

August 22, 2025

Gerardo Martinez  
Transportation Engineer/Planner  
Commerce City Public Works Department  
8602 Rosemary Street  
Commerce City, CO 80022

**RE: Thompson Thrift at Chambers Rd and E 102<sup>nd</sup> Ave**

Dear Gerardo:

On behalf of the Thompson Thrift development project, the Fox Tuttle Transportation Group, LLC is submitting this supplemental traffic analysis to expand on the traffic impact study (TIS). This memo is intended to address public comment on the project from the previous city council hearing and provide a wider discussion of the traffic circulation in the immediate area.

The primary concern expressed in comments during the previous city council hearing on this project was a fear that the project would increase cut-through traffic within the Harvest Meadows neighborhood to the south of the project. Residents of Harvest Meadows expressed concern about an increase in traffic traveling through the neighborhood to access Chambers Road at either 101<sup>st</sup> Avenue or 100<sup>th</sup> Avenue. Specifically, neighbor's perception was that vehicles would use the north-south streets to drive through the Harvest Meadows neighborhood to get to Chambers Road, especially Altura Street, and that cut-through traffic would result in speeding and other unsafe driver behavior. A secondary concern was that additional traffic in the area would make it more difficult to exit the Harvest Meadows neighborhood onto Chambers Road.

The planned roadway improvements to be built with the Thompson Thrift apartments are specifically designed to alleviate concerns of residents and ensure an efficient traffic pattern in the area. Access locations and roadway connections have been designed to align with the city's Transportation Master Plan (TMP). The TMP calls for the completion of 102<sup>nd</sup> Avenue as a minor collector roadway between Sable Boulevard and Chambers Road. The Thompson Thrift apartments will build out the full cross section of 102<sup>nd</sup> Avenue between Altura Street and Chambers Road along the project frontage. Additionally, the project will complete a paved two-lane temporary connection of 102<sup>nd</sup> Avenue between the west end of the property to Sable Boulevard. At completion of the Thompson Thrift project, a complete roadway connection will extend 102<sup>nd</sup> Avenue connecting the full length between Sable Boulevard and Chambers Road as envisioned in the TMP.

102<sup>nd</sup> Avenue will be a collector roadway designed to more efficiently move traffic to and from Chambers Road, which is the primary arterial roadway in the area. From the Thompson Thrift project and the northern portion of the Harvest Meadows neighborhood, 102<sup>nd</sup> Avenue will be the shortest path to access Chambers Road. The intersection of 102<sup>nd</sup> Avenue and Chambers Road will also be improved with the Thompson Thrift project to have a southbound right-turn deceleration lane, northbound left-turn deceleration lane, and dedicated eastbound left-turn and right-turn lanes. These improvements have been designed to make the future collector-arterial intersection operate more

safely and efficiently consistent with the hierarchy of these roadways. In the previous city council hearing, commentors expressed fear that project traffic would route through Harvest Meadows to access Chambers Road. However, the planned improvements with the project will strengthen the direct connection of 102<sup>nd</sup> Avenue to Chambers Road. The project improvements have been designed to provide an efficient path that is expected to be more attractive than a longer, slower, circuitous route through Harvest Meadows. The intersection of 102<sup>nd</sup> Avenue and Chambers Road is calculated to operate at LOS A overall in both peak hours.

To better illustrate the comparative appeal of Thompson Thrift traffic using 102<sup>nd</sup> Avenue to Chambers instead of traveling through the Harvest Meadows, a comparative analysis of the distance and travel time of potential paths to access Chambers Road from the west project access is shown in **Figure 1** and **Table 1**.

**Figure 1: Alternative Routes to Access Chambers Road**



**Table 1: Alternative Routes to Chambers Road Comparison**

Route	Distance	Approximate Travel Time To Access Chambers Road
1	1,200 ft	33 seconds
2	1,850 ft	55 seconds*
3	2,530 ft	69 seconds*

\*Does not account for stop signs or additional time required for vehicles to slow down, turn, and accelerate to change directions. Actual travel time would be longer.

As shown in **Table 1**, the shortest and fastest option is route 1 using the direct connection on 102<sup>nd</sup> Avenue to access Chambers Road. The next shortest option is route 2, which involves traveling on 102<sup>nd</sup> Avenue to Fraser Street to 101<sup>st</sup> Avenue. The longest path is route 3 where vehicles travel south on Altura Street to 100<sup>th</sup> Avenue. As noted, the estimated travel times in **Table 1** are rough estimates using the measured distance of each route assuming a 25 mile per hour (mph) travel speed. In reality, the travel time for route 2 and route 3 would be longer because of the additional time required to slow down, make turns, or stop at stop signs. **Based on the roadway hierarchy, required travel distance, and estimated travel time, using 102<sup>nd</sup> Avenue to connect to Chambers Road is the preferred route for traffic associated with the Thompson Thrift project.**

The roadway network is designed to discourage cut-through traffic in the Harvest Meadows neighborhood and address concerns expressed in public comment during the city council hearing. The new connection of 102<sup>nd</sup> Avenue between Sable Boulevard and Chambers Road will provide a second access to Harvest Meadows that avoids Chambers Road entirely. The connection of 102<sup>nd</sup> Avenue is anticipated to decrease cut through traffic through Harvest Meadows as residents on the north side of the neighborhood will have a new shortest path to access Chambers Road. This shift in patterns has been accounted for in the TIS. The intersection of 102<sup>nd</sup> Avenue and Chambers Road is planned to have turn and speed change lanes that will provide efficient operations. Creating more options to access the area with an improved intersection at 102<sup>nd</sup> Avenue and Chambers Road and connection of 102<sup>nd</sup> Avenue between Sable Boulevard and Chambers Road will benefit Harvest Meadows residents and future Thompson Thrift residents alike.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

**FOX TUTTLE TRANSPORTATION GROUP, LLC**



Scott Kilgore  
Transportation Engineer II  
scott.kilgore@foxtuttle.com  
303-652-3571

