



September 16, 2024

Mr. Patrick Danehy
Danehy Development Advisors, Inc.
724 So. Pearl Street
Denver, Colorado 80209

Re: 6981 & 6925 East 54th Place Development Plan
Commerce City, Colorado

Dear Mr. Danehy:

I have completed my traffic generation report for the proposed 6981 & 6925 East 54th Place Development Plan Project. The attached Figure 1 depicts the location of the proposed outdoor project with respect to the surrounding area. The site is located near the intersection of East 54th Place and Newport Street in Commerce City, Colorado. The site is bounded by industrial development on the west, north, and east, and East 54th Place on the south. The proposed outdoor project is located on 0.52 acres of land.

When completed, the site is expected to have 16 outdoor storage units. The site will be served by one access (Access A) along East 54th Place which is located in the eastern portion of the site. A second access (Access B) is to be located in the northwest portion of the site.

Trip Generation Comparison

The proposed outdoor storage project will contain 16 outdoor storage spaces. The amount of traffic that will be generated by the proposed outdoor storage project has been estimated based upon trip generation rates published by the Institute of Transportation Engineers (ITE) in the 11th Edition, 2021, of *Trip Generation*. The results are shown in Table 1, giving the average number of weekday daily, morning and evening peak-hour trips expected to be generated by the proposed outdoor storage project.

Table 1
Estimated Vehicle Trip Generation
Weekday Daily

ITE Category		Quantity		Average Weekday (1)	
				Trip Rate	Vehicle Trips
151	Mini-Warehouse	0.16	HSU (2)	17.96	3

AM Peak-Hour

ITE Category		Quantity		AM Peak-Hour			
				Trip Rate		Vehicle Trips	
				In	Out	In	Out
151	Mini-Warehouse	0.16	HSU (2)	0.62	0.60	0	0

PM Peak-Hour

ITE Category		Quantity		PM Peak-Hour			
				Trip Rate		Vehicle Trips	
				In	Out	In	Out
151	Mini-Warehouse	0.16	HSU (2)	0.84	0.84	0	0

(1) Source: "Trip Generation," Institute of Transportation Engineers, 11th Edition, 2021

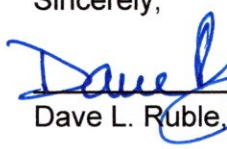

(2) HSU = Hundred Storage Units (100s)

As illustrated in Table 1, on an average weekday the proposed outdoor storage project at full build out will generate approximately three daily vehicle-trips on a typical weekday. No vehicles are expected to enter or leave the site in the AM and PM peak-hours.

* * *

This completes my trip generation analysis for the proposed 6981 & 6925 East 54th Place Development Plan Project. Please feel free to contact me if you need anything else for this project.

Sincerely,



 Dave L. Ruble, Jr., P.E.

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Enclosure:

Figure 1 – Vicinity Map

Figure 2 – Site Plan



North Arrow
Approximate Scale
Scale: 1" = 150'

Figure 1
Vicinity Map

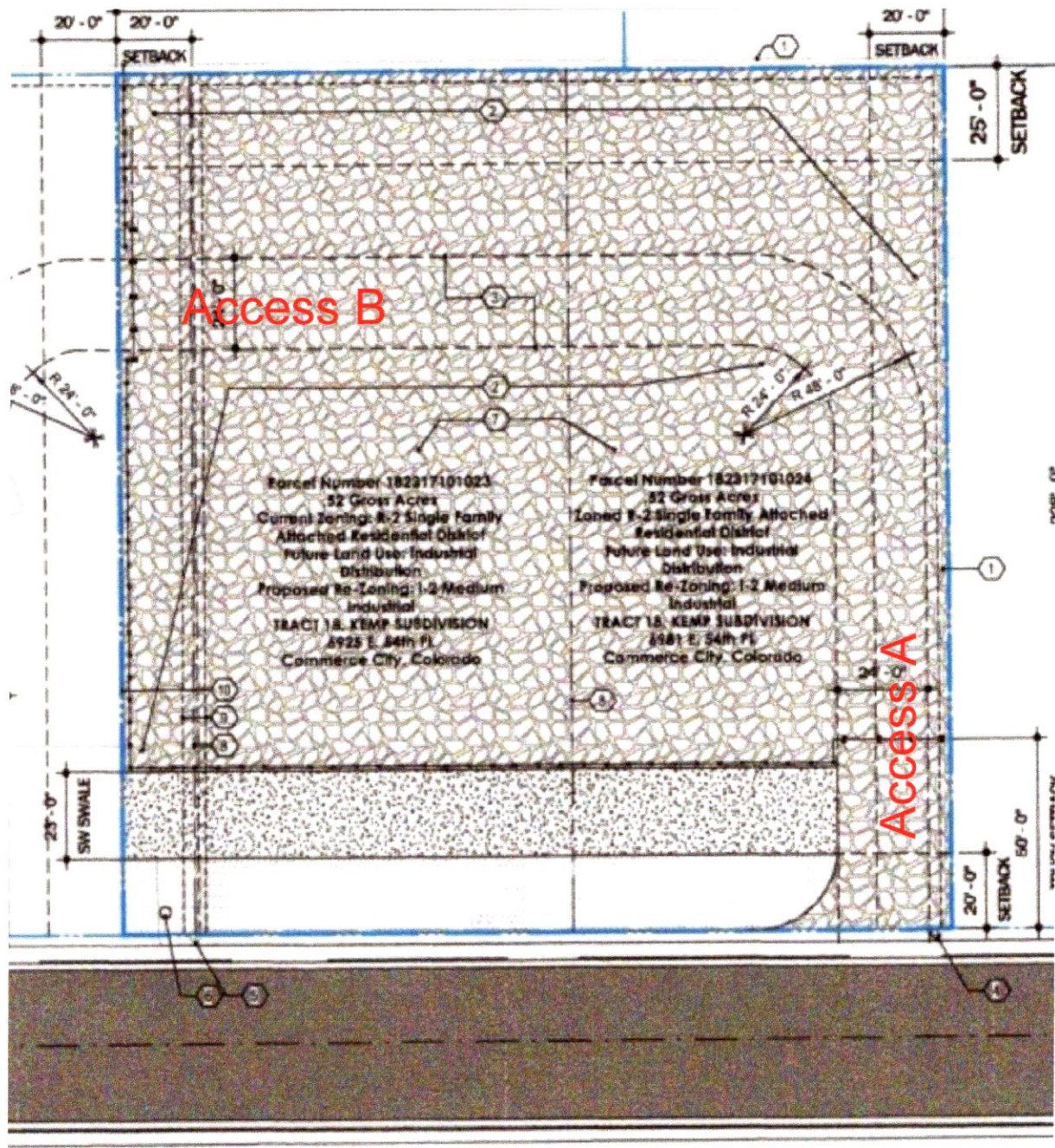


Figure 2
Site Plan