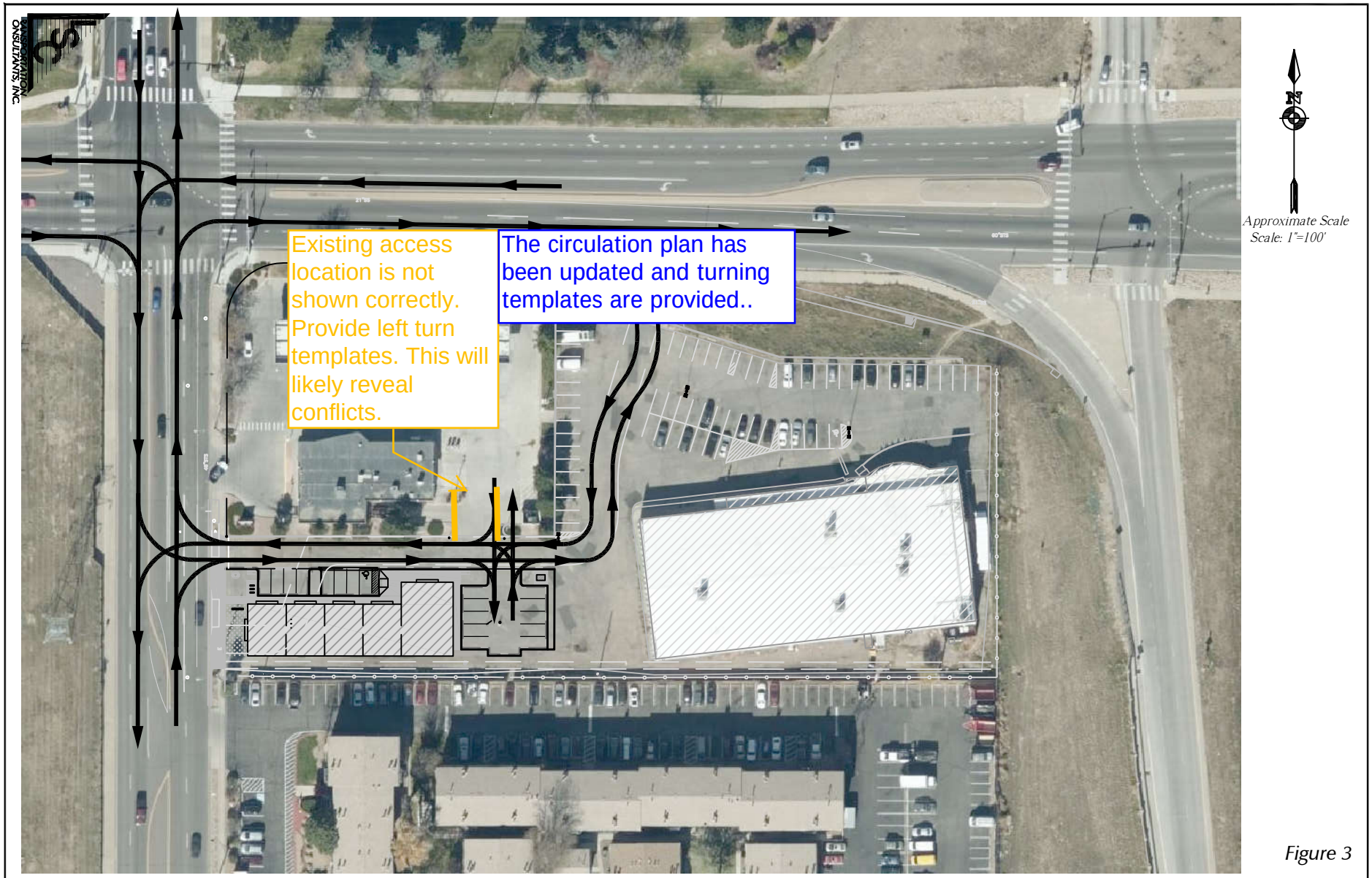

Figure 3

Internal Circulation

570 Potomac Retail (LSC #210020)