



December 1, 2021

Brad Penwell  
Carlson Associates, Inc  
12460 1<sup>st</sup> Street  
Eastlake, CO 80614

Re: Proposed 6800 Kilmer St. – RV and Self-Storage development – Trip Generation Analysis

Dear Mr. Penwell:

Pursuant to your request Harris Kocher Smith has prepared a vehicular trip generation analysis for the proposed 6800 Kilmer Storage development in Arvada, Colorado. The following presents a detailed summary of that analysis.

**Introduction:**

Carlson Associates, Inc are proposing to develop a parcel of land containing approximately 14.01 acres situated to the west of the current terminus of W. 68<sup>th</sup> Ave in Arvada, Colorado. Upon buildout, the proposed 6800 Kilmer Storage development will consist of 565 RV storage stalls. The purpose this letter is to present a summary of the vehicular trip generation analysis for the proposed development.

**Trip Generation Analysis:**

Vehicular trip generation projections for the proposed 6800 Kilmer Storage development were forecast utilizing the publication *Trip Generation, 10<sup>th</sup> Edition*, by the Institute of Transportation Engineers (ITE). Estimates of total daily trips, as well as a.m. and p.m. peak hour trips were computed. Trip generation reductions resulting from transportation demand management strategies or multimodal travel options (transit, bike, walk, etc.) use were not considered.

For the purposes of this analysis, it was assumed that, at full buildout, the proposed 6800 Kilmer Storage development will consist of 565 RV storage stalls (ITE Land Use Code: 151). Based on these parameters, the proposed development is projected to generate 102 daily vehicle trips of which 7 are projected to be generated during the a.m. peak hour and 11 during the p.m. peak hour. A summary of the trip generation projections are provided in Table 1, below.

**Table 1**  
**Proposed 6800 Kilmer Storage Development**  
**Summary of Site Generated Vehicle Trips**

Summary of Site Generated Vehicle Trips													
Land Use	Intensity	ITE Code	Daily (vpd)	AM Peak Hour (vph)					PM Peak Hour (vph)				
				Total	% In	% Out	In	Out	Total	% In	% Out	In	Out
Mini Warehouse (RV Storage Stalls)	565 Stalls	151	102	7	51%	49%	4	3	11	50%	50%	6	5
Total		-	102	7			4	3	11			6	5

If you have any questions or need additional information, please contact me at 303-623-6300 or by e-mail me at [mkibbee@hkseng.com](mailto:mkibbee@hkseng.com).

Sincerely,  
**HARRIS KOCHER SMITH**



Michael E. Kibbee, PTOE, PE

# Traffic Impact Analysis (TIA)

## Base Assumptions

PROJECT INFORMATION							
Project Name: 6800 Kilmer St RV and Self-Storage							
Project Location: 6800 Kilmer St. Arvada, CO 80007							
TRAFFIC IMPACT ANALYSIS CRITERION							
Type of Study:	Trip Generation Letter	X		Traffic Impact Analysis			
Study Area Boundary:	North: Ralston Creek Trail			South: Croke Canal			
	East: Commercial Property/Joyce St.			West: Croke Canal			
Study Years:	Short-Term:	20__		Long-Range:	20__		
Background Traffic Growth (Provide Justification):	Short-Term:	N/A %		Long-Range:	N/A %		
Study Intersections:	1. *None anticipated for Trip Generation Letter			6.			
	2.			7.			
	3.			8.			
	4.			9.			
	5.			10.			
Time Period for Study:	<b>Weekday</b>						
	AM: 6:30am – 8:30am	X	Noon: 11:30am – 1:30pm		PM: 4:00pm – 6:00pm	X	
	Other:						
	<b>Weekend</b>						
Trip Generation Rate or Equation?		Equations Preferred if Sufficient Data is Available					
		Rates?	See attached		Equations?		
Trip Adjustment Factors (Provide Supporting Data):	Passby Trips:	B #5	Diverted Trips:	B #5	Internal Capture:	B #5	
Trip Distribution:	B #5						
Mode Split Assumptions:	Discuss with Traffic Division						
Traffic Safety Analysis	Yes?	No?	Where?				
Committed Roadway Improvements:	Not anticipated for Trip Generation Letter.						
Other Traffic Studies:	N/A						
Special Study Areas:	N/A						
Date:	9/24, 20_21						
Traffic Division Representative:							
	Printed Name			Signature			
Applicant Representative:	Ben Leech			<i>Ben Leech</i>			
	Printed Name			Signature			

6800 KILMER  
SITE PLAN  
CITY OF ARVADA, CO

OWNER:  
CHELTON LLC  
PO BOX 460010  
FORT LAUDERDALE, FL 33346

NOT FOR  
CONSTRUCTION

DATE:  
12/03/21 - 1ST SUB

SHEET TITLE:  
SITE PLAN

2  
SHEET 2 OF 4

6800 KILMER SITE PLAN

SITUATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 1,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO

GEOS NEIGHBORHOOD FILING NO. 1  
REC. NO. 2009035597  
OWNER: GEOS VENTURES LLC  
PARCEL ID. 30-011-04-015  
DEED REC. NO. 2020151539  
ADDRESS: N/A

LOT 2  
OWNER: 6833 JOYCE STREET LLC  
PARCEL ID. 30-011-04-005  
DEED REC. NO. 2014053511  
ADDRESS: 6833 JOYCE ST.

B-TEN SYSTEMS MINOR PLAT  
REC. NO. F0407359

LOT 1  
OWNER: TDK LLC  
PARCEL ID. 30-011-04-006  
DEED REC. NO. F0745270  
ADDRESS: 6803 JOYCE ST.

SUBJECT PROPERTY  
AREA: 610,310 SQ. FT. OR 14.01 ACRES ±  
OWNER: CHELTON LLC  
PARCEL ID. 30-011-00-018  
DEED REC. NO. 2012140070  
ADDRESS: 6800 KILMER ST.

UNPLATTED  
OWNER: CITY OF ARVADA  
PARCEL ID. 30-014-99-001  
DEED REC. NO. 93070506  
ADDRESS: 6701 INDIANA ST.

OWNER: FOREST SPRINGS HOMEOWNERS ASSOCIATION  
PARCEL ID. 30-014-02-024  
DEED REC. NO. F0346827  
ADDRESS: 15359 W 67TH AVE.

LEGEND:

- PROPERTY BOUNDARY
- EX LOT LINE
- EX EDGE OF ROAD
- EX FENCE
- EX WOOD FENCE
- EX STORM SEWER MANHOLE
- EX SANITARY SEWER MANHOLE
- EX WATER MANHOLE
- EX GATE VALVE
- EX FIRE HYDRANT
- EX FIBER OPTICS PEDESTAL
- EX LIGHT POLE
- EX SIGN
- PR EDGE OF ROAD
- PR 8" CONCRETE PAN
- PR SANITARY SEWER MANHOLE
- PR LANDSCAPE BUFFER
- PR SETBACK
- PR FENCE
- PR GATE
- PR SIGN
- PR BUILDING
- PR PARKING STRIPE
- PR PARKING COUNT
- PR 4" WHITE STRIPE
- PR ROAD CENTERLINE
- PR DETENTION POND

